



**COLDWELL BANKER
REALTY**

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



COLDWELL BANKER
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The Meeting Atrium



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Impressive Reception Area

PRESENTED BY

DANIELLE BASTARACHE

Commercial Consultant

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OFFERED AT \$2,650,000

Landmark Office Building

4557 SF | B-1 Zoning



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901 E Las Olas Blvd Ste 101

Fort Lauderdale, FL 33301

The property information herein is derived from various sources that may include, but not be limited to, county records and the Multiple Listing Service, and it may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Affiliated real estate agents are independent contractor sales associates, not employees. ©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Realty logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. 21MTHX_NAT_7/21





A standout commercial property designed by architect Dan Duckham, offering exceptional visibility and functionality for an owner-user. Ideal for architecture, engineering, construction, wellness, creative firms, executive offices, or retail. The 4,557 SF structure features vaulted skylit ceilings, exposed beams, and flexible workspace. The current layout includes 10 workstations, reception, and a meeting atrium on the first floor, plus 7 workstations, a loft meeting area, and a private executive office upstairs. Positioned at the high-traffic intersection of East Oakland Park Blvd and N Federal Hwy with over 80,000 vehicles daily, and minutes from Downtown, I-95, beaches, and walkable waterfront neighborhoods. Strong visibility, strong design, and strong location.



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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

Currently 10 work-stations downstairs and 8 work-stations upstairs

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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CORAL SHOPPING CENTER



FORT LAUDERDALE BEACH



GALT OCEAN MILE & AIA

CORAL RIDGE & BAYVIEW
ELEMENTARY SCHOOL DISTRICT

CORAL RIDGE MALL

TIME SQUARE PLAZA

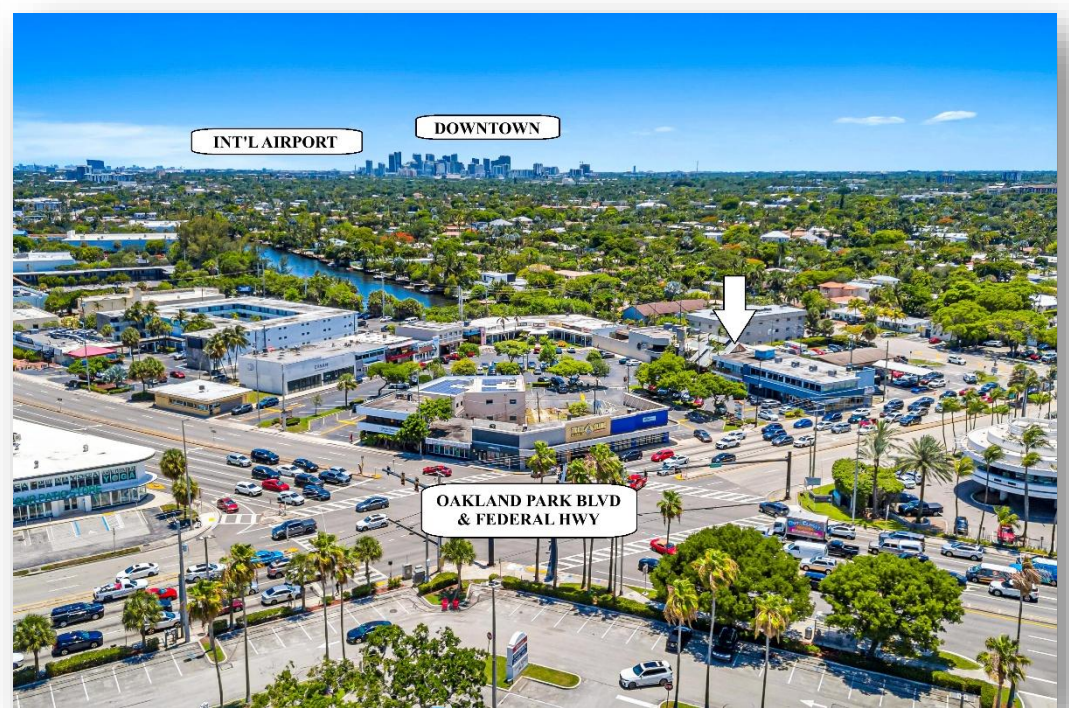


LAUDERDALE-BY-THE-SEA

INTRACOASTAL WATERWAY

CORAL RIDGE CC GOLF COURSE

CORAL RIDGE MALL | PUBLIX | TARGET | POST OFFICE



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:

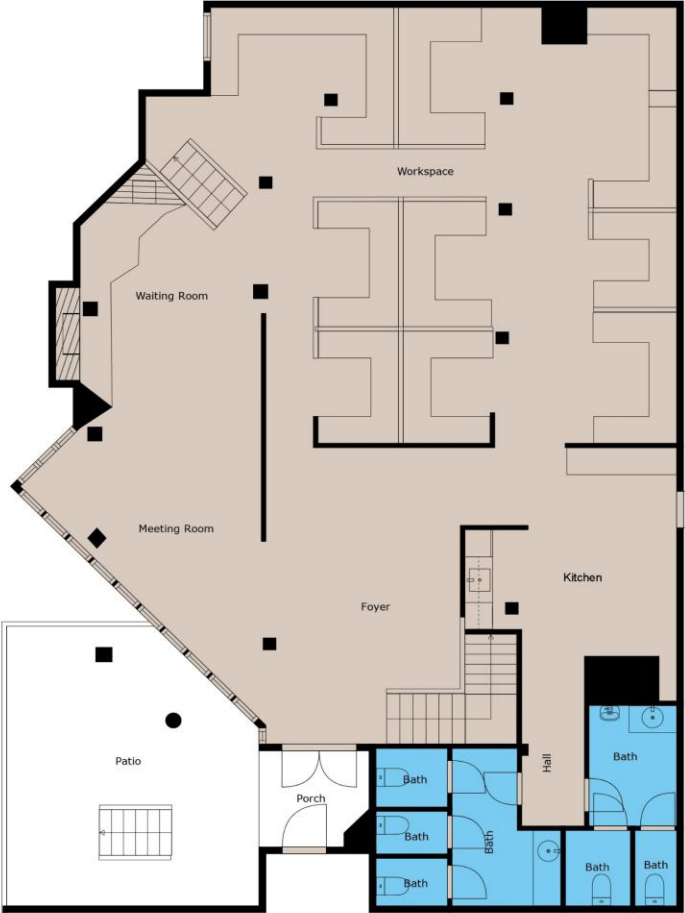
MONTEGO BAY PROPERTIES LLC

Broward County Property Appraiser Link:

[MORE INFO](#)

Flood Zone Current: X





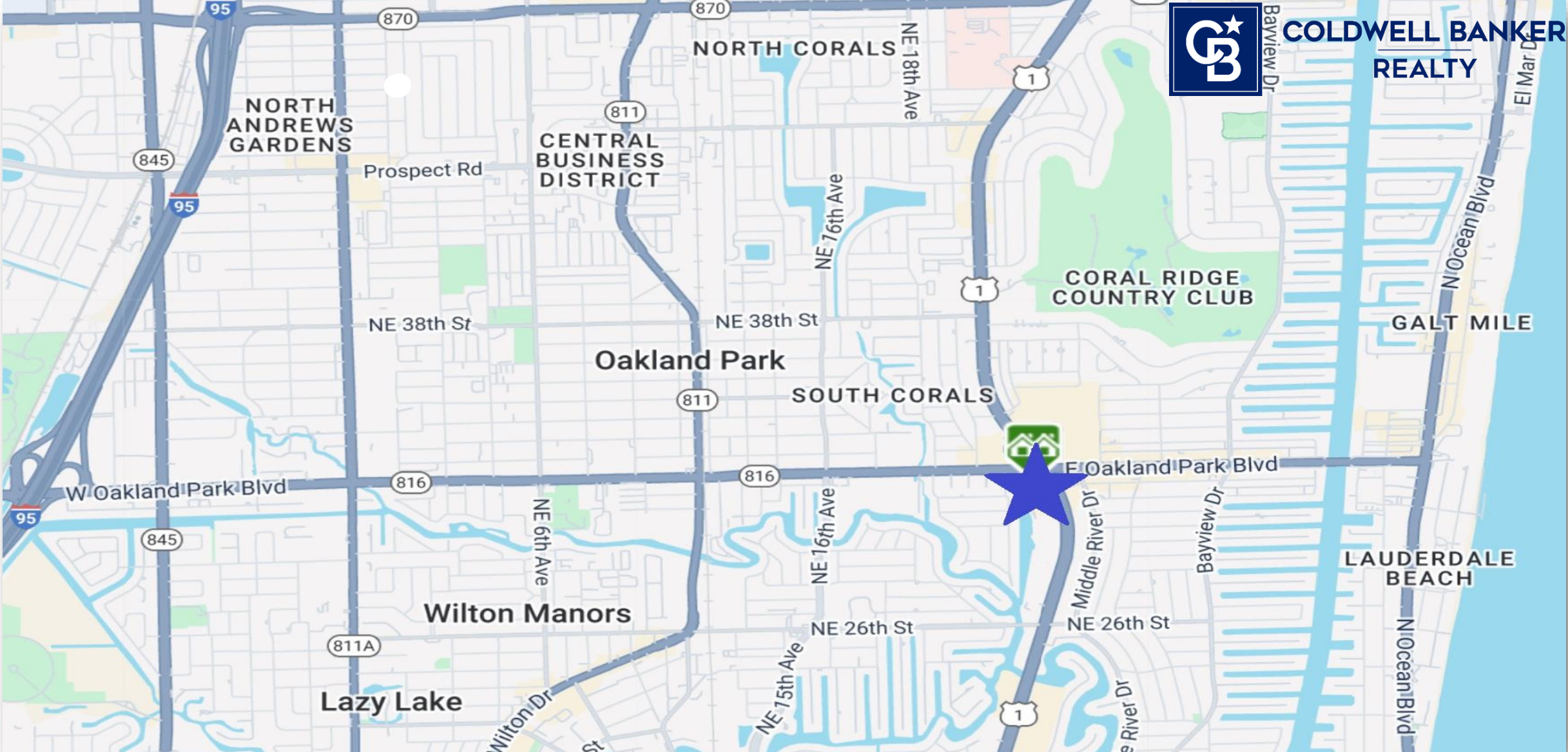
Floor 1



Floor 2

3045 N Federal Hwy Bldg 80

Measurements Deemed Highly Reliable But Not Guaranteed.



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Master Brokers Forum | Global Luxury Specialist

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