



1st FLOOR

Office space available



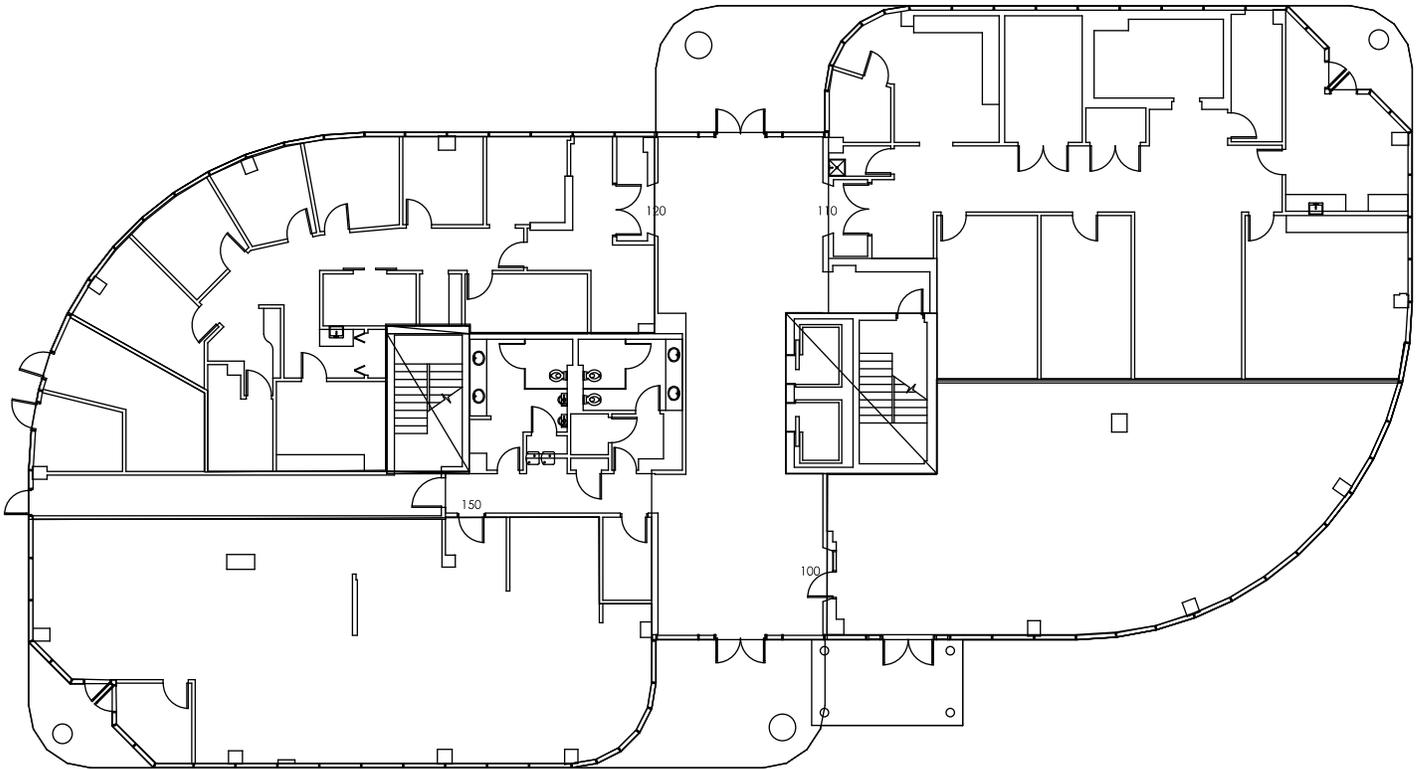
6400 N Andrews Avenue
Fort Lauderdale, FL 33309

FOR LEASE

www.the6400building.com



1st FLOOR FLOORPLAN

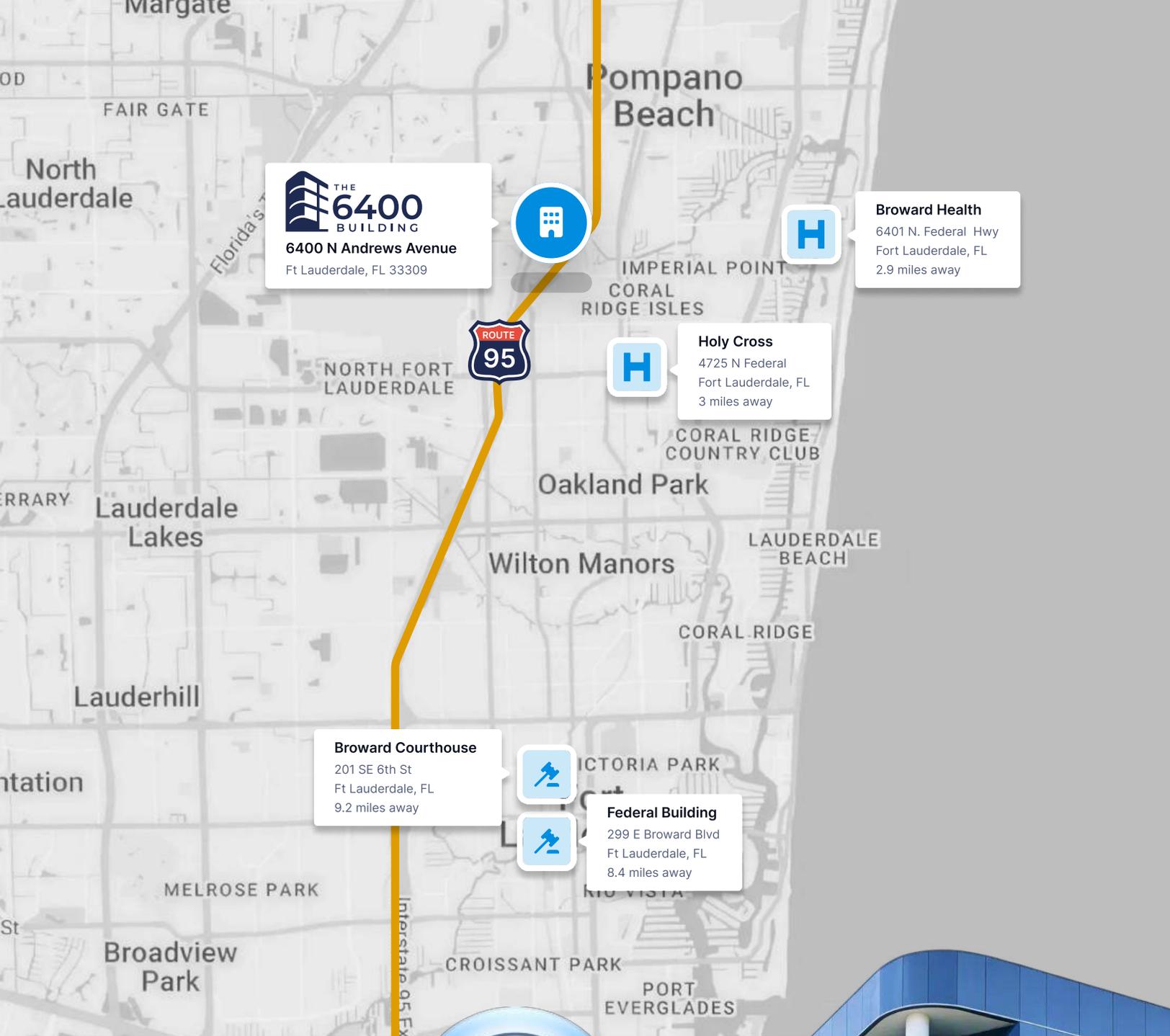




PROPERTY HIGHLIGHTS

- ✓ Five-story boutique office building totaling 55,585 square feet
- ✓ High-profile signage visible to roughly 260,000 vehicles daily
- ✓ Direct access to I-95, Cypress Creek Road, and major arterial routes
- ✓ Generous parking ratio of 4.3 per 1,000 square feet
- ✓ Every suite is equip with kitchen / breakroom
- ✓ 24/7 securitized key fab access





THE 6400 BUILDING
 6400 N Andrews Avenue
 Ft Lauderdale, FL 33309

Broward Health
 6401 N. Federal Hwy
 Fort Lauderdale, FL
 2.9 miles away

Holy Cross
 4725 N Federal
 Fort Lauderdale, FL
 3 miles away

Broward Courthouse
 201 SE 6th St
 Ft Lauderdale, FL
 9.2 miles away

Federal Building
 299 E Broward Blvd
 Ft Lauderdale, FL
 8.4 miles away

BUILDING LOCATION



The 6400 building offers direct and highly visible access to I-95 and is minutes from the Tri-Rail. First-class restaurants, fitness centers, and shopping are also within walking distance, with convenient access to nearby existing and planned housing.



LEASING INFORMATION



VIKTORIIA SPITZER

Senior Leasing Director

 (305) 927-7470

 viktoriiaspitzer@gmail.com

PROPERTY MANAGEMENT

 (561) 560-9186

 harry@hscapitalfund.com

 the6400building.com



The 6400 Building is a well-maintained, professionally positioned office asset serving both medical and professional tenants.