



**COLDWELL BANKER**  
**REALTY**

**1225 SE 2<sup>nd</sup> Ave & 115 SE 13<sup>th</sup> St**  
**Unique Portfolio Property in Downtown Fort Lauderdale**





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**1225 SE 2<sup>nd</sup> Ave | Fort Lauderdale**





115 SE 13<sup>th</sup> Street | Ft Lauderdale



**PRESENTED BY**

**DANIELLE BASTARACHE**

Commercial Consultant

**954.562.7198**

Danielle.Bastarache@CBRealty.com

901 E Las Olas Blvd Ste 101

Fort Lauderdale, FL 33301



**OFFERED AT \$2,449,000**  
**2 BUILDINGS ON 3 LOTS or**  
**A total 1/2 Acre to REDEVELOP**



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# PROPERTY OVERVIEW

1225 SE 2<sup>nd</sup> Ave | 115 SE 13<sup>th</sup> St | Fort Lauderdale



DOWNTOWN FT LAUDERDALE including **3 LOTS** (total 21,875 SF) - **TWO OFFICE BUILDINGS** with ROC zoning OR an **exceptional OPPORTUNITY TO REDEVELOP - \$112 PSF for LAND!** Two addresses: 1225 SE 2nd Ave = 6,250 SF lot, 2,195 SF leasable, 6 Offices, Conference Room, Reception, 2 Bathrooms, Break Room, a common meeting area & Sold Furnished. 115 SE 3rd St = corner 2 lots 15,625 SF, 2935 SF leasable space, 4 large Rooms/Offices & Restrooms. The buildings are well presented with attractive exteriors and lush landscaping. Currently there are 12 parking spaces. Properties sit a 1/2 mile from Broward General, 1 mile to the Broward County Courthouse. One minute drive or 10-minute walk to the NEW FEDERAL COURTHOUSE due to be completed in 2026. Convenient to Downtown, our beautiful Beaches, the International Airport, Port Everglades and I-95, I-595 and the Turnpike.



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1225 SE 2 <sup>nd</sup> Avenue	115 SE 13 <sup>th</sup> Street
1947 actual   1974 effective	1941 actual   1970 effective
6,250 SF Lot	15,625 SF Lot
2,195 SF Leasable Space	2,935 SF Leasable Space
6 Offices   Reception Meeting Room 2 Bathrooms	4 Large Offices   Restrooms Fenced
Zoning ROC	Zoning ROC
TOTAL PROPERTY SIZE 1/2 ACRE	CURRENTLY 12 PARKING SPACES



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1225 SE 2<sup>nd</sup> Ave | Fort Lauderdale



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# PROPERTY OVERVIEW

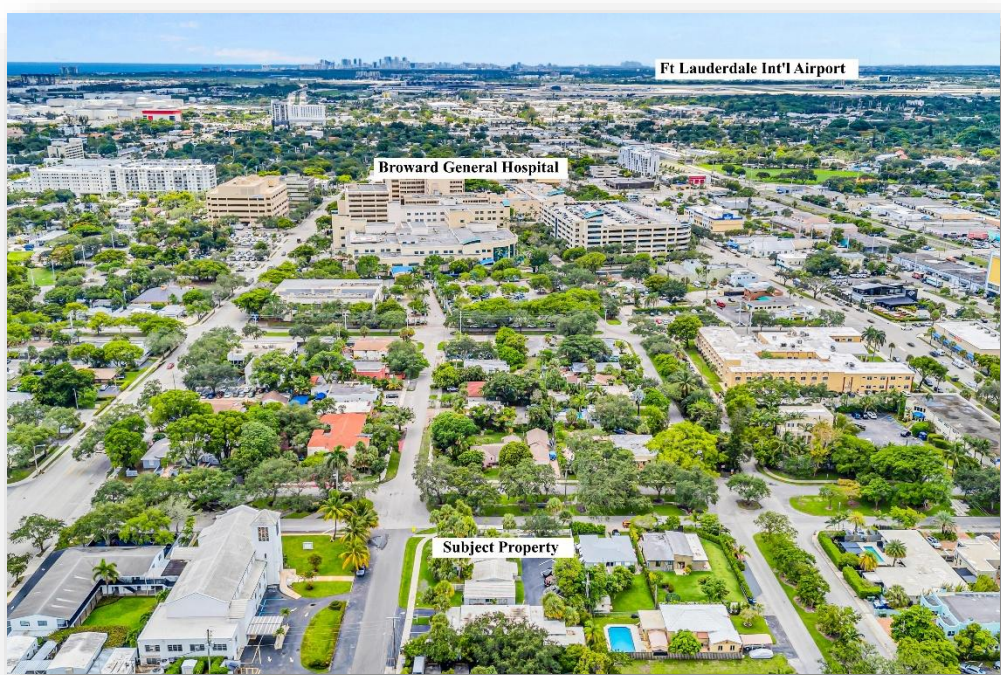
115 SE 13<sup>th</sup> St | Fort Lauderdale



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## PROXIMITY TO NEW FEDERAL COURTHOUSE



The new federal courthouse in Fort Lauderdale is expected to catalyze development in the surrounding neighborhoods, particularly south of the New River. With its 255,000 sq ft footprint and \$245 million in federal funding, the project is likely to increase land values and attract redevelopment.

City officials anticipate that adjacent properties will be improved, with developers seeing the area as a natural extension of Fort Lauderdale's existing growth. While it may not lead to towering office buildings, it could encourage **specialty offices and businesses** that benefit from the proximity to the Courthouse at 315 SE 11<sup>th</sup> Street.

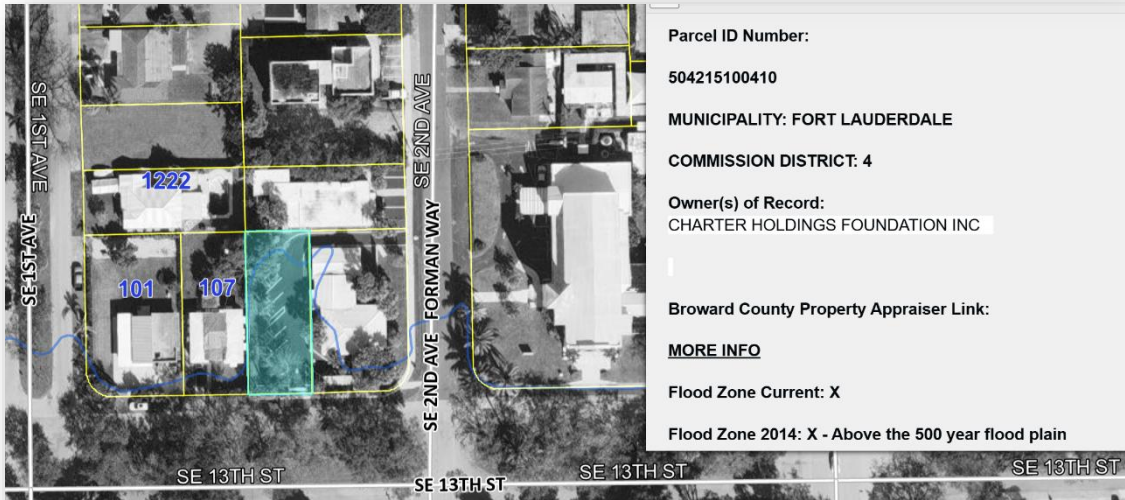
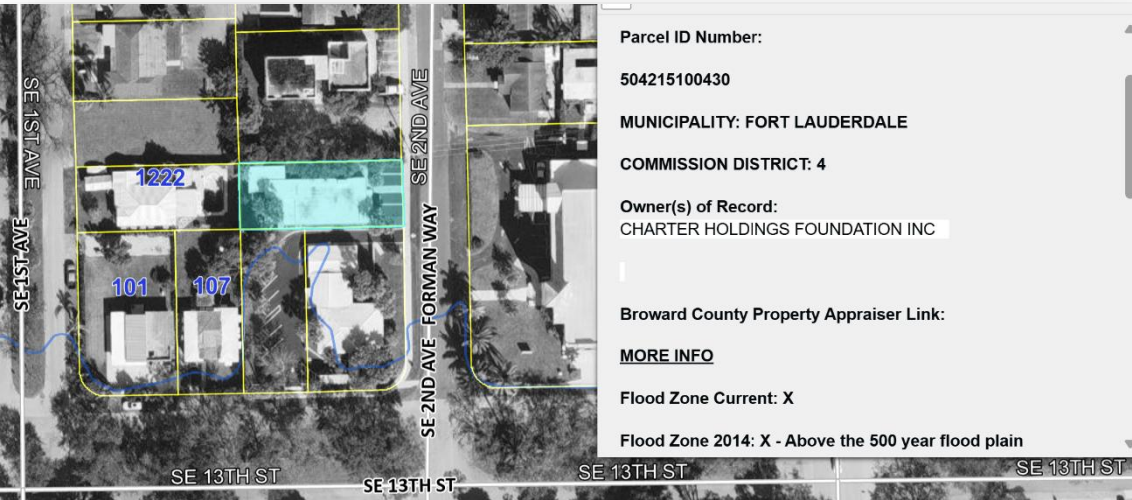
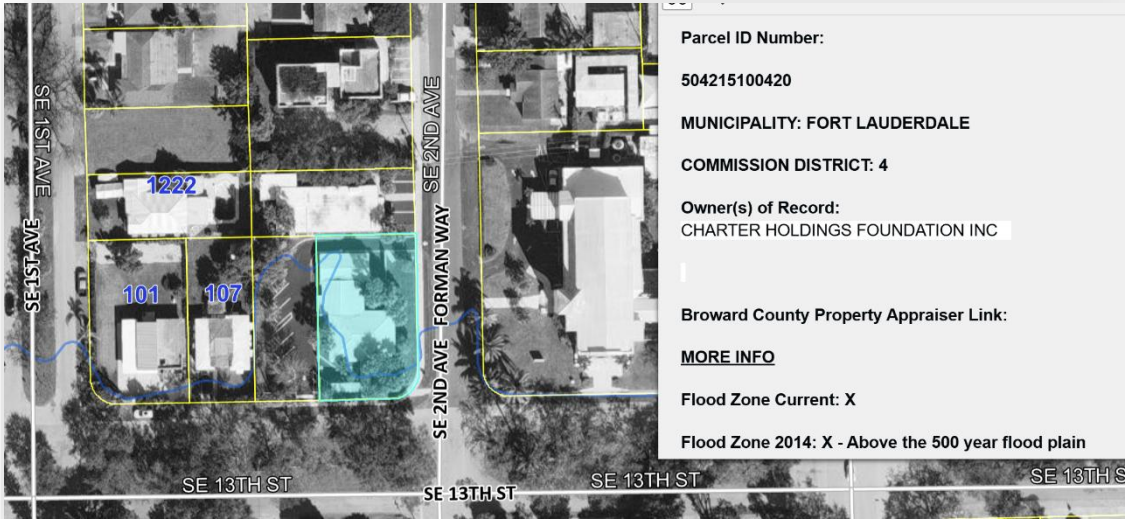


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Zone X on the FEMA flood map for Broward County represents areas with **minimal flood risk**. These zones are **outside the 100-year and 500-year floodplains**, meaning they have a **low probability of flooding**. While flood insurance is **not required** for properties in Zone X, it can still be a good precaution in case of unexpected extreme weather events.





## SOLD COMPARABLES



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**1133 SE 4<sup>th</sup> Ave** | \$1,400,000 | **7,000 SF Lot \$200 PSF** | Office Building 1 Story | **1,718 RSF \$815** | Zoning ROA | 8 Parking Spaces

**515 SW 1<sup>st</sup> Ave** | \$1,262,500 | **5,600 SF Lot \$225 PSF** | Office Building 1 Story | **2,800 RSF \$451** | Zoning RAC-CC | 5 Parking Spaces

**516 SW Flagler Ave** | \$1,262,500 | **4,250 SF Lot \$299 PSF** | Office Building 1 Story | **2,838 RSF \$445** | Zoning RAC-CC | 5 Park Spaces  
(515 SW 1<sup>st</sup> Ave & 516 SW Flagler Ave were sold together and both listings listed together at \$3mil)

**1620 SE 4<sup>th</sup> Ave** | \$1,200,000 | **14,175 SF Lot \$85 PSF** | Professional Service 1 Story | **1,923 RSF \$624** | Zoning RO | 11 Parking Spaces

### **Broward Health area acquisitions closed since January 1<sup>st</sup>, 2025:**

**1404 S Andrews Ave** | \$2,375,000 | **10,500 SF Lot \$226 PSF** | Office Building | **2,665 Liv SF \$891** | Zoning SRAC-S Ae

**301 SE 16<sup>th</sup> St** | \$1,259,000 | **6,260 SF Lot \$200 PSF** | Professional Service | **1,439 Liv SF \$895** | Zoning ROA

**1409 SE 1<sup>st</sup> Ave** | \$1,300,000 | **7,625 SF Lot \$170 PSF** | Professional Service | **1,513 Liv SF \$859** | Zoning ROC

**1408 S Andrews Ave** | \$2,100,000 | **7,000 SF Lot \$300 PSF** | Office Building Multistory | **3,098 Liv SF \$678** | Zoning SRAC-S Ae

**1627 S Andrews Ave** | \$1,300,000 | **5,043 SF Lot \$258 PSF** | Professional Service | **1,213 Liv SF \$1,072** | Zoning SRAC-S Ae

**SUBJECT** | List \$2,449,000 | **21,789 SF Lot \$112 PSF** | **5,129 RSF \$477** | Zoning ROC | Currently 12 Parking Spaces

**SUBJECT PROPERTY WILL BE CONVEYED VACANT AT CLOSING.**





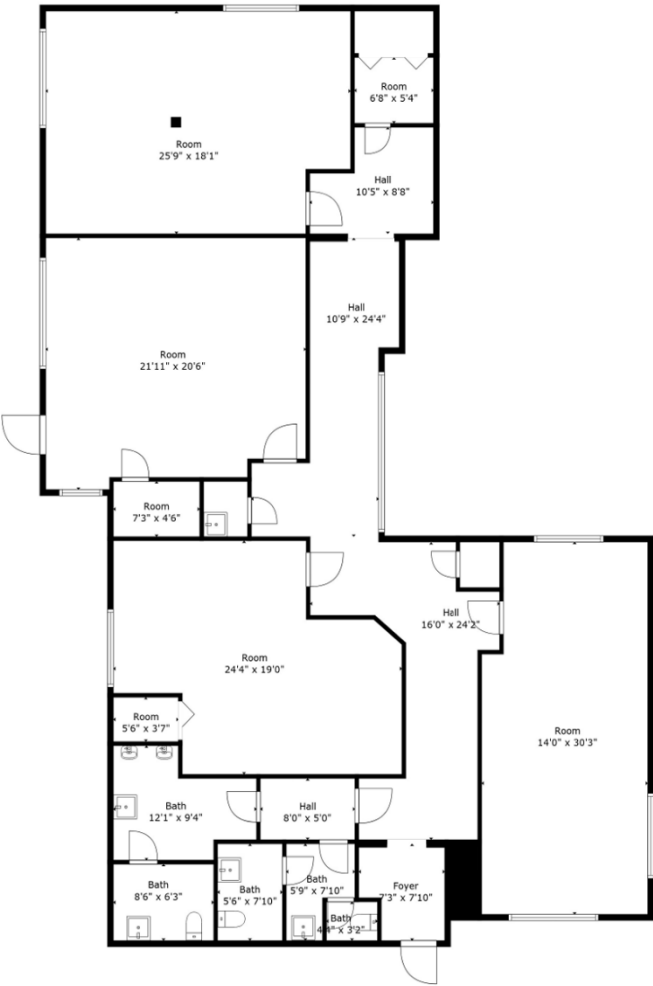
3D Floorplan of the 1225 Building



Floorplan of the 1225 Building



3D Floorplan of the 115 Building



Floorplan of the 115 Building

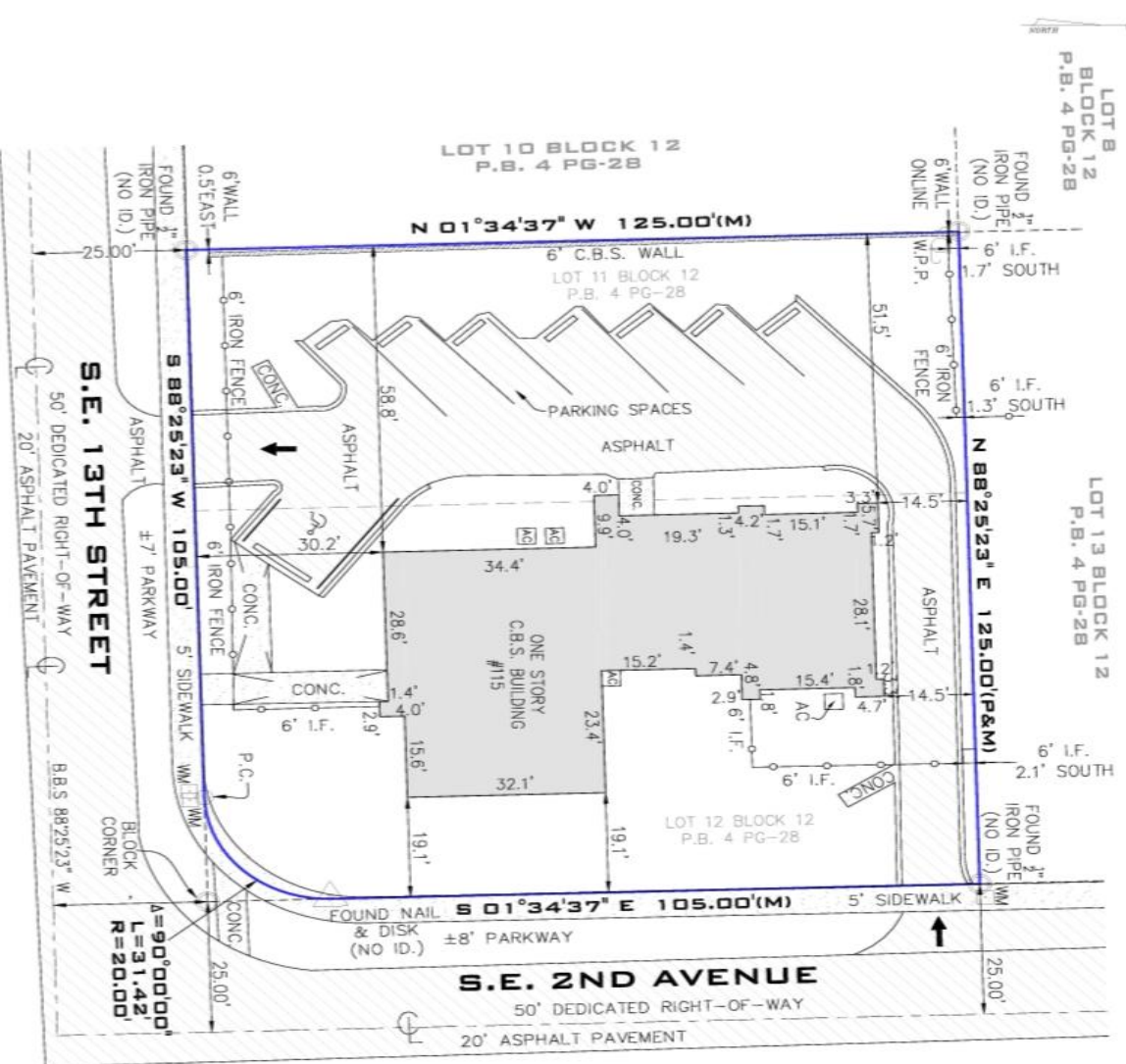
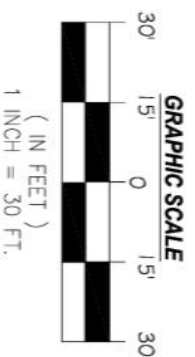




www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

PROPERTY ADDRESS: 115 SE 13TH STREET, FORT LAUDERDALE, FLORIDA 33316

SURVEY NUMBER: 2406.5599



115 SE 13<sup>th</sup> Street

**SURVEYORS CERTIFICATION:**

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



FRANCISCO L. NUNEZ, JR.  
State of Florida Professional Surveyor and Mapper  
License Number 6382

**POINTS OF INTEREST:**  
**NONE VISIBLE**



Exacta Land Surveyors, LLC  
188 6391  
866.735.1916 / 866.744.2882  
111 West Broadway Street, Suite 1001, Fort Lauderdale, FL 33305

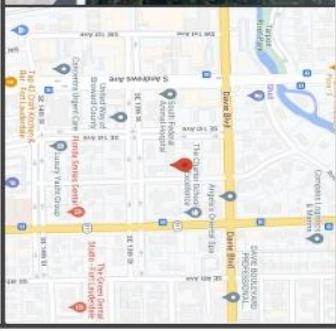


**AFFILIATE MEMBERS**





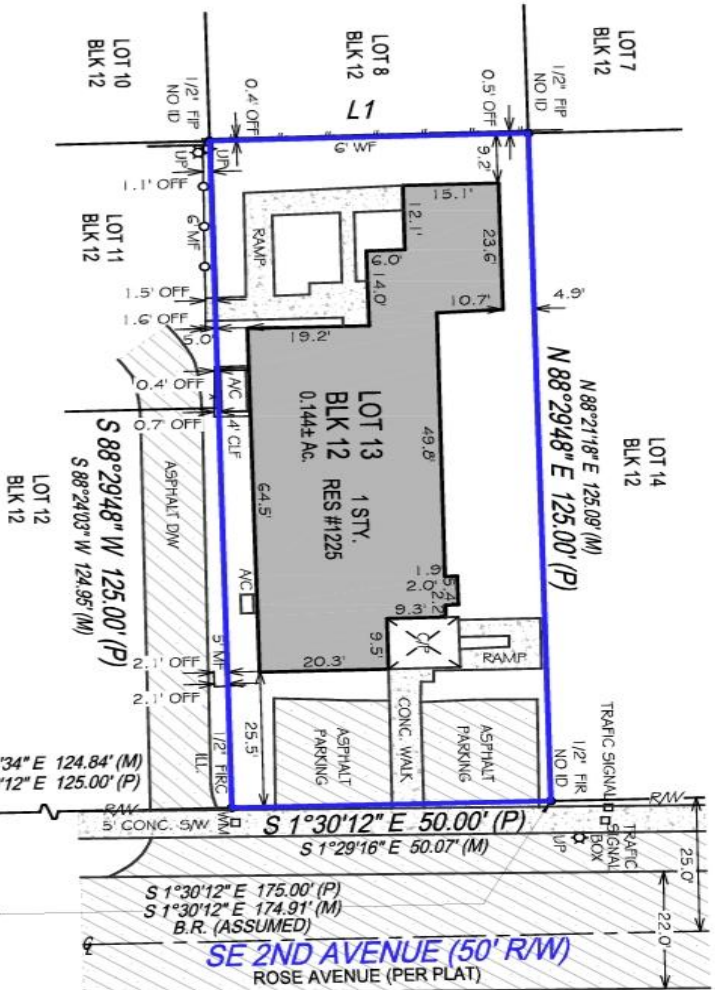
www.exactalandsurvey.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS: 1225 SE 2ND AVENUE, FORT LAUDERDALE, FLORIDA 33316

SURVEY NUMBER: 2406.5601

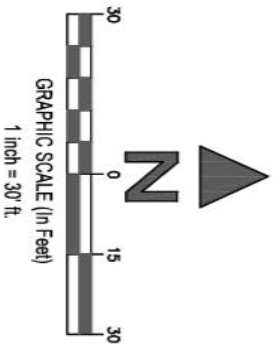
2406.5601  
BOUNDARY SURVEY  
BROWARD COUNTY



1225 SE 2<sup>nd</sup> Street

LINE TABLE:  
L1 N1°30'12" W 50.00' (P)  
N1°39'21" W 49.97' (M)

SURVEYOR'S NOTES:  
FENCE OWNERSHIP NOT DETERMINED.



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JUAN C. CAREAGA

State of Florida Professional Surveyor and Mapper  
License Number 6861  
Exacta Land Surveyors, LLC | LB# 8291

#### POINTS OF INTEREST: NONE VISIBLE

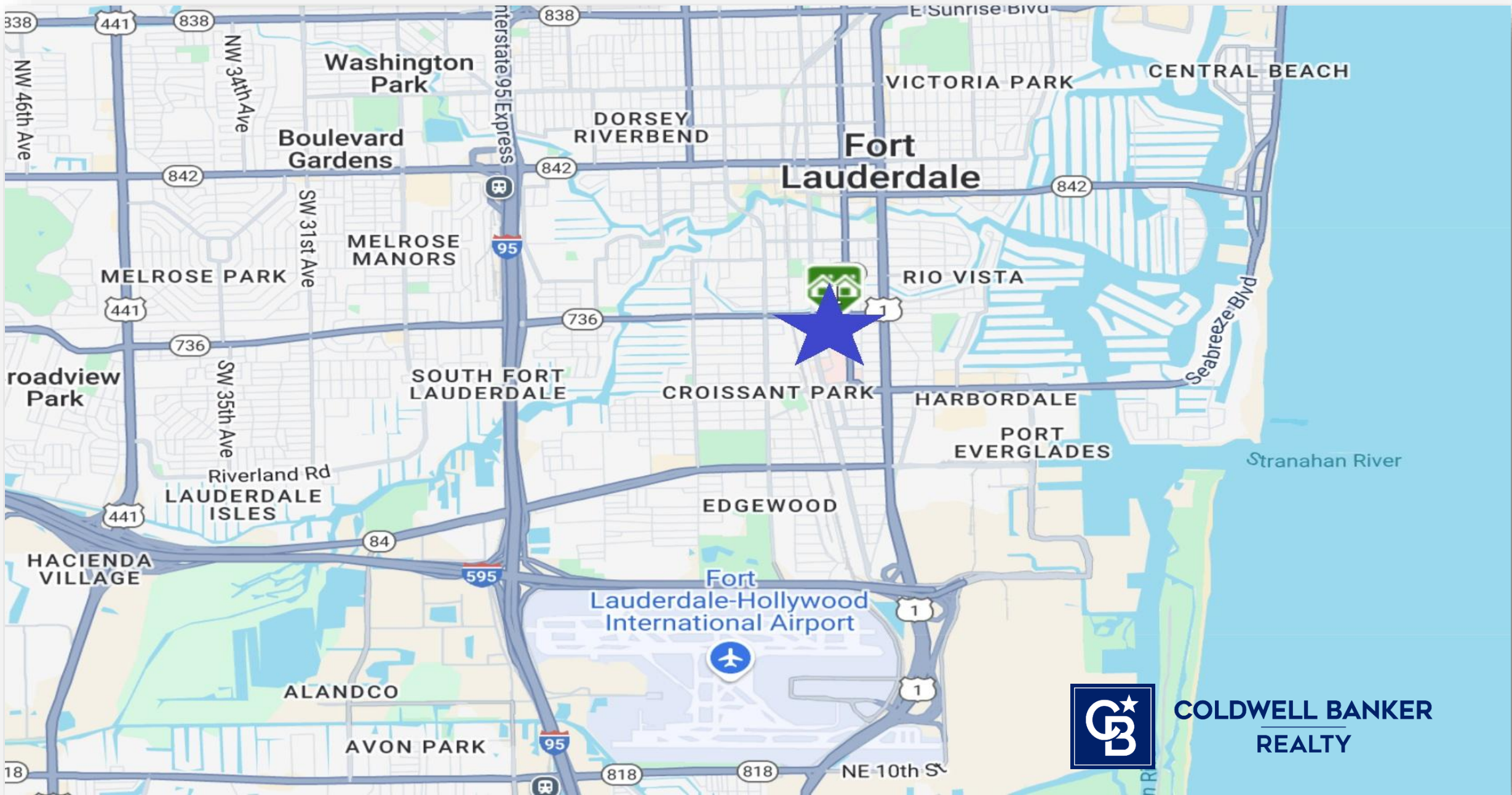


Exacta Land Surveyors, LLC  
LB# 8291  
Office: 866.735.1916 | 866.744.2882  
131 West Broadway Street, Suite 2001, Ocala, FL 32765



AFFILIATE  
MEMBERS





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**DANIELLE BASTARACHE**

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Master Brokers Forum | Global Luxury Specialist

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**Offered at \$2,449,000**  
**2 Buildings on 3 Lots**  
**Or total 1/2 Acre to Redevelop**

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