

NORTHMARK BUILDING OFFICE SPACE AVAILABLE

33 NE 2ND ST
FORT LAUDERDALE, FL 33301

FOR LEASE



COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Bert Checa

Principal

M:786.473.9227 | O:786.473.9227

bcheca@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida presents the Northmark Building, an entirely vacant 23,296 SF office building that can be leased in its entirety, or as 7,108 SF -8,094 SF full floorplates with prominent building signage available perfect for a headquarters. This three-story office building offers a lobby area with 2 elevators, 24-hour controlled access, and 55 surface parking spaces for a 2.36 per 1,000 SF parking ratio. The property is well located at 33 NE 2nd St in Downtown Fort Lauderdale, just 0.5 miles from the center of Downtown Fort Lauderdale and Las Olas entertainment area and 2.8 miles from the Beach. Within walking distance are the Brightline Fort Lauderdale Station, additional restaurants, banks, and numerous shops.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

PROPERTY HIGHLIGHTS

- Vacant 23,296 SF Office Building For Lease
- 7,108 SF -8,094 SF Available Floorplates, Or Lease Entire Building
- Prominent Building Signage Available Perfect for a Headquarter
- Convenient Downtown Fort Lauderdale Location
- 2.36:1000 SF Parking Ratio
- 1 Elevators
- Controlled, 24 Hour Access
- Walk to Bus Line & High-Speed Commuter Rail
- Walk to Las Olas Shopping, Dining and Entertainment



Northmark Building
3 Story Office Building
Full Floorplates Available



Prime Location:
Downtown Fort Lauderdale
Walk to High Speed Commuter Rail



Exceptional Freeway Access:
US-1 0.3 Miles
I-95 1.7 Miles
Florida Turnpike 5.6 Miles

LEASE SPACES



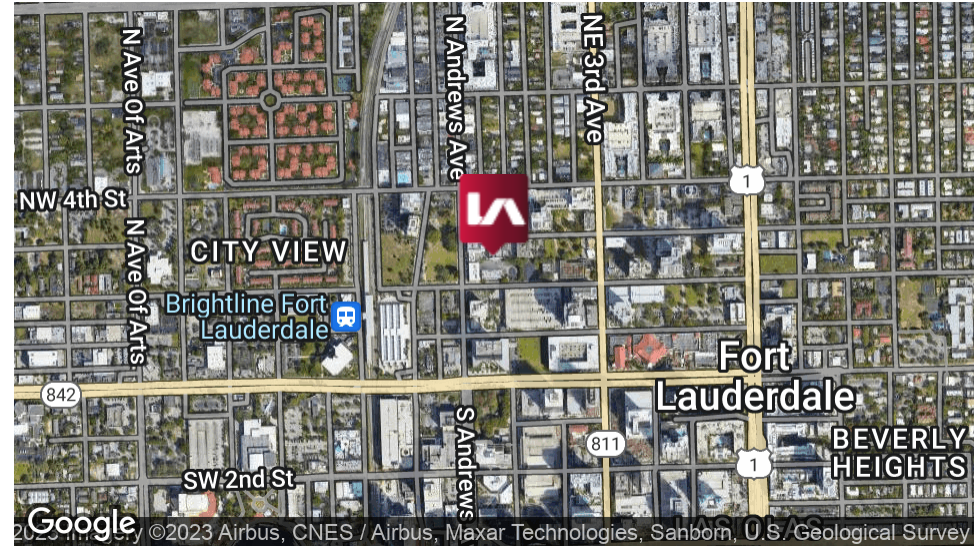
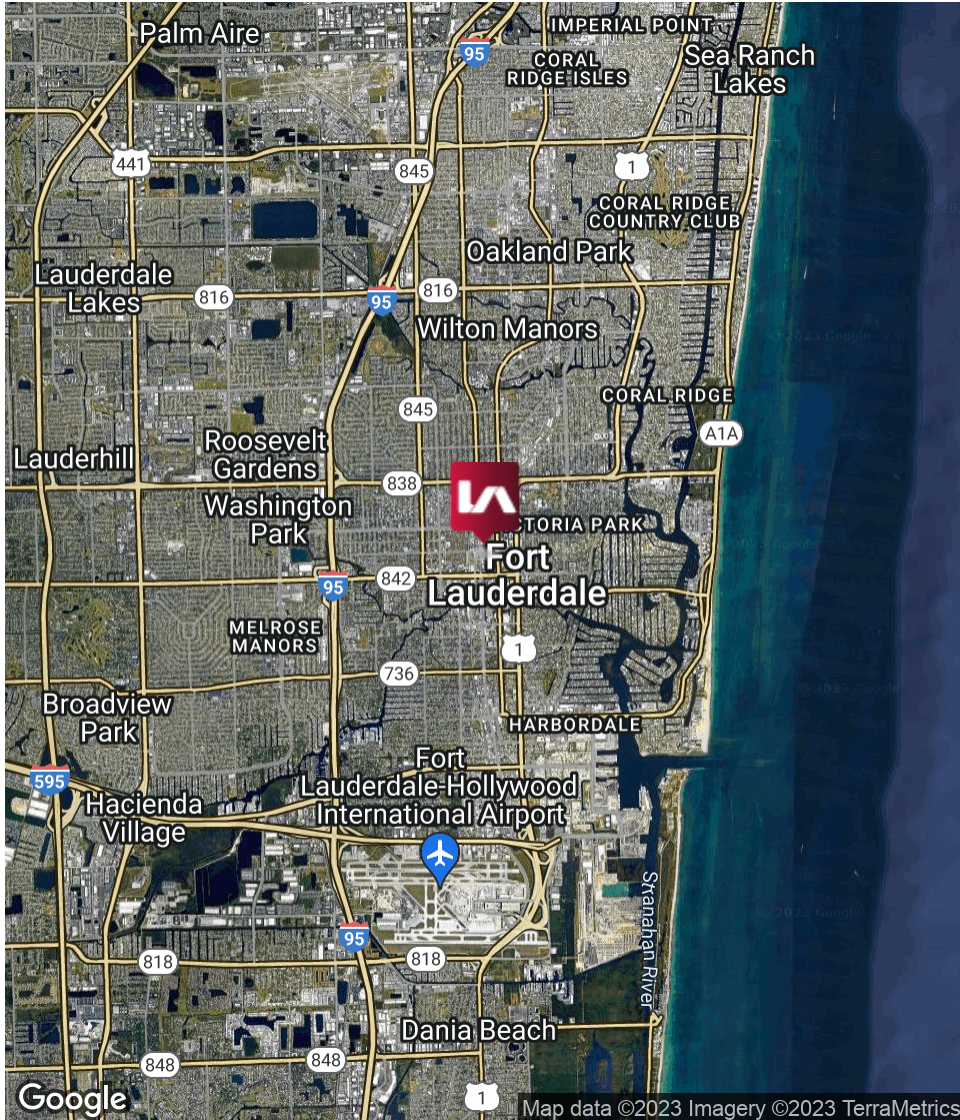
LEASE INFORMATION

LEASE TYPE:	MG	LEASE TERM:	Negotiable
TOTAL SPACE:	7,108 - 23,296 SF	LEASE RATE:	\$22.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
1st Floor	Available	7,108 - 23,296 SF	Modified Gross	\$23.00 SF/yr
2nd Floor	Available	8,094 - 23,296 SF	Modified Gross	\$22.00 SF/yr
3rd Floor	Available	8,094 - 23,296 SF	Modified Gross	\$22.00 SF/yr

LOCATION MAP



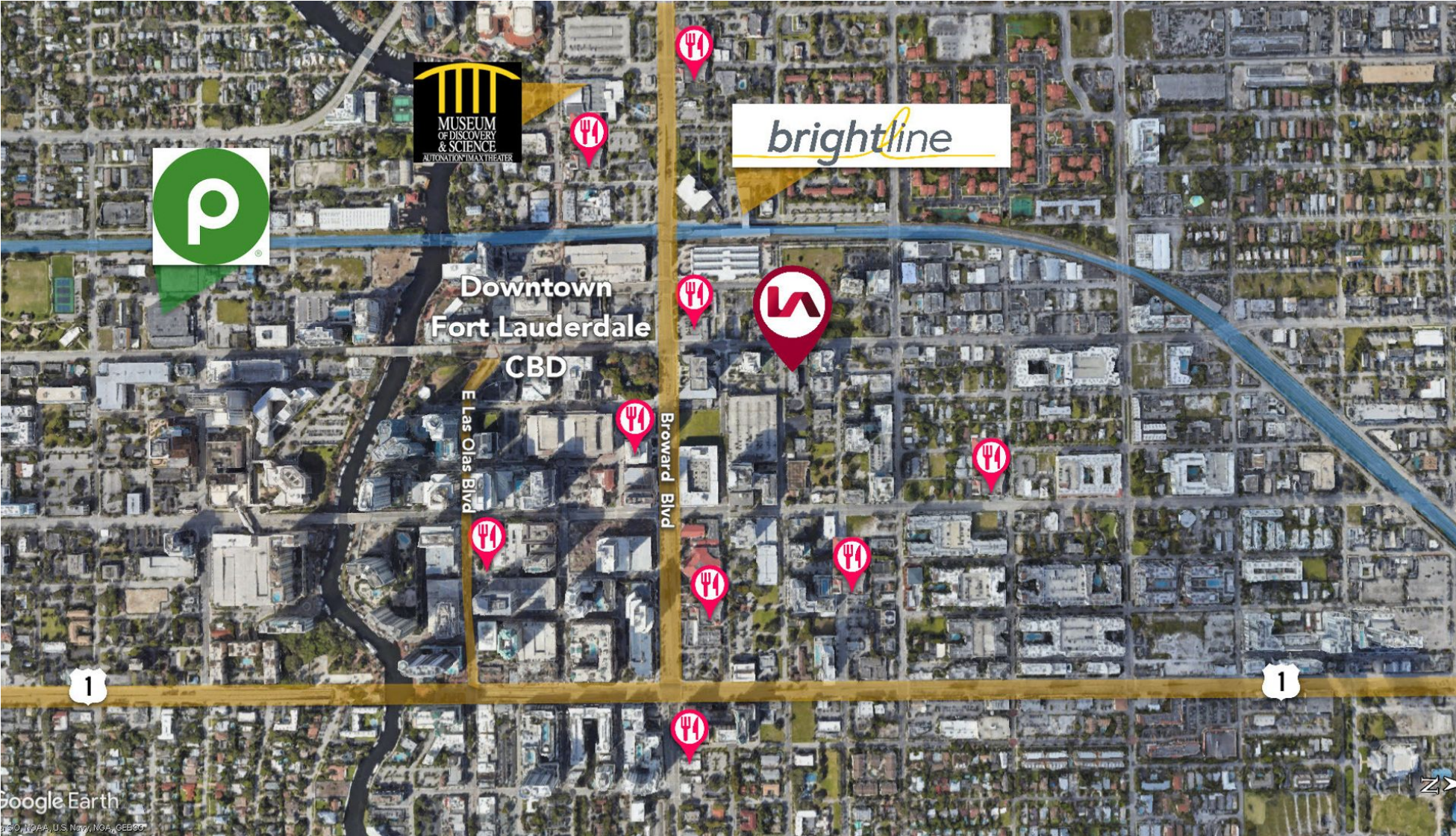
LOCATION OVERVIEW

The property is located in Fort Lauderdale, FL on 33 NE 2nd St. just half a mile from US-1 and 0.3 miles from Broward Blvd. The property has excellent access just 1.7 miles to I-95, 3.8 miles to SR/441, and 5.6 miles to Florida's Turnpike. Fort Lauderdale International Airport is located just 6.2 miles from the property, roughly a 15-minute drive, Miami International Airport is approximately 50 minutes and Palm Beach International Airport is less than 1 hour.

CITY INFORMATION

CITY: Fort Lauderdale
MARKET: South Florida
SUBMARKET: Fort Lauderdale

NEARBY AMENITIES



DEMOGRAPHIC PROFILE

— KEY FACTS —

160,407
Total Population

\$111,000
Average Household Income

40.9
Median Age

2.2
Average Household Size

EDUCATION

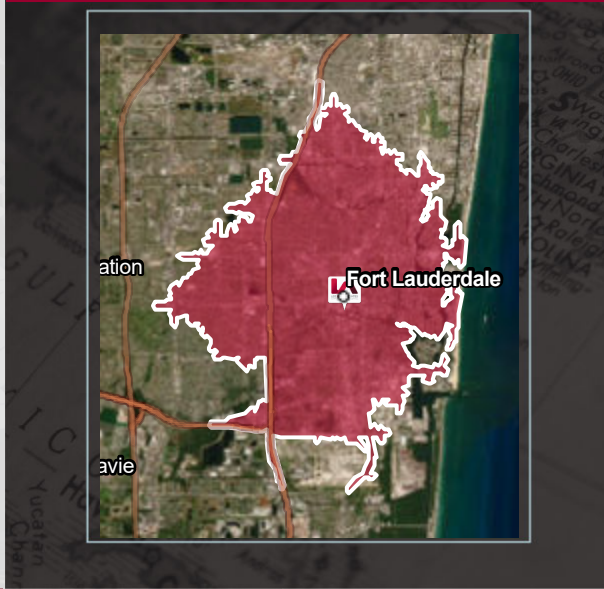
10%
No High School Diploma

24%
High School Graduate

24%
Some College

42%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS

17% White Collar

66% Blue Collar

17% Services

Unemployment Rate 3.6%

DAYTIME POPULATION

Total Daytime Population: **212,349**

Daytime Population: Workers: **138,489**

Daytime Population: Residents: **73,860**

BUSINESS

17,690 Total Businesses

146,764 Total Employees

21,488,978,365 Total Sales

COMMUTING TRENDS

3% Took Public Transportation

7% Carpooled

2% Walked

1% Bicycled

NEARBY AMENITIES

816 Number of Restaurants

3,026 Retail Businesses