

FOR LEASE

# *CORAL RIDGE OFFICE CENTER*

3696 N. FEDERAL HWY. | FT. LAUDERDALE, FL 33308



RENNOVATIONS UNDERWAY



## HIGH-VISIBILITY OFFICE OPPORTUNITY

### PROPERTY HIGHLIGHTS

- Professional Class B Office Building
- Exterior building and monument signage fronting Federal Highway
- Close proximity to retail and restaurants
- Separately metered suites with 24/7
- HVAC access and control
- Covered parking available

RATE:  
*\$32.50-\$35.00*

OPEX:  
*\$11.00*

### AVAILABILITY

| SUITE     | SIZE     |
|-----------|----------|
| Suite 301 | 3,745 SF |

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## PLEASE CONTACT:

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## SITE MAP

