



**FOR SALE/LEASE**

**2455 E SUNRISE BLVD UNIT# CU9K-CU9M-CU9L  
FORT LAUDERDALE, FL 33304**



GALLERIA CORPORATE  
CENTRE TURNKEY OFFICE



# EXECUTIVE SUMMARY

**2455 E Sunrise Blvd Unit# CU9K-CU9M-CU9L,  
Fort Lauderdale, FL 33304**

## **Prime Location:**

This premium office condo is located at 2455 E Sunrise Blvd in the heart of Fort Lauderdale, directly across from the bustling Galleria Mall. Enjoy the benefits of being in a high-traffic area with excellent visibility and easy access to a variety of amenities.

## **Modern and Professional Space:**

This office condo offers a sleek, modern design with high-end finishes throughout. Large windows provide abundant natural light, creating a bright and inviting workspace. The unit includes a spacious reception area, multiple private offices, a conference room, and a break area, making it suitable for various business needs.

## **Vibrant Business Environment:**

Join a thriving business community in a building that caters to professional tenants. Networking opportunities abound with neighboring offices in the same complex and the surrounding area. The proximity to the Galleria Mall ensures plenty of dining, shopping, and entertainment options for lunch breaks or after-work activities.

## **Building Amenities:**

The office condo is part of a well-maintained building that offers state-of-the-art facilities, including 24/7 security, high-speed internet, and professional property management services.



<b>Building Name</b>	Galleria Corporate Centre
<b>RSF</b>	2,208
<b>Lease Type</b>	Gross
<b>Property Type</b>	Turn-Key Office
<b>Asking Price</b>	\$25 PSF Lease / \$800,000 Sale
<b>Zoning</b>	B-1
<b>Uses Allowed</b>	Professional Office, Medical Office



## OFFICE HIGHLIGHTS

- 4 Assigned Parking Spaces
- Dedicated Server Room
- Kitchen / Dining Area
- 2 Private Office Spaces
- Conference Room
- Lobby With Built In Reception Desk
- Open Floor Plan
- Downstairs Cafe



# INTERIOR PHOTOS





# INTERIOR PHOTOS



# RETAIL MAP







# ABOUT APEX CAPITAL REALTY

APEX Capital Realty stands as a premier, independent commercial real estate brokerage firm, distinguished by our unwavering commitment to excellence. Specializing in uncovering and cultivating South Florida's most distinctive and lucrative opportunities, we redefine industry standards with our innovative approach. At APEX Capital Realty, our team comprises industry luminaries and trailblazers, each possessing an unparalleled understanding of the nuanced dynamics and evolving trends shaping our local real estate landscape. We are steadfast advocates for transformative progress, driving change through visionary leadership and unwavering advocacy. Embedded within our organizational ethos is a fervent dedication to collaboration, fostering an environment where every advisor's expertise is nurtured and developed to its fullest potential. This collective synergy enables us to deliver unparalleled results, empowering our clients to achieve their optimal outcomes. Choose APEX Capital Realty—where expertise meets innovation, and success knows no bounds.

## CONTACT



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