

PROPERTY DETAILS

- Free-standing HQ Building
- Name Building Signage
- Immediate Occupancy
- Secure gated parking area
- Close proximity to downtown Fort Lauderdale, FLL Airport, and Port Everglades
- Turn key plug and play occupancy
- Modern architectural design and interior finishes
- \$4,999,999 Sale price
- \$34.95 NNN Lease rate
- \$14.30 CAM estimated for 2025
- Near upscale residential
- Hurricane glass windows and doors
- Completely renovated in 2015

ABOUT PROPERTY



\$4,999,999 OR
\$34.95 SF/yr (NNN)



YEAR BUILT
1987/2015 renovated



AVAILABLE SF
7,402 SF



PARKING
26 spaces



LOCATION
SE Fort Lauderdale

For more information:

Steve Hyatt

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PROPERTY DESCRIPTION

Free-standing Office /HQ building for sale or lease near downtown Fort Lauderdale, FLL Airport and Port Everglades

PROPERTY HIGHLIGHTS

- Immediate occupancy
- Efficient floor plans
- Name building signage
- Secure gated parking area
- Close proximity to downtown Fort Lauderdale, FLL Airport, and Port Everglades
- Close proximity to upscale residential areas
- Immediate plug and play occupancy
- Ready to go Office building for sale or lease
- Ideal for single tenant looking for identity building
- Secure building with gated parking
- Exterior and monument signage
- Hurricane glass windows and doors
- Completely renovated in 2015

OFFERING SUMMARY

Sale Price:	\$4,999,999
Lease Rate:	\$34.95 SF/yr (NNN)
Estimated 2025 CAM	\$14.30
Available SF:	7,402 SF
Lot Size:	15,761 SF
Building Size:	7,402 SF

For more information:

Steve Hyatt

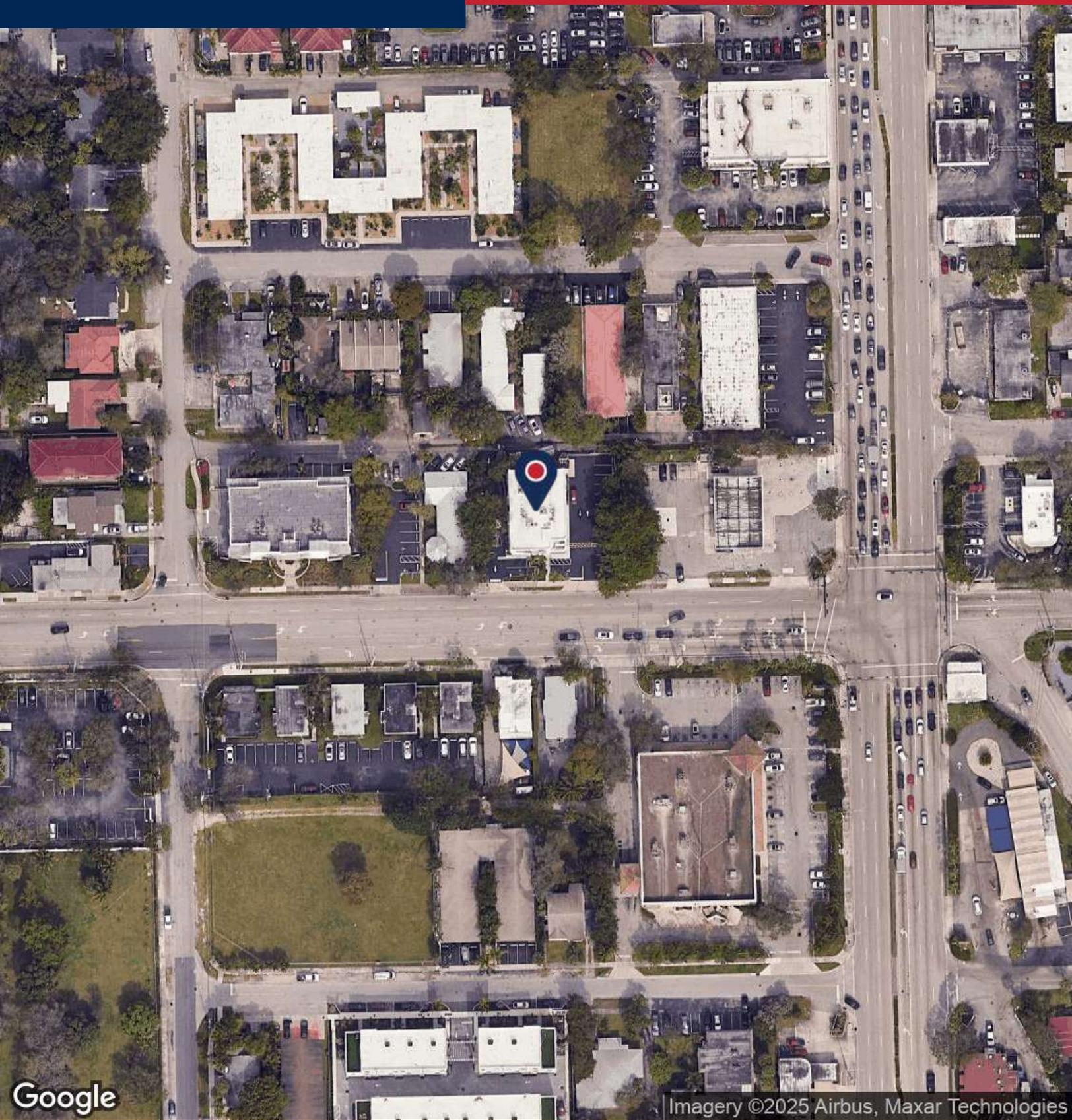
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

OFFICE HQ BUILDING FOR SALE OR LEASE

AERIAL MAP



For more information:

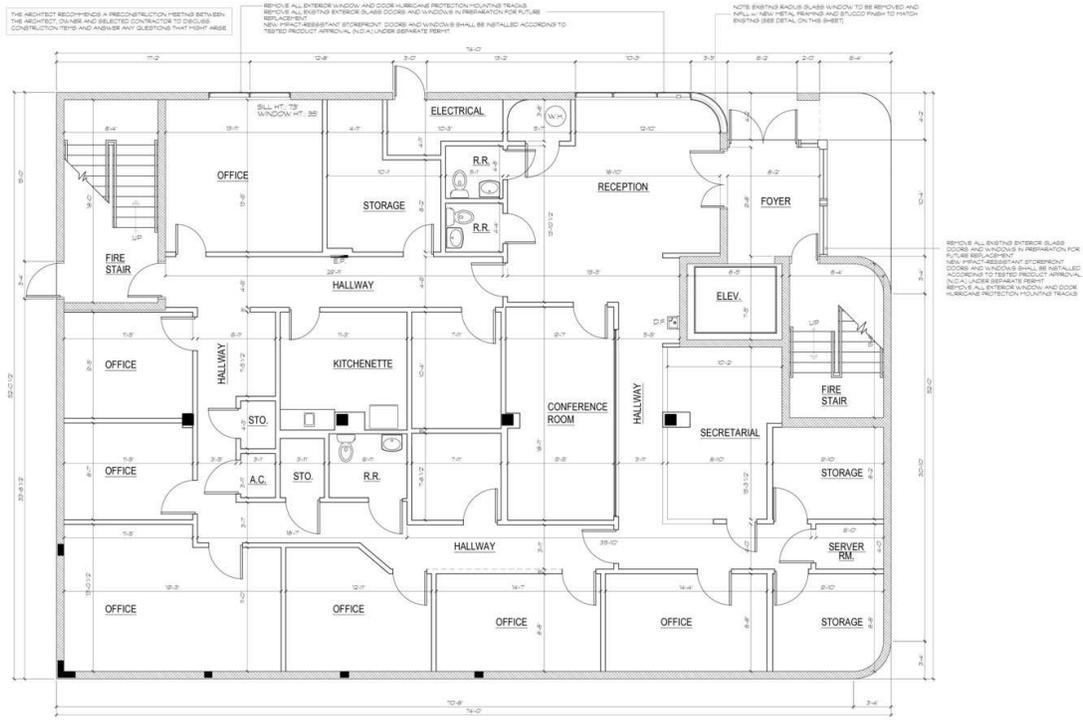
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.



Ground Floor Plan
1/4" = 1'-0"

NOTE ALL NEW WINDOWS SHALL BE IMPACT RESISTANT, SUBMIT SHOP DRAWINGS AND PRODUCT APPROVALS IN 2x4 FOR APPROVAL FROM IC



DETAIL Window and Door Buck
1/8"



DETAIL Exterior Radius Wall Infill
1/8"

Velocity Office Building
Window Replacement

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Project No. 12-0000000000
Sheet No. 12-0000000000
Date: 12/12/12

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AA-200

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

