



DANIELLE BASTARACHE
Coldwell Banker Realty
901 E Las Olas Blvd #101
Ft Lauderdale, FL 33301
954.562.7198
danielle.bastarache@CBRealty.com

Downtown Fort Lauderdale

1225 SE 2nd Avenue
115 SE 13th Street



INCREDIBLE VALUE for a Downtown Fort Lauderdale location - \$98 PSF for **LAND!** Redevelop OR two Office Buildings at \$419 PSF sitting on 3 LOTS (total 21,875 SF). ROC zoning. 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 Fiber Optics Internet, attractive exteriors & lush landscaping. Currently 12 parking spaces. 1/2 mile from Broward General, 1 mile to Broward County Courthouse. 1 minute drive or 10-minute walk to the **NEW FEDERAL COURTHOUSE (2026)**. Convenient to Downtown, Int'l Airport, Port Everglades, I-95, I-595, Turnpike & Beaches.

FEATURES

- ✓ **6 Offices in the 1225 Building**
- ✓ **4 Rooms/Offices in the 115 Building**
- ✓ **Currently 12 Parking Spaces**
- ✓ **1/2 mile from Broward General**
- ✓ **1 mile to the Broward County CH**
- ✓ **10 minute walk to New Federal CH**

Offered at \$2,149,000



1225 SE 2ND AVENUE

Location	Fort Lauderdale, Broward County Florida
Folio Number	5042-15-10-0430
Lot Size	6,250 Square Feet (0.14 Acres)
Zoning	ROC Planned Residential Office District (City of Fort Lauderdale)
Flood Zone	X
Rentable Area	2,194 Square Feet
Offices	6 Offices with Conference Room, Reception, Break Room, Common Meeting Area, 2 Bathrooms
HVAC	2 Central Air Conditioning Units
Parking	4 spaces



Both of these properties sit on a ½ Acre site



115 SE 13TH STREET

Location	Fort Lauderdale, Broward County Florida
Folio Numbers	5042-15-10-0420 and -0410
Lot Size	15,530 Square feet (0.36 Acres)
Zoning	ROC Planned Residential Office District (City of Fort Lauderdale)
Flood Zone	X
Rentable Area	2,935 Square Feet
Offices	4 Large Rooms/Offices and Restrooms
HVAC	4 Central Air Conditioning Units
Parking	Currently 8 spaces



115 includes 2 of the Lots and one is a Corner





115 BUILDING

Currently configured as four large rooms with spacious hallways and restrooms.

This flexible space is ideal for office use and offers numerous other possibilities, providing a versatile environment to suit various professional needs.



Corner location with the 115 building sitting on two of the three lots.



COLDWELL BANKER
REALTY









COLDWELL BANKER
REALTY

The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification ©2024 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the equal Opportunity Act. 24GVKB_CBC_3/24.