



COLDWELL BANKER
REALTY

1225 SE 2nd Ave & 115 SE 13th St

Unique Portfolio Property in Downtown Fort Lauderdale



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1225 SE 2nd Ave | Fort Lauderdale



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115 SE 13th Street | Ft Lauderdale

PRESENTED BY

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Commercial Consultant

954.562.7198

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901 E Las Olas Blvd Ste 101

Fort Lauderdale, FL 33301



**OFFERED AT \$2,249,000
2 BUILDINGS ON 3 LOTS or
A total 1/2 Acre to REDEVELOP**



**COLDWELL BANKER
REALTY**



PROPERTY OVERVIEW

1225 SE 2nd Ave | 115 SE 13th St | Fort Lauderdale



DOWNTOWN FT LAUDERDALE including **3 LOTS** (total 21,875 SF) - **TWO OFFICE BUILDINGS** with ROC zoning OR an **exceptional OPPORTUNITY TO REDEVELOP - \$103 PSF for LAND!** Two addresses: 1225 SE 2nd Ave = 6,250 SF lot, 2,195 SF leasable, 6 Offices, Conference Room, Reception, 2 Bathrooms, Break Room, a common meeting area & Sold Furnished. 115 SE 3rd St = corner 2 lots 15,625 SF, 2935 SF leasable space, 4 large Rooms/Offices & Restrooms. The buildings are well presented with attractive exteriors and lush landscaping. Currently there are 12 parking spaces. Properties sit a 1/2 mile from Broward General, 1 mile to the Broward County Courthouse. One minute drive or 10-minute walk to the NEW FEDERAL COURTHOUSE due to be completed in 2026. Convenient to Downtown, our beautiful Beaches, the International Airport, Port Everglades and I-95, I-595 and the Turnpike.



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1225 SE 2nd Avenue

1947 actual | 1974 effective

6,250 SF Lot

2,195 SF Leasable Space

6 Offices | Reception
Meeting Room
2 Bathrooms

Zoning ROC

TOTAL PROPERTY SIZE
1/2 ACRE

115 SE 13th Street

1941 actual | 1970 effective

15,625 SF Lot

2,935 SF Leasable Space

4 Large Offices | Restrooms
Fenced

Zoning ROC

CURRENTLY 12 PARKING SPACES

PROPERTY OVERVIEW

1225 SE 2nd Ave | Fort Lauderdale



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PROPERTY OVERVIEW

115 SE 13th St | Fort Lauderdale

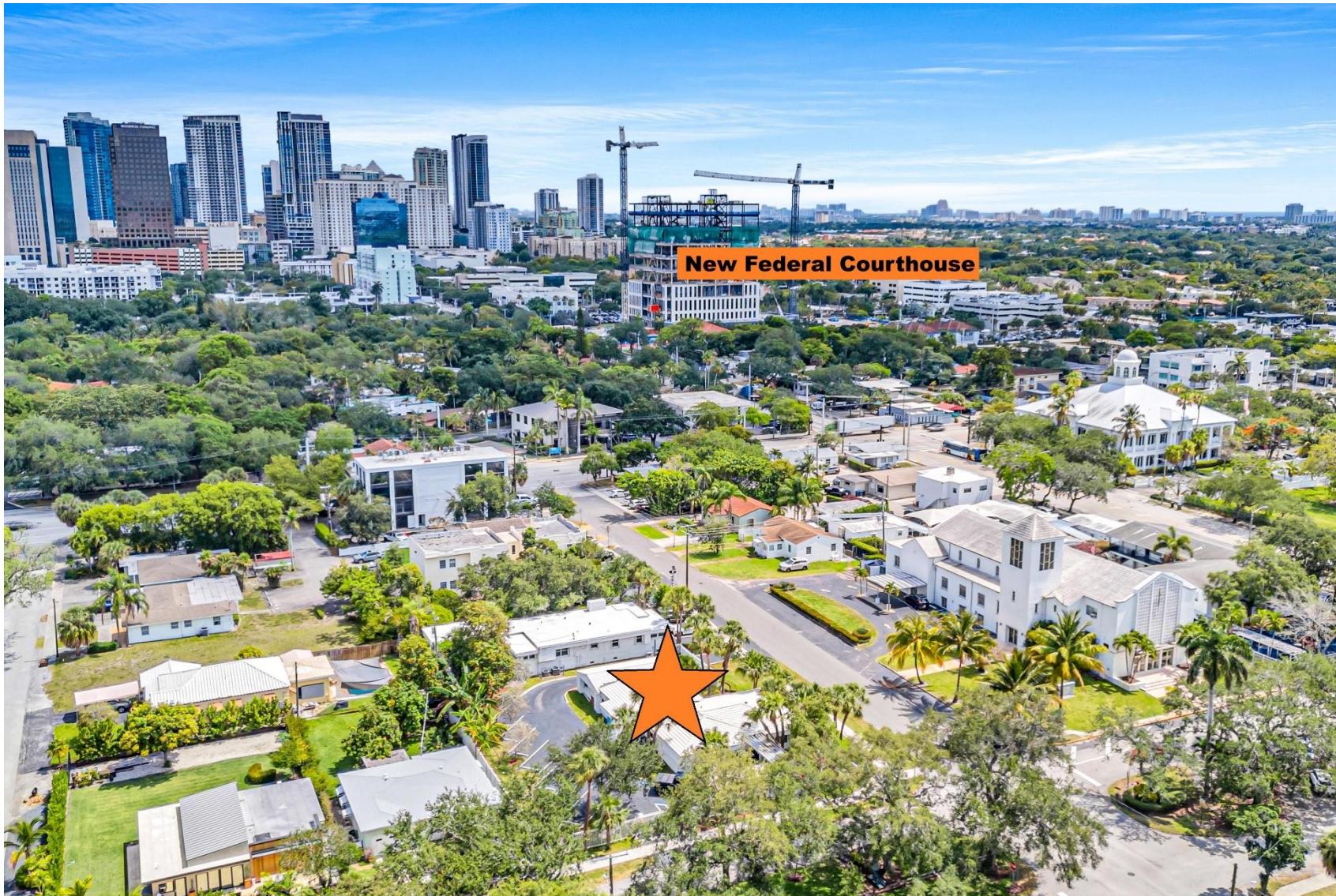


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PROXIMITY TO NEW FEDERAL COURTHOUSE



The new federal courthouse in Fort Lauderdale is expected to catalyze development in the surrounding neighborhoods, particularly south of the New River. With its 255,000 sq ft footprint and \$245 million in federal funding, the project is likely to increase land values and attract redevelopment.

City officials anticipate that adjacent properties will be improved, with developers seeing the area as a natural extension of Fort Lauderdale's existing growth. While it may not lead to towering office buildings, it could encourage **specialty offices and businesses** that benefit from the proximity to the Courthouse at 315 SE 11th Street.



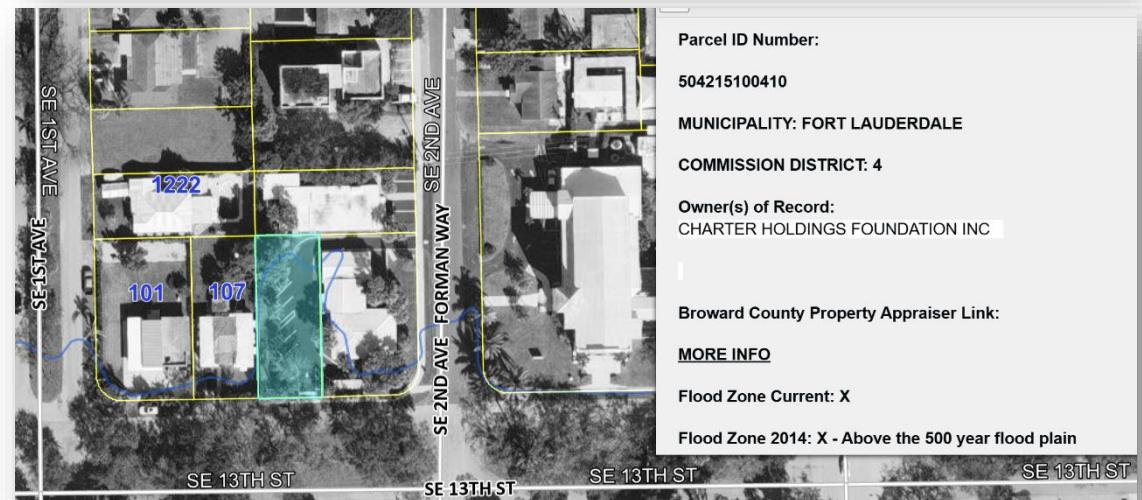
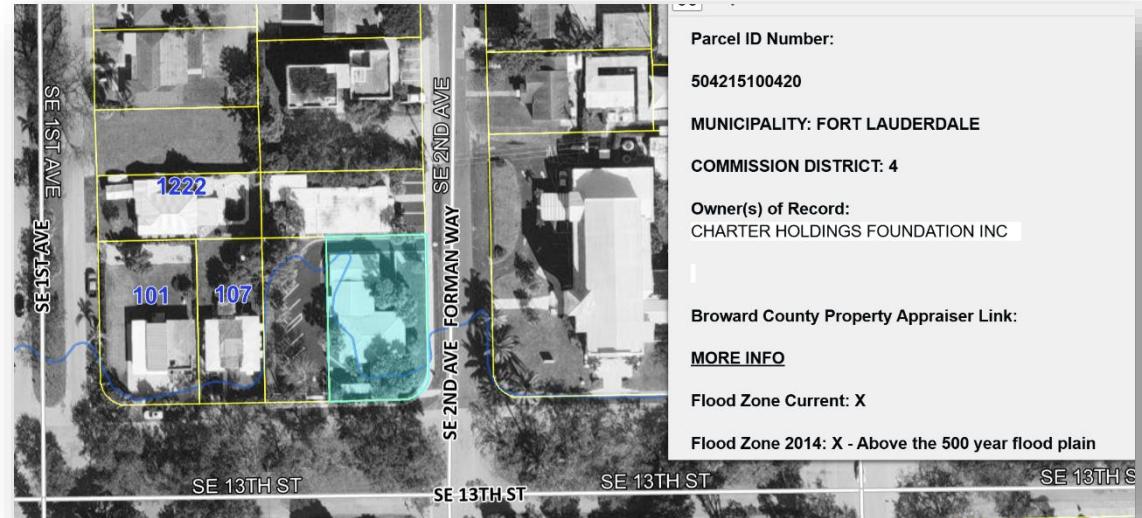
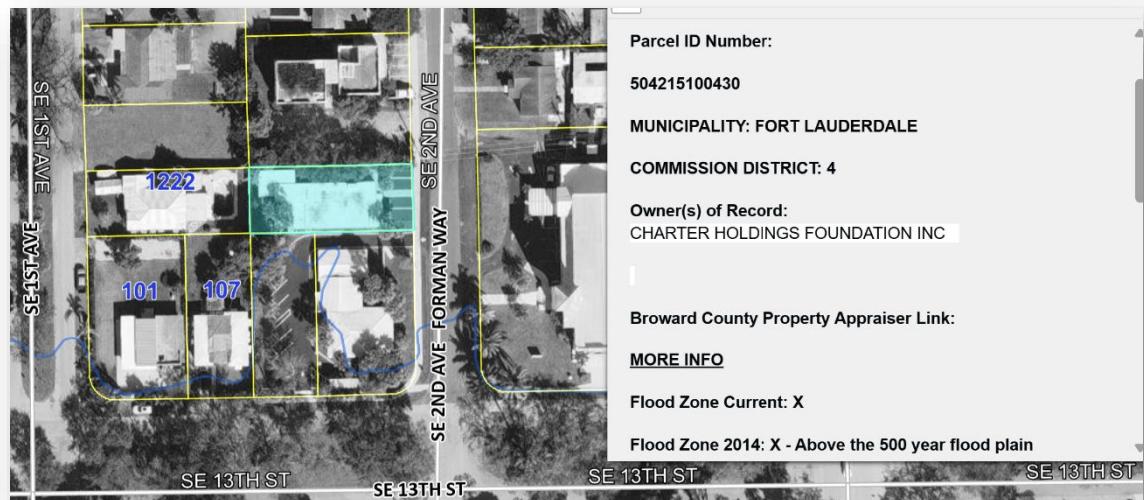
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BROWARD COUNTY FEMA FLOOD MAP INFORMATION



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Zone X on the FEMA flood map for Broward County represents areas with **minimal flood risk**. These zones are **outside the 100-year and 500-year floodplains**, meaning they have a **low probability of flooding**. While flood insurance is **not required** for properties in Zone X, it can still be a good precaution in case of unexpected extreme weather events.



SOLD COMPARABLES



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1133 SE 4th Ave | \$1,400,000 | 7,000 SF Lot \$200 PSF | Office Building 1 Story | 1,718 RSF \$815 | Zoning ROA | 8 Parking Spaces

515 SW 1st Ave | \$1,262,500 | 5,600 SF Lot \$225 PSF | Office Building 1 Story | 2,800 RSF \$451 | Zoning RAC-CC | 5 Parking Spaces

516 SW Flagler Ave | \$1,262,500 | 4,250 SF Lot \$299 PSF | Office Building 1 Story | 2,838 RSF \$445 | Zoning RAC-CC | 5 Park Spaces
(515 SW 1st Ave & 516 SW Flagler Ave were sold together and both listings listed together at \$3mil)

1620 SE 4th Ave | \$1,200,000 | 14,175 SF Lot \$85 PSF | Professional Service 1 Story | 1,923 RSF \$624 | Zoning RO | 11 Parking Spaces

Broward Health area acquisitions closed since January 1st, 2025:

1404 S Andrews Ave | \$2,375,000 | 10,500 SF Lot \$226 PSF | Office Building | 2,665 Liv SF \$891 | Zoning SRAC-SAe

301 SE 16th St | \$1,259,000 | 6,260 SF Lot \$200 PSF | Professional Service | 1,439 Liv SF \$895 | Zoning ROA

1409 SE 1st Ave | \$1,300,000 | 7,625 SF Lot \$170 PSF | Professional Service | 1,513 Liv SF \$859 | Zoning ROC

1408 S Andrews Ave | \$2,100,000 | 7,000 SF Lot \$300 PSF | Office Building Multistory | 3,098 Liv SF \$678 | Zoning SRAC-SAe

1627 S Andrews Ave | \$1,300,000 | 5,043 SF Lot \$258 PSF | Professional Service | 1,213 Liv SF \$1,072 | Zoning SRAC-SAe

SUBJECT | List \$2,249,000 | 21,789 SF Lot \$103 PSF | 5,129 RSF \$477 | Zoning ROC | Currently 12 Parking Spaces

SUBJECT PROPERTY WILL BE CONVEYED VACANT AT CLOSING.

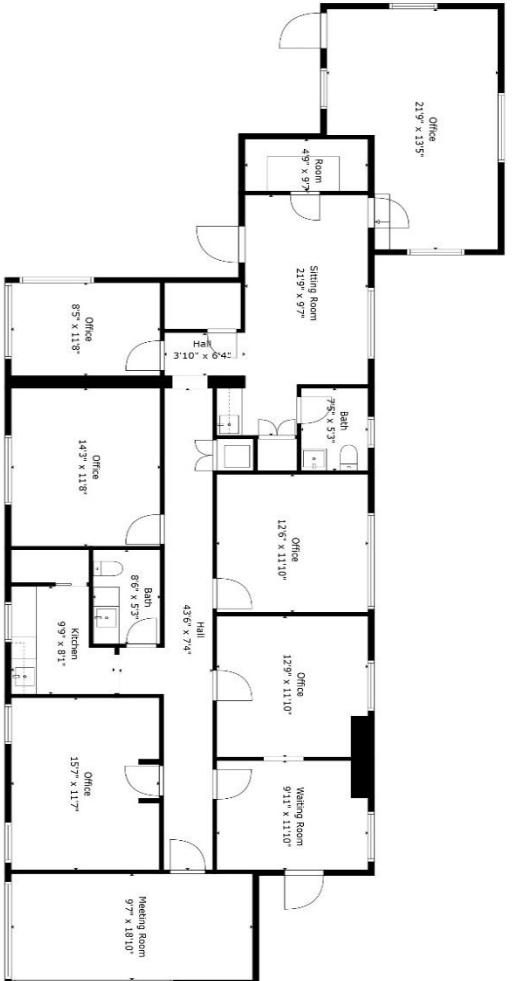
BUILDING FLOOR PLANS



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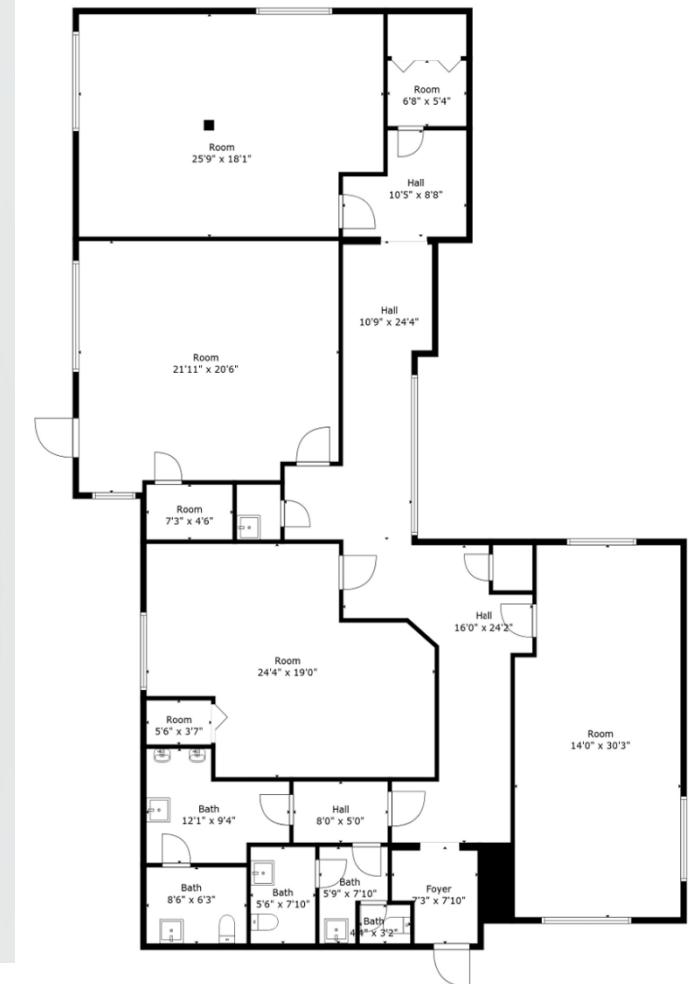
3D Floorplan of the 1225 Building



Floorplan of the 1225 Building



3D Floorplan of the 115 Building



Floorplan of the 115 Building

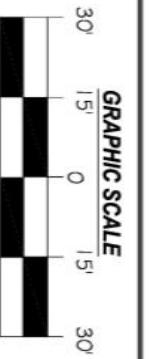
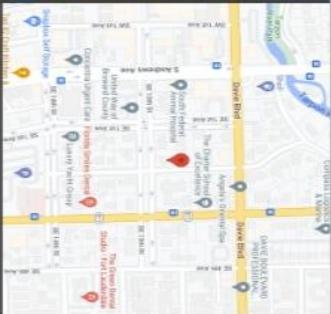


Land Surveyors, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

PROPERTY ADDRESS: 115 SE 13TH STREET, FORT LAUDERDALE, FLORIDA 33316

SURVEY NUMBER: 2406.5599



LOT B
BLOCK 12
P.B. 4 PG-2B

FOUND 2" I.F.
IRON PIPE
(NO ID.)

6' WALL
W.P.P.

6' WALL

1.7' SOUTH

6' I.F.
SOUTH

1.3' SOUTH

LOT 13 BLOCK 12
P.B. 4 PG-2B

FOUND 2" I.F.
IRON PIPE
(NO ID.)

2.1' SOUTH

25.00'

LOT 10 BLOCK 12
P.B. 4 PG-2B

FOUND NAIL & DISK
(NO ID.)

± 8' PARKWAY

50' DEDICATED RIGHT-OF-WAY

20' ASPHALT PAVEMENT

LOT 11 BLOCK 12
P.B. 4 PG-2B

6' C.B.S. WALL

6' IRON FENCE

6' I.F.

2.1' SOUTH

25.00'

LOT 12 BLOCK 12
P.B. 4 PG-2B

FOUND NAIL & DISK
(NO ID.)

± 8' PARKWAY

50' DEDICATED RIGHT-OF-WAY

20' ASPHALT PAVEMENT

LOT B
BLOCK 12
P.B. 4 PG-2B

FOUND 2" I.F.
IRON PIPE
(NO ID.)

6' WALL

6' I.F.
SOUTH

2.1' SOUTH

25.00'

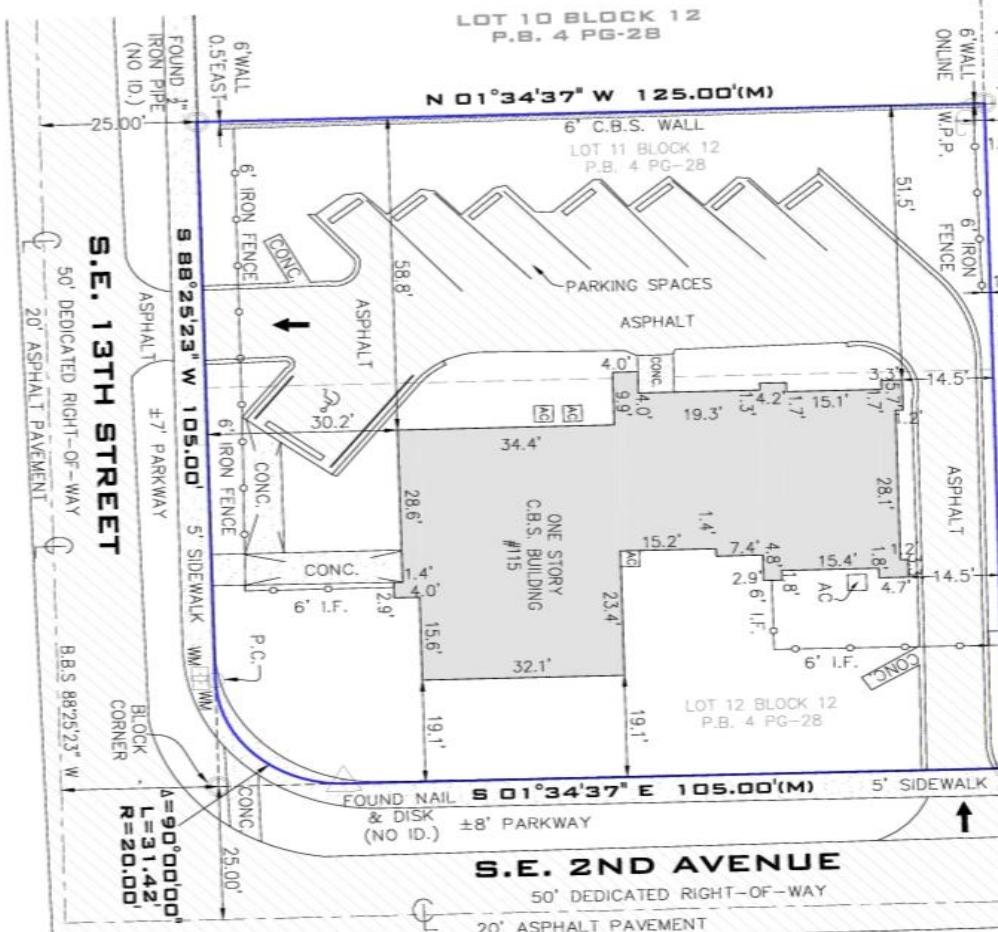
LOT 13 BLOCK 12
P.B. 4 PG-2B

FOUND 2" I.F.
IRON PIPE
(NO ID.)

6' WALL

1.7' SOUTH

25.00'



115 SE 13th Street

SURVEYORS CERTIFICATION:

I hereby certify that this Survey of the lands

described hereon was made under my direct
supervision, and to the best of my knowledge
and belief is a true and accurate representation
of said lands and meets the Standards of
Practice set forth in Chapter 5J-15.050 through

5J-15.053, Florida Administrative Code,
pursuant to section 472.027, Florida Statutes.
This survey is not valid without the signature and
original raised seal of a Florida licensed surveyor
and mapper, except when the electronic
signature and seal of a Florida licensed surveyor
and mapper is affixed hereto.

POINTS OF INTEREST:

NONE VISIBLE



FRANCISCO L. NUÑEZ, JR.
State of Florida Professional Surveyor and Mapper
License Number 6882

DATE SIGNED: 07/09/2024

Florida Land Title Association
AFFILIATE MEMBERS

EXACTA
Exacta Land Surveyors, LLC

131 West Boundary Street, Suite 100, Daytona Beach, FL 32115

866.735.1916 | 866.744.2882

131 West Boundary Street, Suite 100, Daytona Beach, FL 32115



JUAN C. CAREAGA

State of Florida Professional Surveyor and Mapper License Number 8087

signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

Practice set forth in Chapter 51-15.050 through 51-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor.

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of

SURVEYORS CERTIFICATION:

POINTS OF INTEREST

A graphic scale and north arrow. The scale is a vertical line with tick marks. The top tick is labeled '30' and the bottom tick is labeled '0'. Below the '0' tick, the scale is divided into three equal segments, with the middle segment labeled '15' and the bottom segment labeled '30'. To the left of the scale, the text 'GRAPHIC SCALE (In Feet)' is written vertically, followed by '1 inch = 30 ft.'. To the right of the scale is a large, bold 'N' symbol, indicating North.

L1 N 1°30'12" W 50.00' (P)
N 1°39'21" W 49.97' (M)
SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT I

FENCE OWNERSHIP

FENCE OWNERSHIP NOT DETERMINED.

1225 SE 2nd Street



PROPERTY ADDRESS: 1225 SE 2ND AVENUE, FOR LAUDERDALE, FLORIDA 33318

SURVEY NUMBER: 2406.3601

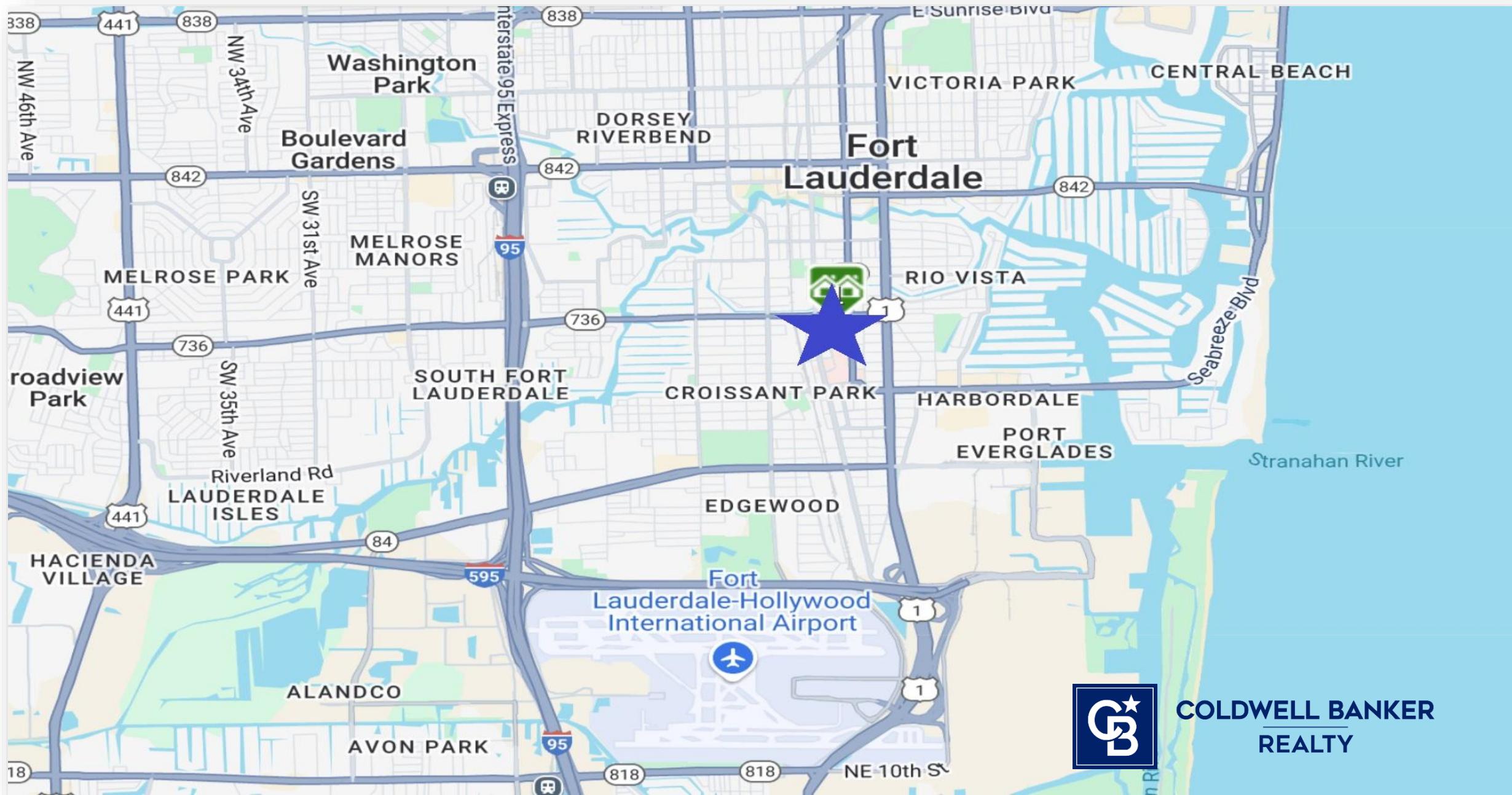
BOUNDARY SURVEY
BROWARD COUNTY



Florida Land
Title Association

**AFFILIATE
MEMBERS**

0:866.735.1916 | f:866.744.2888
Exacta Land Surveyors, LLC
LBB 8299



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DANIELLE BASTARACHE

Commercial Consultant

Master Brokers Forum | Global Luxury Specialist

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Offered at \$2,249,000
2 Buildings on 3 Lots
Or total 1/2 Acre to Redevelop



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