



3045 N Federal Hwy #80
Landmark Office Building in Fort Lauderdale



COLDWELL BANKER
REALTY

The Meeting Atrium



COLDWELL BANKER
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Impressive Reception Area

PRESENTED BY

DANIELLE BASTARACHE

Commercial Consultant

954.562.7198

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OFFERED AT \$2,650,000

Landmark Office Building

4557 SF | B-1 Zoning



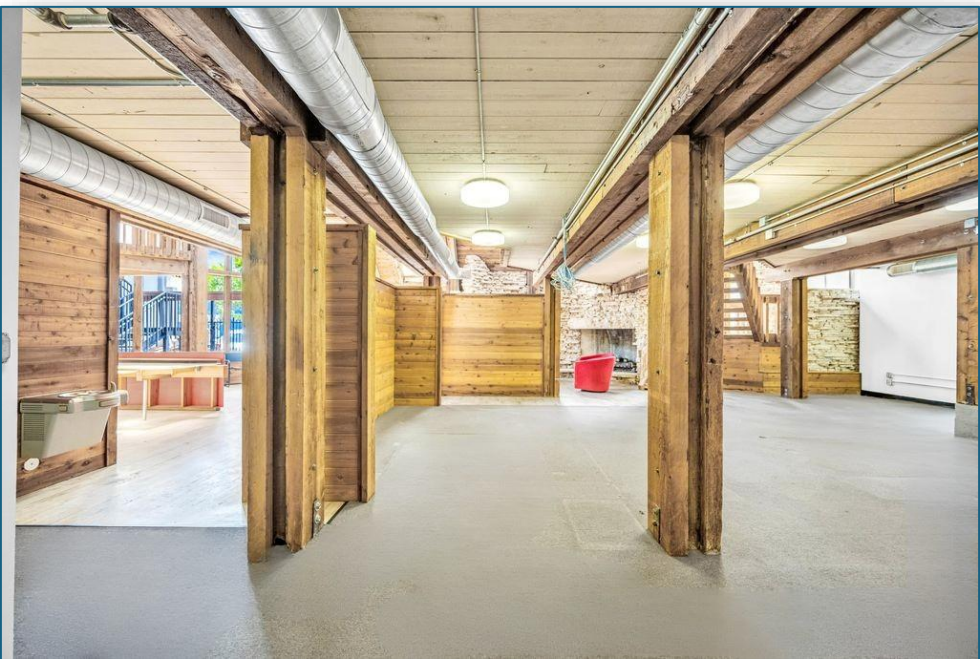
**COLDWELL BANKER
REALTY**

901 E Las Olas Blvd Ste 101

Fort Lauderdale, FL 33301

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A rare opportunity to own a standout Dan Duckham commercial building offering prime visibility at the East Oakland Park Boulevard and Federal Hwy intersection with 80,000+/- vehicles daily. The 4,557 sq ft flexible interior includes impressive double door entry and reception, vaulted skylit ceilings, exposed beams, first floor meeting atrium and work area, upstairs loft workspace, and private owner's office. Ideal for architects, builders, engineers, tech, executives, creatives, or specialty retail. Minutes to Downtown, I 95, beaches, and waterfront neighborhoods.



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Designed in 1977 completed in 1979

Most recently renovated and restored in 2005

4557 Interior Sq Ft | 2 story design

Soaring sky-lit ceilings fill the workspace with energizing natural light

Wide open work environment ready for new owner-user

Plenty of flexible space to reconfigure the entire office to suite your needs

Founder's Loft on second floor

PROPERTY PHOTOS
3045 N Federal Hwy #80 | Fort Lauderdale



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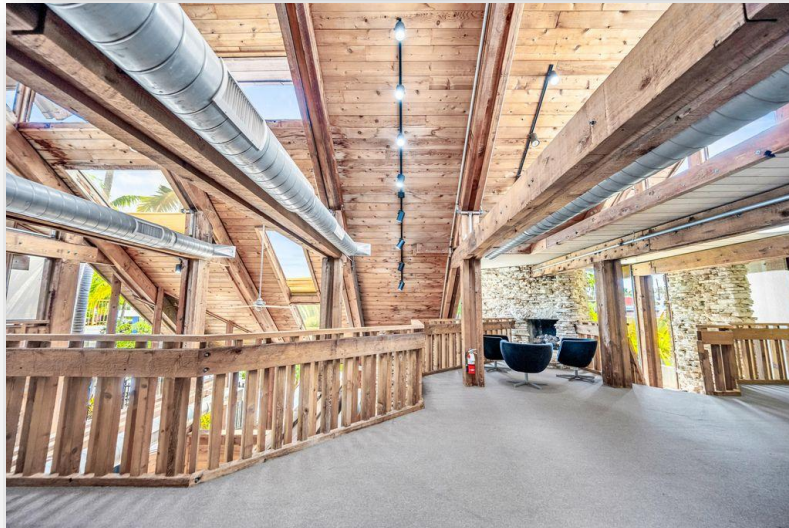


PROPERTY PHOTOS

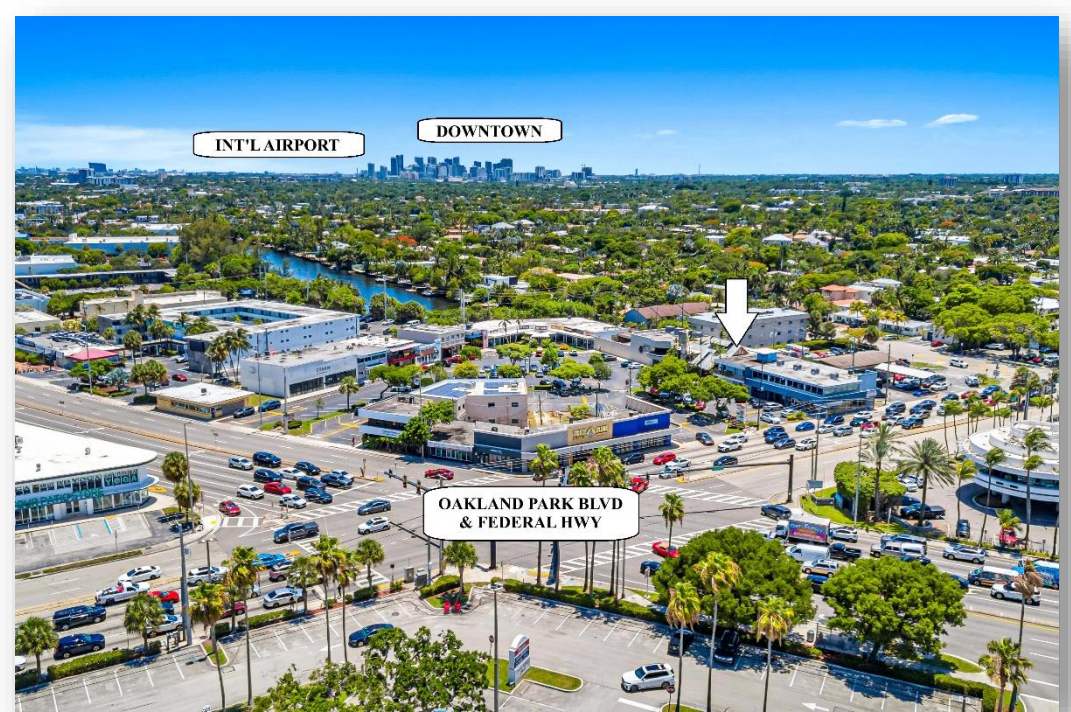
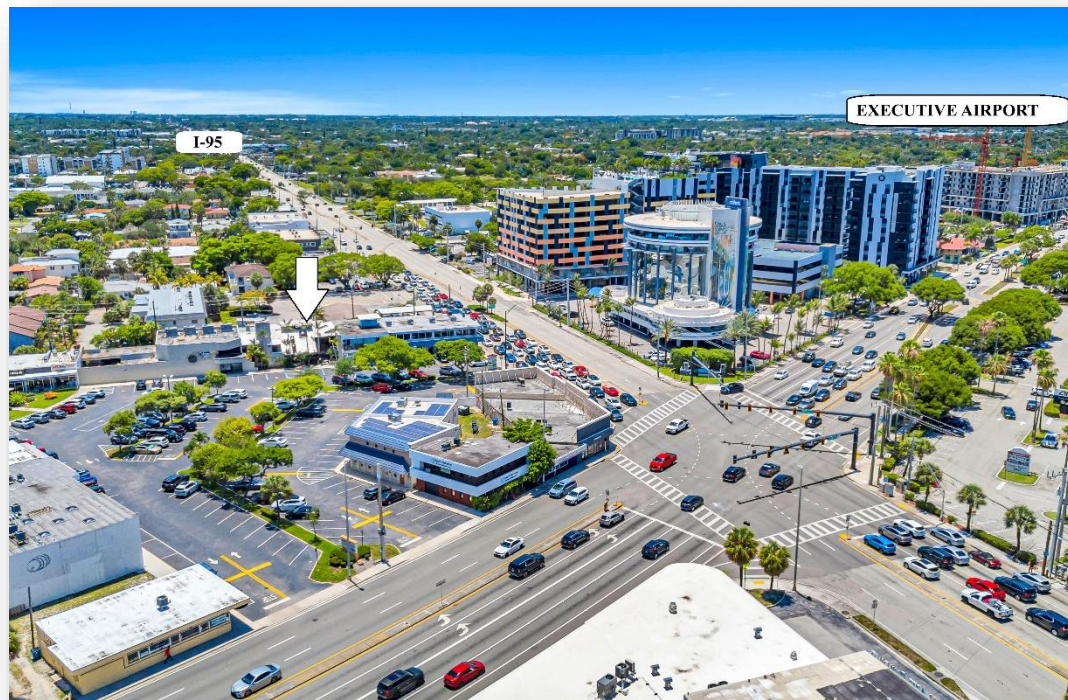
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PROPERTY PHOTOS

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Zone X on the FEMA flood map for Broward County represents areas with **minimal flood risk**. These zones are **outside the 100-year and 500-year floodplains**, meaning they have a **low probability of flooding**. While flood insurance is **not required** for properties in Zone X, it can still be a good precaution in case of unexpected extreme weather events.

Parcel ID Number:

494225080140

MUNICIPALITY: FORT LAUDERDALE

COMMISSION DISTRICT: 4

Owner(s) of Record:

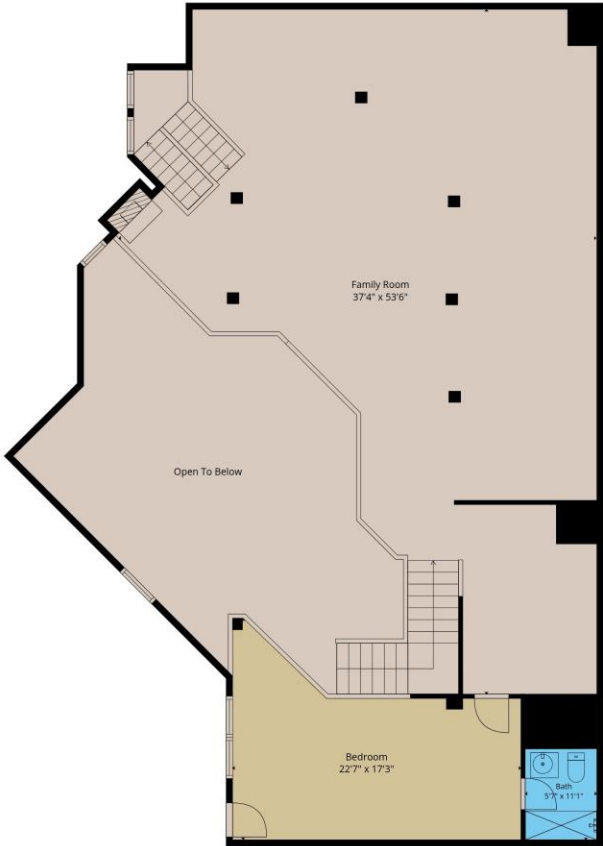
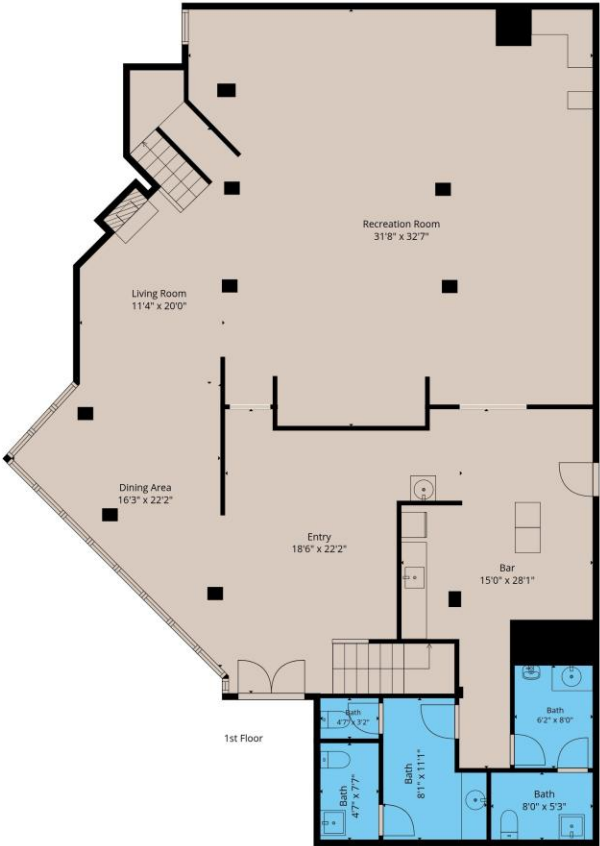
MONTEGO BAY PROPERTIES LLC

Broward County Property Appraiser Link:

[MORE INFO](#)

Flood Zone Current: X





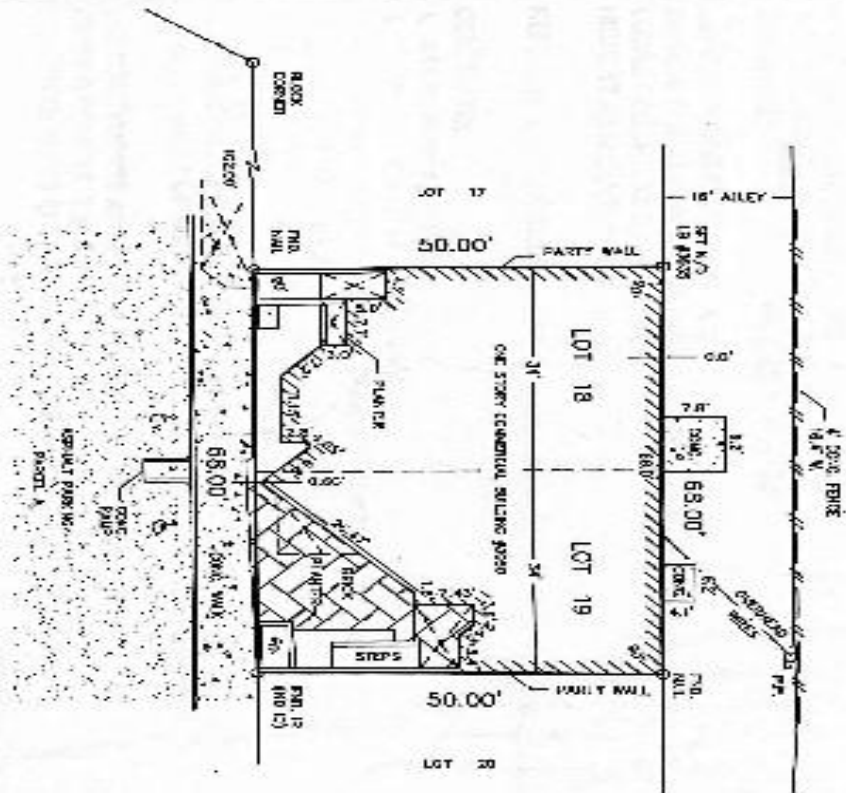
3045 N Federal Hwy #80, Fort Lauderdale, FL 33306
All sizes approximate and should be verified

1150 E. ATLANTIC BLVD
POMPANO BEACH
FLORIDA 33060

ACCURATE LAND SURVEYORS, INC.

TEL (954) 762-1441
FAX (954) 732-1442

Z



LOCATION SKETCH

25

140-155

1. CARDS CONTAINING NOTES FROM OBSERVATIONS ARE IN AGREEMENT WITH RECORDS OF OBSERVATIONS
2. READING SOURCE MATERIAL WAS SHOWN ON A DISPLAY OF A/V/A
3. THE LISTS SHOW PEOPLE WERE NOT ATTRIBUTED FOR CONVICTIONS, REENTRY, ETC., AND EMPLOYMENT, IN OTHER MATTERS OF RECORDS BY ADDITIONAL LABOR SERVICE, ETC.
4. THE SOURCE IS FOR THE UNITED STATES MARSHALS ONLY
5. THE SOURCE IS THE PROPERTY OF AGENCY, AND SOURCE NOT FOR USE AND SHOWN FOR SOURCE INFORMATION WHILE HE IS PART OF THE SOURCE INFORMATION
6. THE SOURCE CANNOT BE A WAP AND THE SOURCE, SHE IS NOT ALSO EMPLOYED IN THE SOURCE

DEFINITION:

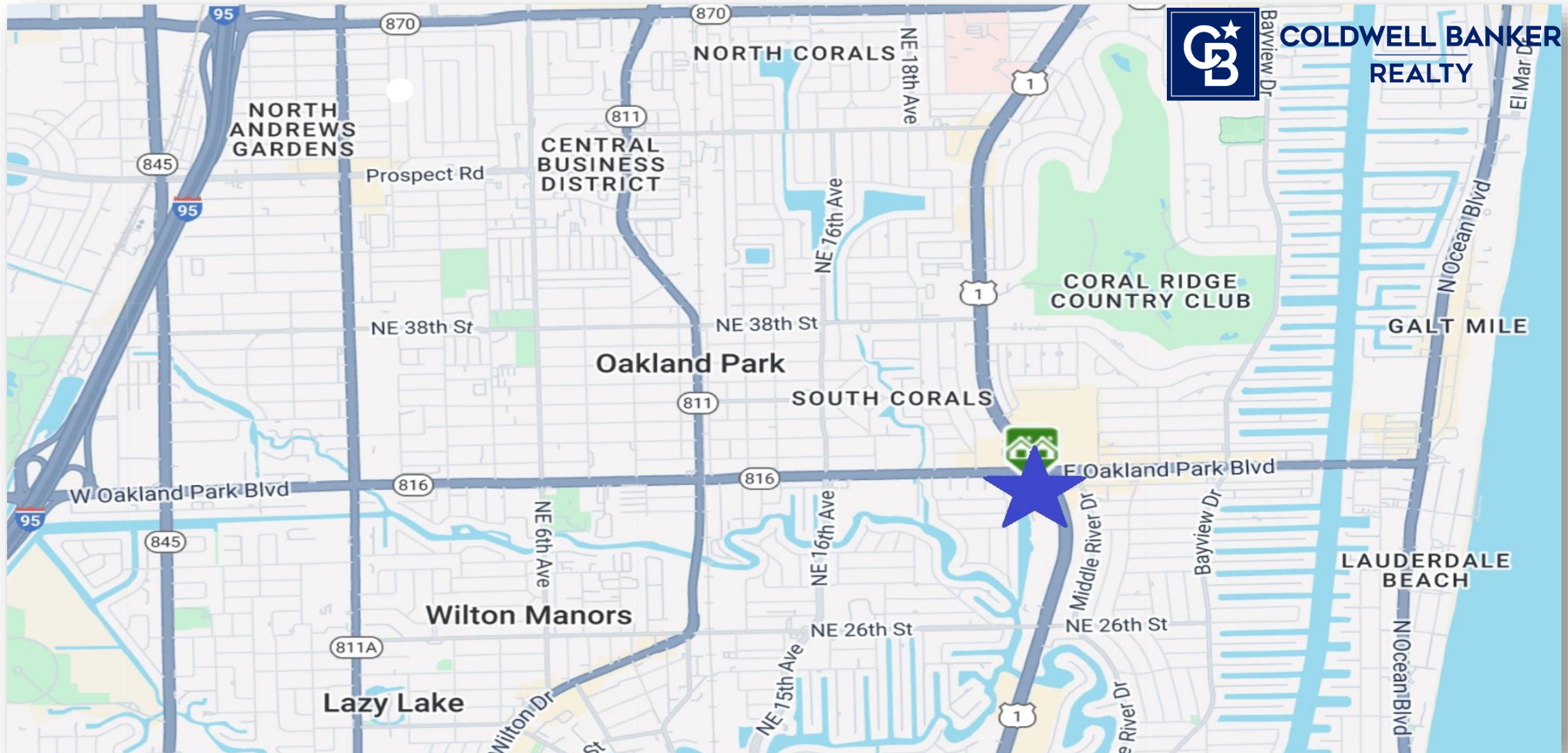
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02-22-05

ROBERT L. THOMPSON (PRESIDENT)

Author's address: Department of Psychology, University of Illinois at Chicago, 608 S. Morgan St., Chicago, IL 60607-7199, USA.
E-mail: shawn@uic.edu

DATE OF SURVEY	MADE BY	FIELD BOOK	PROJECT
02/18/03	EM	2014/27	SU-05-0925



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Master Brokers Forum | Global Luxury Specialist

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Fort Lauderdale, Florida**

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