



PRIME OFFICE & WORKSPACE OPPORTUNITY – FORT LAUDERDALE

This property is ideally located for a growing business seeking a modern and versatile space near the heart of Fort Lauderdale.

- Open Layout with High Ceilings – A compact footprint designed for maximum flexibility, perfect for office use, creative workspaces, storage, or light operations.
- Secure Garage Access – Accommodates loading needs as well as safe vehicle or equipment storage.
- Strategic Location – Conveniently positioned with quick access to major roads, clients, and business hubs.

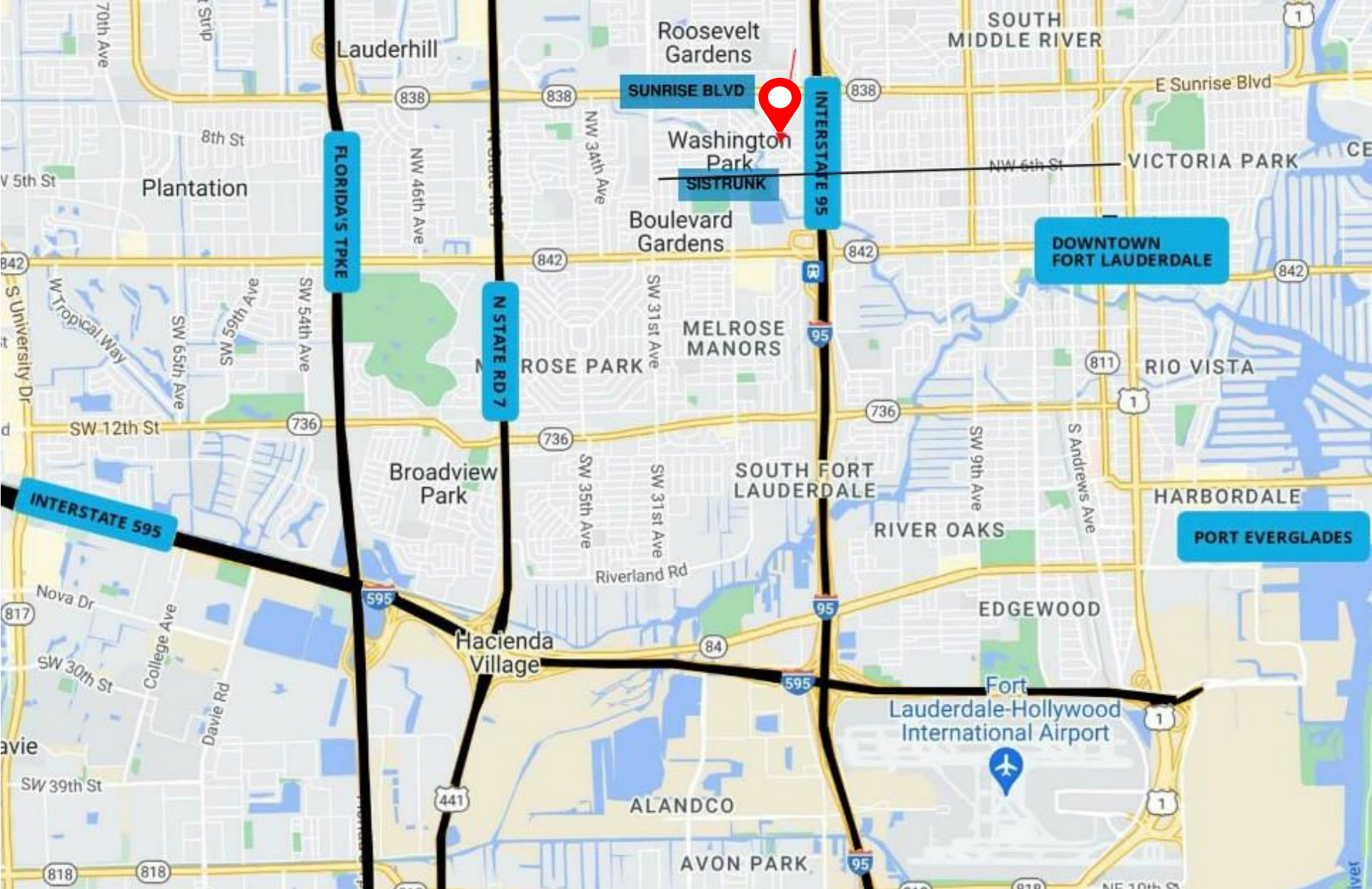
This unique property offers the right combination of functionality and location to support your company's growth.

POTENTIAL FOR:

Bike shop
Pet hospitality
Offices
Contractors
Office studio
Creators
Professionals who work with appointments.

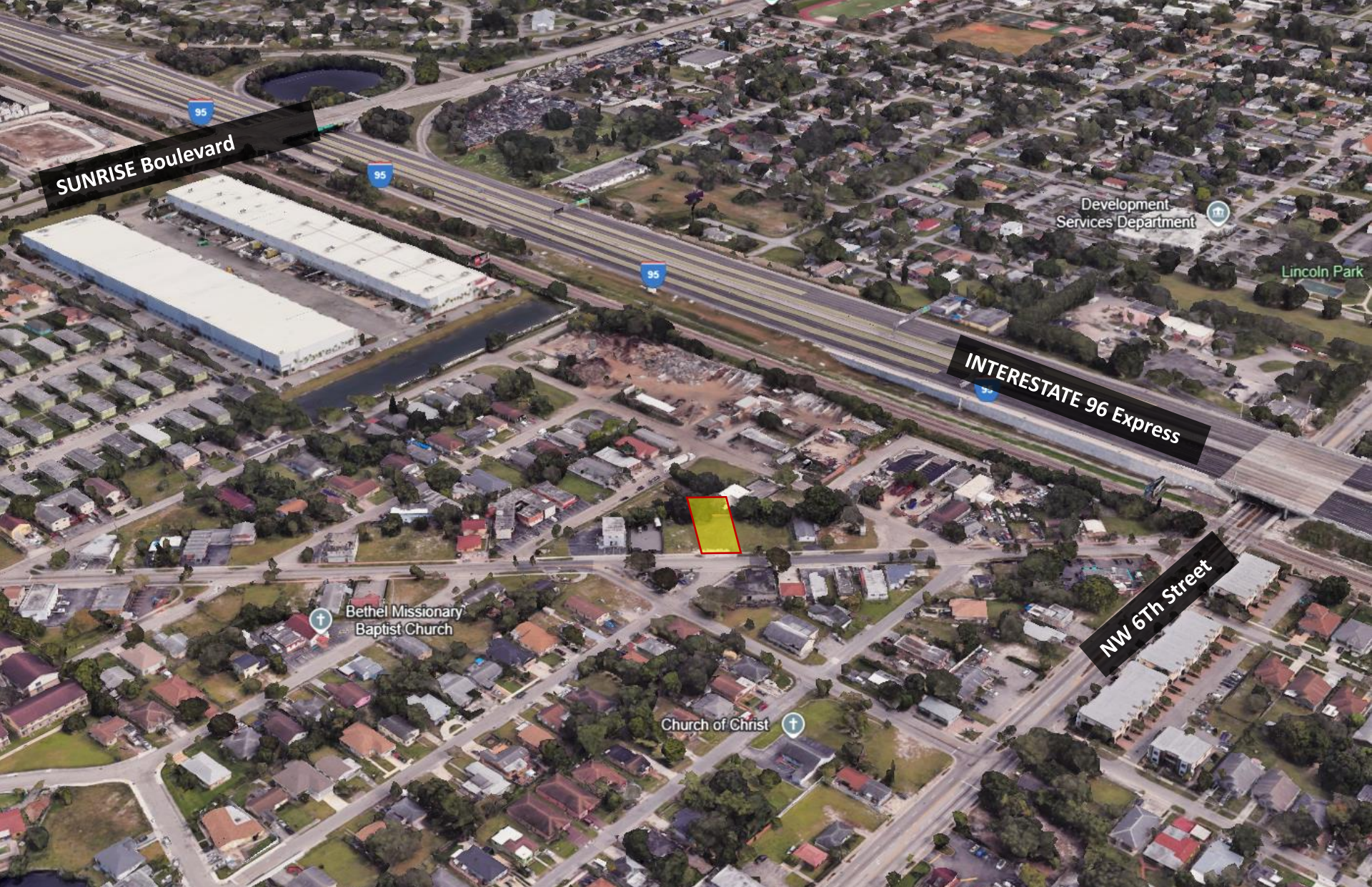
PROPERTY OVERVIEW

Type:..... Commercial - Office/Warehouse Combination
Lot Size:..... 5,000 sq ft
Building Size: 1,400 sq ft total
- Office:..... 1,000 sq ft
- Garage:..... 400 sq ft
- Paved area..... 1,600 sq ft
- Patio/green area:..... 1,000 sq ft
Ceiling Height:..... 12 feet
Completion Status:..... 100% complete
Parking:..... 3 designated spaces + garage



ACCESSIBILITY

Easy access to:..... I-95 and Sistrunk Blvd
Proximity:..... 2.8 miles to Downtown Fort Lauderdale
..... 7.8 miles to Fort Lauderdale airport.



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