



**OFFERING SUMMARY**

Lease Rate/NNN	\$27.00 - 35.00 SF/yr (NNN)
Available SF:	681 - 6,782 SF
Lot Size:	27,970 SF
Building Size:	183,596 SF
Estimated 2026 CAM	\$14.13 PSF (includes Elec & Cleaning)

**PROPERTY HIGHLIGHTS**

- Proximity to Broward County Courthouse, new U.S. Federal Courthouse, and governmental offices
- Convenient, covered, free guest parking
- Nearby amenities include Starbucks and Publix
- Prominent city views from select suites
- Located in Fort Lauderdale’s Central Business District
- Equipped with hurricane impact-resistant windows
- Close to Las Olas Boulevard shops, restaurants, and services
- Easy access to I-95/SR 84/I-595, public transportation as well as Fort Lauderdale-Hollywood International Airport (FLL)

SPACES	LEASE RATE/NNN	SPACE SIZE
Lobby Space	\$35.00 SF/yr	1,526 SF
Suite 600	\$27.00 SF/yr	2,500 SF
Suite 601	\$27.00 SF/yr	2,517 SF
Suite 608	\$27.00 SF/yr	681 SF
Suite 701	\$27.00 SF/yr	3,108 SF
Suite 711	\$27.00 SF/yr	1,126 SF
Suite 712	\$27.00 SF/yr	1,063 SF
Suite 802	\$27.00 SF/yr	6,782 SF
Suite 801	\$27.00 SF/yr	4,787 SF

For more information:

Keith R. Graves, CCIM, SIOR

Lawrence Oxenberg

Jonathan Thiel

954.652.2031 | Kgraves@Bergercommercial.Com

954.652.2017 | Loxenberg@Bergercommercial.Com

954.652.2020 | Jthiel@Bergercommercial.Com

bergercommercial.com





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954.652.2031 | [Kgraves@Bergercommercial.com](mailto:Kgraves@Bergercommercial.com)

[bergercommercial.com](http://bergercommercial.com)

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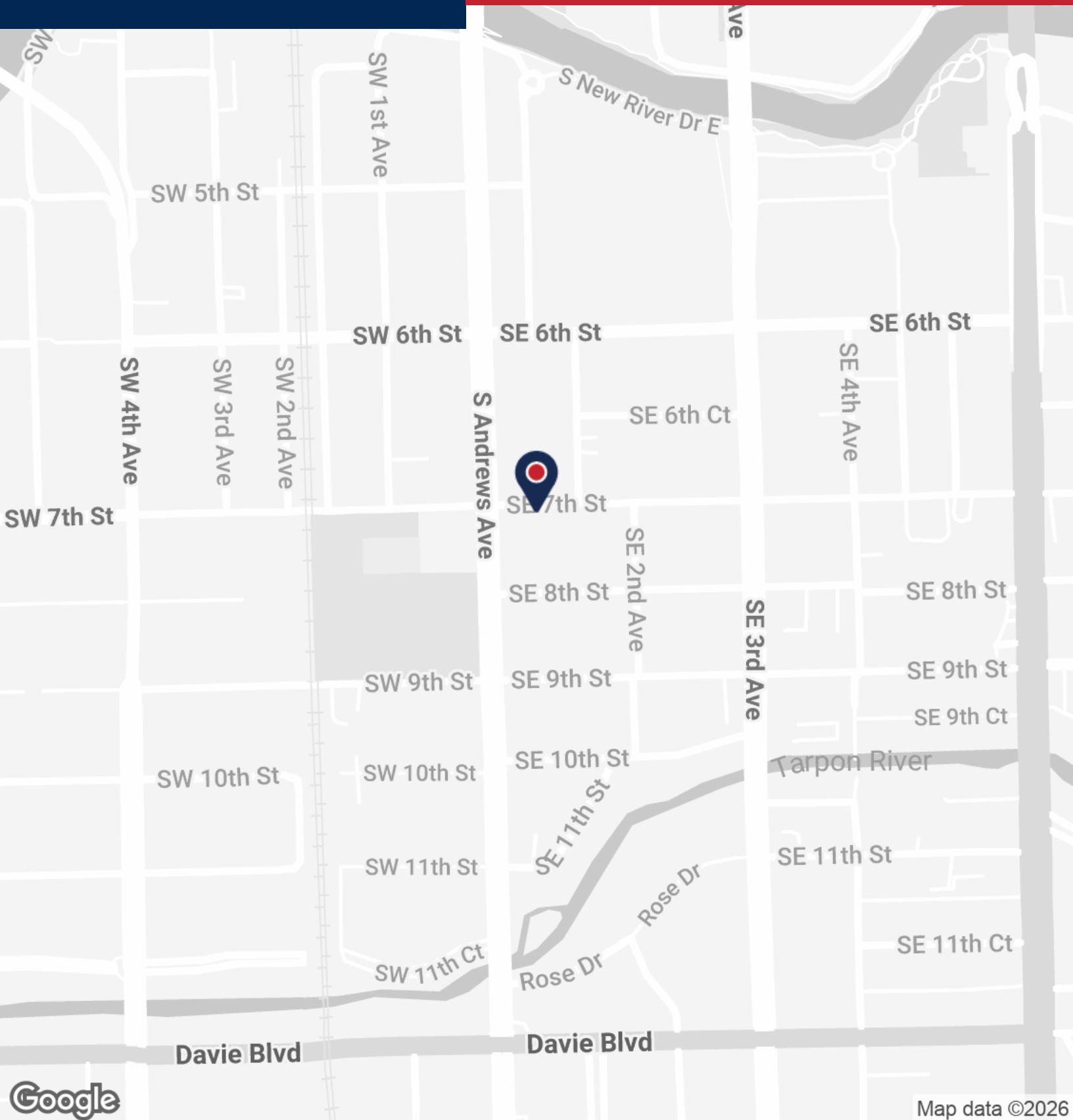
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 bergercommercial.com

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