

BUILDING & PARKING GARAGE

FOR LEASE - 1799 SE 17th Street, Fort Lauderdale, FL 33316



RENOVATIONS HAVE STARTED!



Florida Equities, LLC | License Real Estate Broker, Brian W. Smith
6300 NE 1st Avenue, Suite 102, Fort Lauderdale, FL 33334
800-339-3234 | bws@flaeqt.com | www.FloridaEquities.net

PROPERTY DETAILS & AVAILABILITY

Building Size	75,420 SF 4-Story	Lot Size	+/- 1.75 Acres
Property Type	Retail / Medical	Zoning	P-D
Year Built	1998	Parking	6-Story Garage (7/1000')

MEDICAL OFFICES

LEASE PRICE:	\$30 / SF NNN
NNN CHARGES:	\$12
FLOOR:	4th, approx. 20,000'
FLOOR:	2nd & 3rd, approx. 40,000' - Available 2024

RESTAURANT

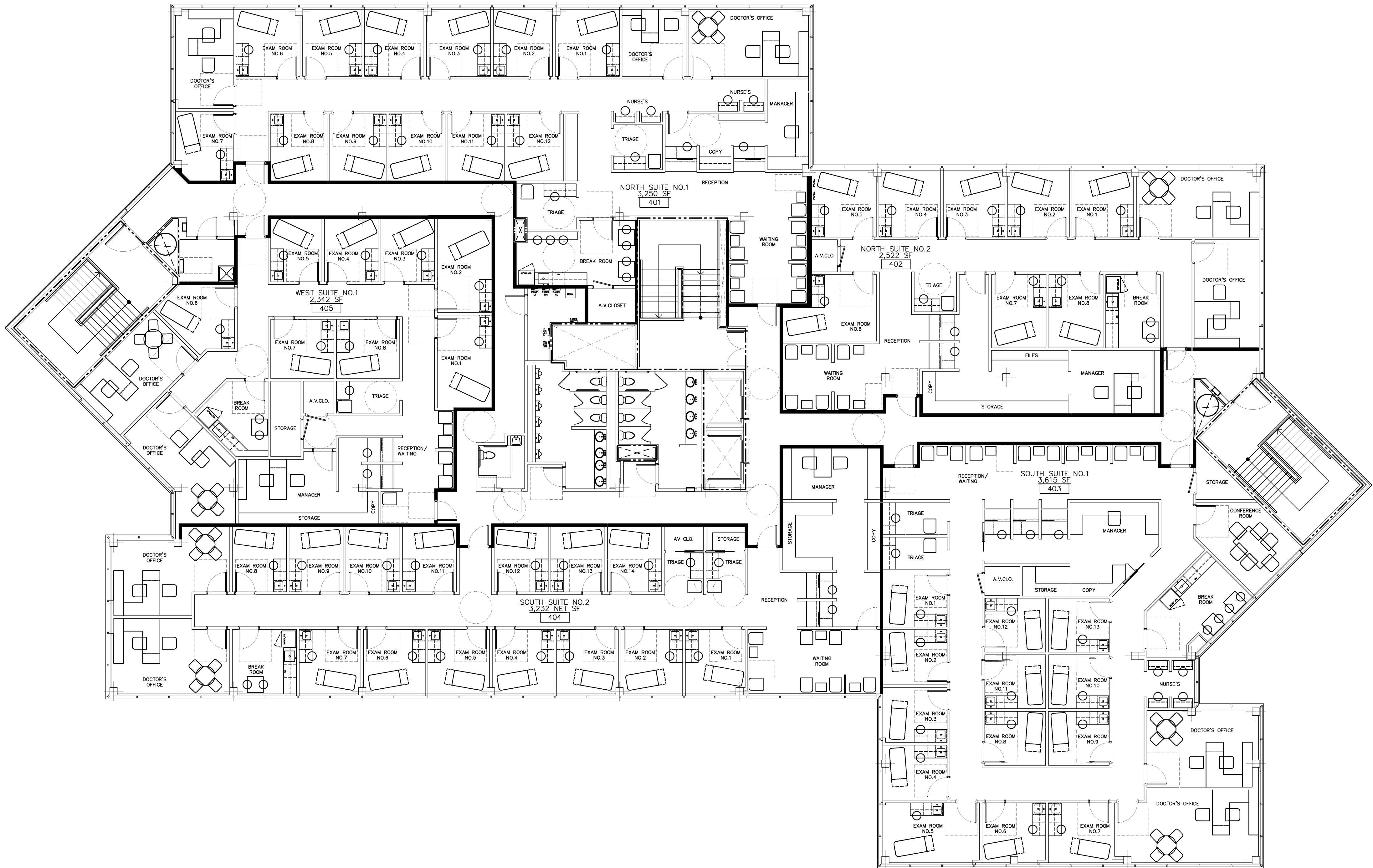
LEASE PRICE:	\$50 / SF NNN
FLOOR:	1ST

POTENTIAL LAYOUTS ATTACHED



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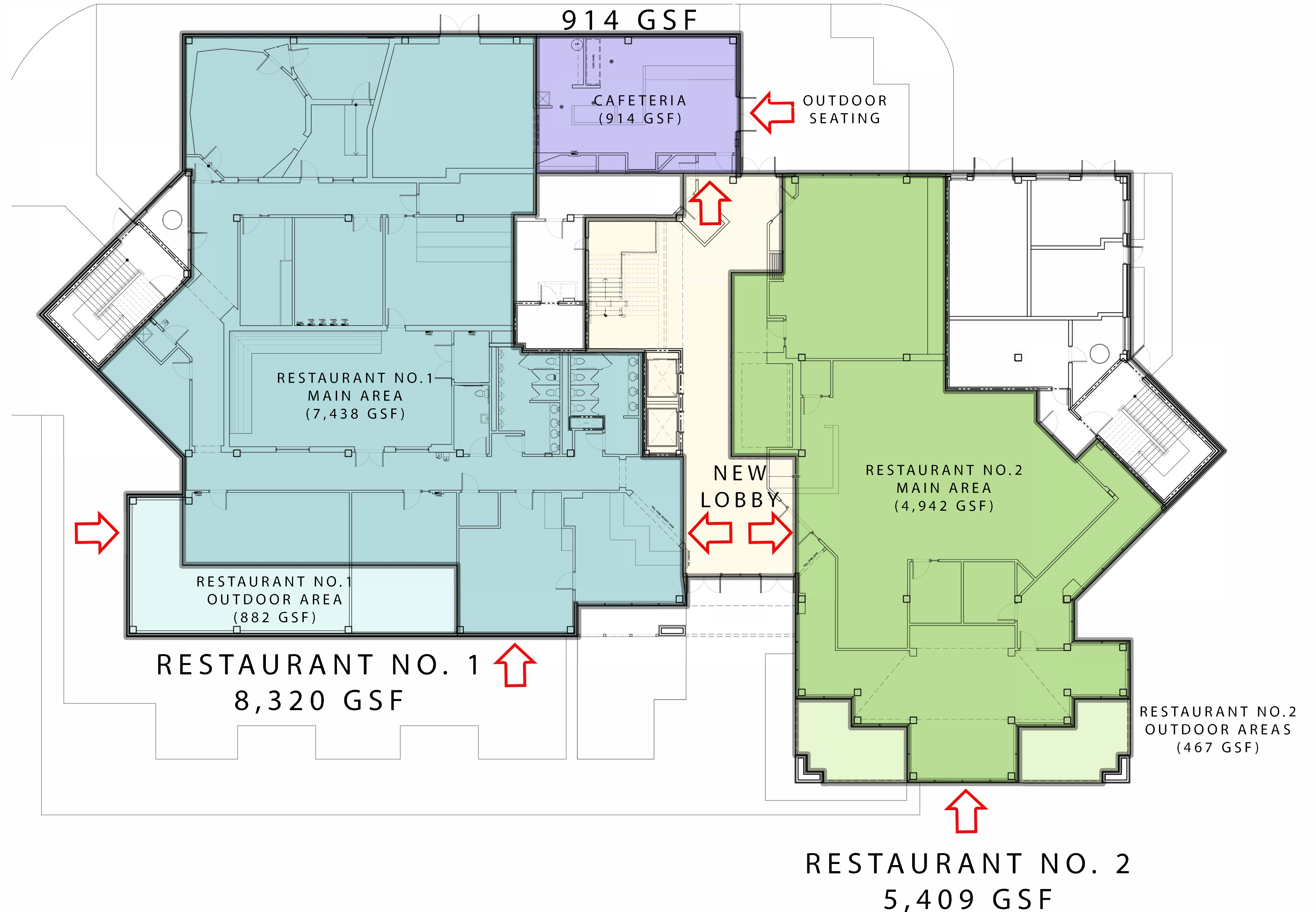
POTENTIAL LAYOUT - MEDICAL OFFICES



POTENTIAL LAYOUT - RESTAURANT

CAFETERIA

914 GSF



RESTAURANT NO.1
MAIN AREA
(7,438 GSF)

RESTAURANT NO.1
OUTDOOR AREA
(882 GSF)

RESTAURANT NO. 1
8,320 GSF

CAFETERIA
(914 GSF)

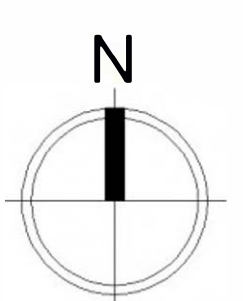
OUTDOOR
SEATING

NEW
LOBBY

RESTAURANT NO.2
MAIN AREA
(4,942 GSF)

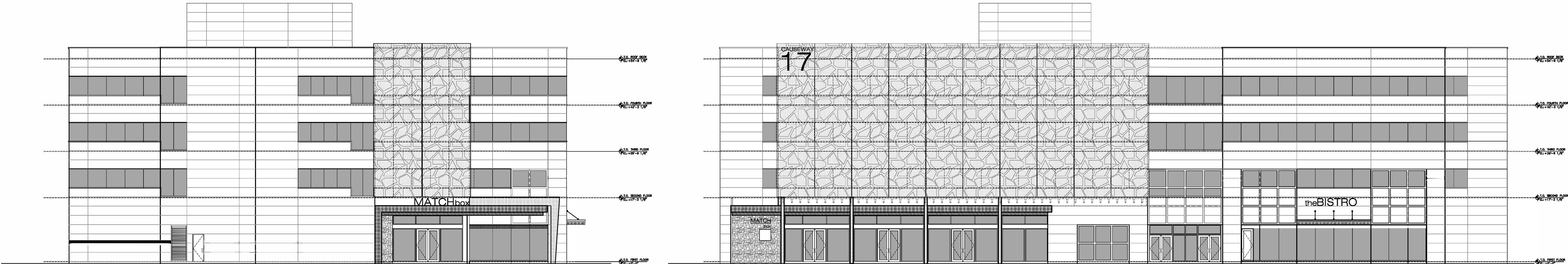
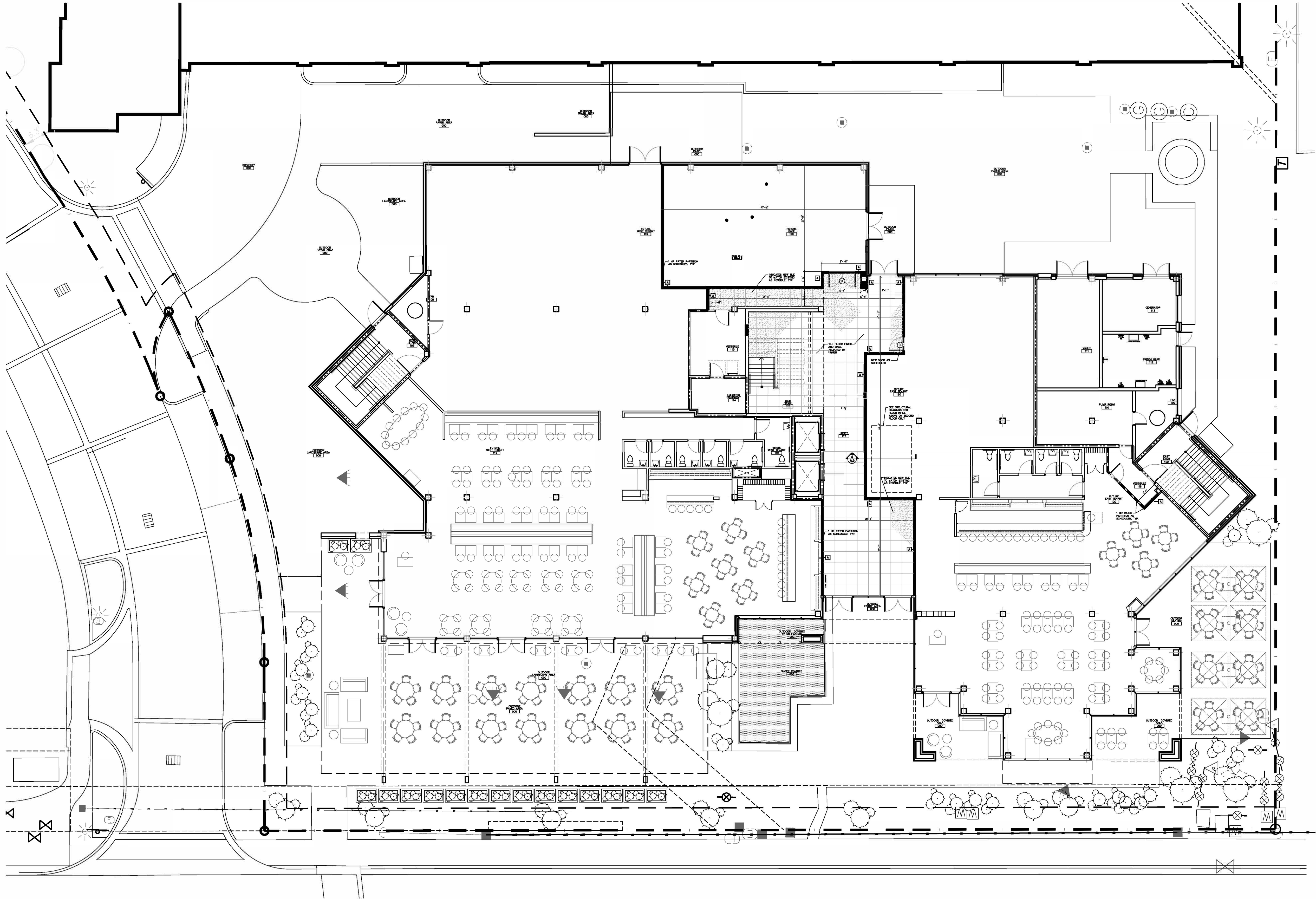
RESTAURANT NO.2
OUTDOOR AREAS
(467 GSF)

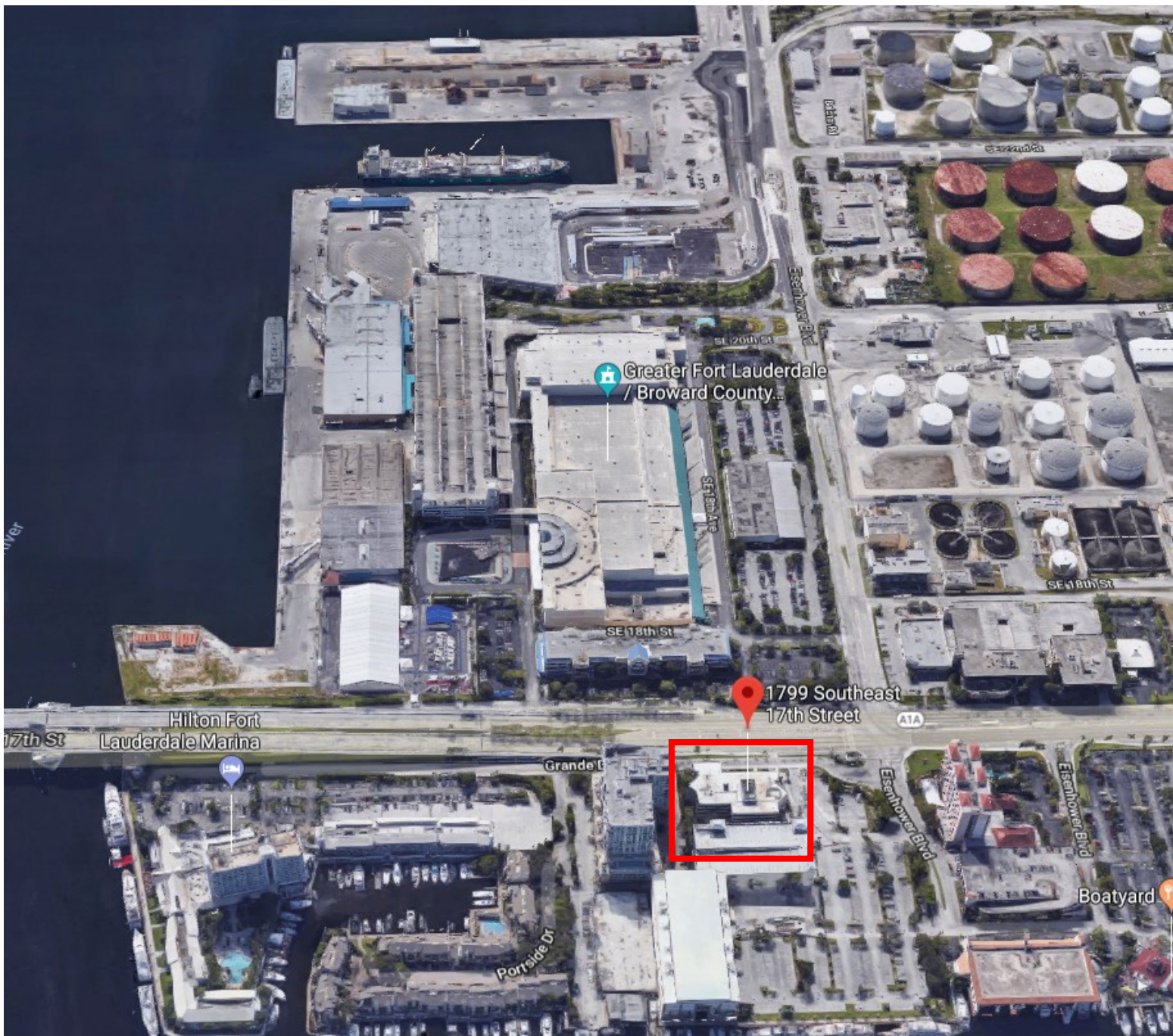
RESTAURANT NO. 2
5,409 GSF



CONCEPTUAL GROUND FLOOR PLAN
SCALE : 1/8"=1'-0"

Potential Layout - Restaurant





Port Everglades is Florida's deepest harbor and is among the most active containerized cargo ports in the United States.

Port Everglades also serves as a major cruise ship port and is one of the top three cruise ports in the world.

4.8 million people passed through Port Everglades in 2017.



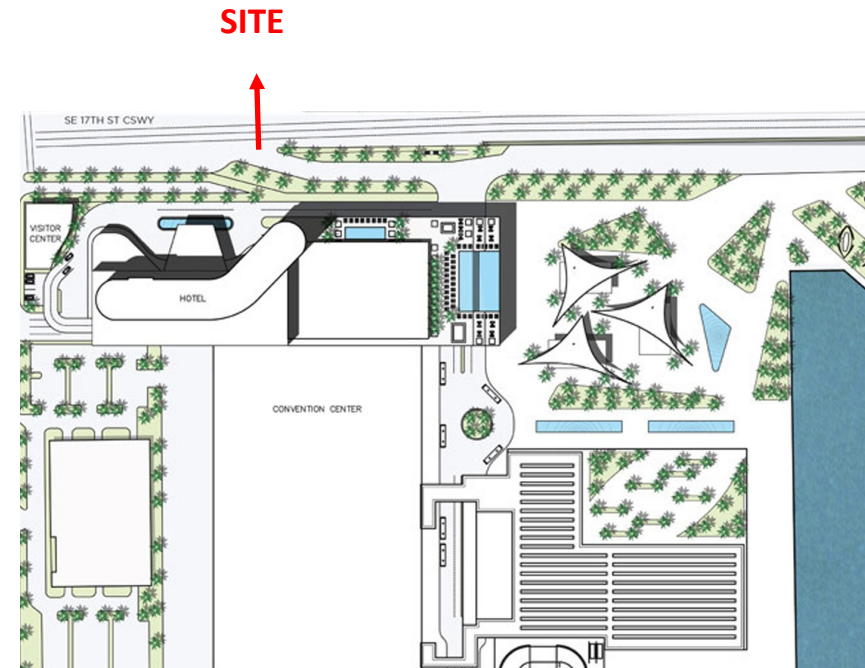
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CONVENTION CENTER REDEVELOPMENT



In 2015, the Board of County Commissioners approved the expansion of the Broward County Convention Center and adding a headquarters hotel. The Convention Center expansion will add an additional 400,000+ square feet of meeting space and an upscale 800 room headquarters hotel. Once the County and the City of Fort Lauderdale approves the design, it is expected to

5 minute walk from property to Convention Center



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