



PENTHOUSE FLOOR FOR LEASE

Lease Summary

2455 E SUNRISE BLVD,
FORT LAUDERDALE FL 33304

PRICE	\$36 PSF MG	FLOOR SIZE	12,398 SF
VACANT SPACE	10,081 SF	OCCUPIED SPACE	2,316 SF
MAX CONTIGUOUS	12,398 SF	MINIMUM DIVISIBLE	522 SF



AVAILABILITY

UNIT PH A	6,000 SF
UNIT PH B	521 SF
UNIT PH C	986 SF
UNIT PH D	1,328 SF
UNIT PH E	OCCUPIED
UNIT PH F	1649 SF
MINIMUM DIVISIBLE	521 SF
MAX CONTIGUOUS	12,398 SF



Level Realty is pleased to present the opportunity to lease the entire Penthouse Floor at the Galleria Corporate Center (GCC). GCC consists of a 168,807 SF, multi-tenant office building located in the rapidly growing MSA of Fort Lauderdale, FL.

The diverse mix of waterfront residential, name brand retailers, coastal access, and proximity to multiple redevelopment projects makes the Galleria Corporate Center a prime location for any business looking to purchase an appreciating asset and establish a foothold in an exploding market. GCC is ideally located on East Sunrise Blvd, in Fort Lauderdale's upscale Coral Ridge neighborhood. The adjacent lot is a fully entitled mixed-use project, consisting of 180 multifamily units, 4,400 square feet of restaurant, 1,350 square feet of retail, and 5,750 square feet of office.

The penthouse floor is comprised of seven office condo units totaling 12,398 SF, showcasing the best views the city of Fort Lauderdale has to offer in a building containing all the amenities one could need. As the new tenant, you can lease an entire floor in a prestigious building located minutes away from the beach and central to several major retailers and high income neighborhoods. The penthouse is perfect for any business looking to avoid Downtown Fort Lauderdale prices while maintaining a prominent address in one of the best locations in Fort Lauderdale.

The floor itself has had recent renovations to the men's and women's restrooms. Each of the units has its own unique charm. Unit PHA has an exclusive restroom inside the corner unit office, as well as a full kitchenette in place. Unit PHD contains a shower and full kitchen with a dishwasher. The remaining units all contain office buildouts with glass inserts on the windows and doors and are move in ready or require minor renovations.



PENTHOUSE



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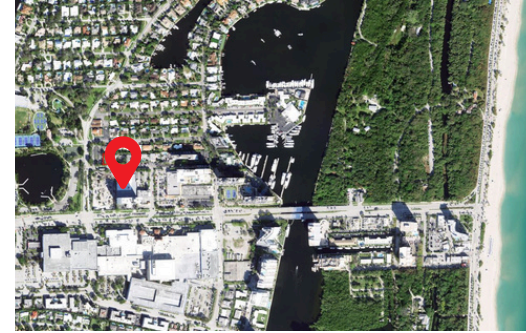


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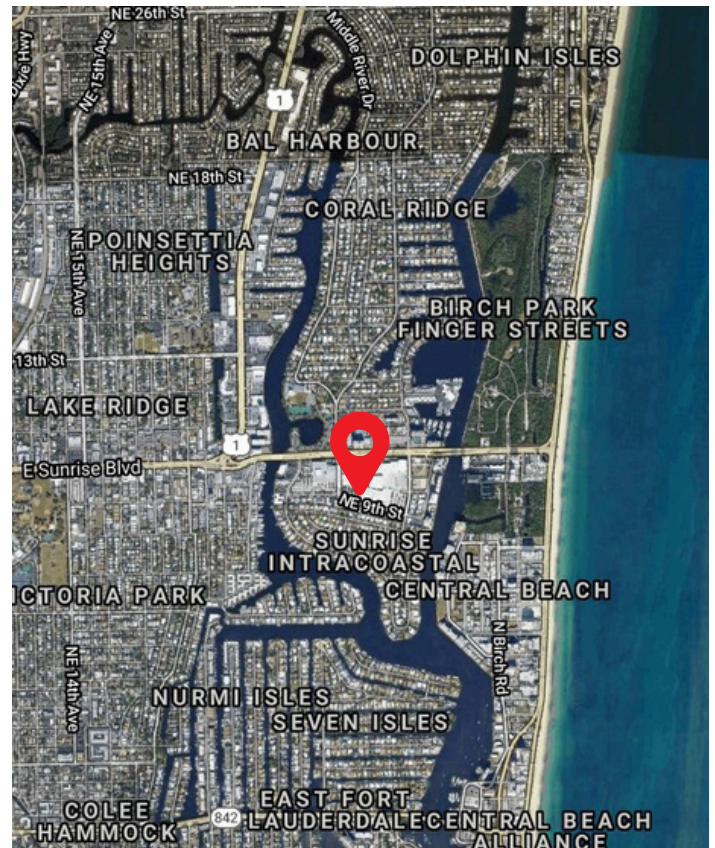
LOCATION

Just 2.8 miles from downtown Fort Lauderdale and less than a mile from the beach, this thirteen-story office building offers ocean, Intracoastal, and city views. This centrally located property has an updated Butterfly MX entry system, newly renovated lobby, upgraded security cameras, restrooms, and improvements to the garage.

Tenants enjoy free parking, on-site conference rooms, 24/7 security, on-site management, and an on-site restaurant and café, as well as numerous restaurants within walking distance. Local retailers and restaurants include Publix, Starbucks, The Capital Grille, P.F. Chang's, Seasons 52, Lasso Gaucho, Macy's, Dillard's, The Apple Store, and more. The Galleria Corporate Center is located directly across from the Galleria Mall, which features luxury shopping and restaurants, and is set to be redeveloped over the next few years.



The Galleria Corporate Center, situated along the major thoroughfare E Sunrise Blvd/SR-838 in Ft. Lauderdale, FL, boasts prime accessibility to numerous key locations. It is just 0.7 miles from A1A and the beach, 1.7 miles from US-1, 5.3 miles from I-95, and 6.6 miles from Florida's Turnpike. Fort Lauderdale International Airport is only 6.5 miles away, approximately a 16-minute drive, with Miami International Airport just 39 minutes away. Additionally, downtown Fort Lauderdale and the CBD are a short 2.8-mile drive, making this property ideal for those seeking to avoid downtown prices while enjoying an upscale address in a prestigious building.



LOCATION SUMMARY

CITY	FORT LAUDERDALE
MARKET	SOUTH FLORIDA
SUNRISE APD	40,000 VPD
I-95	5.3 MILES
DOWNTOWN FLL	2.8 MILES
FLL DISTANCE	6.5 MILES

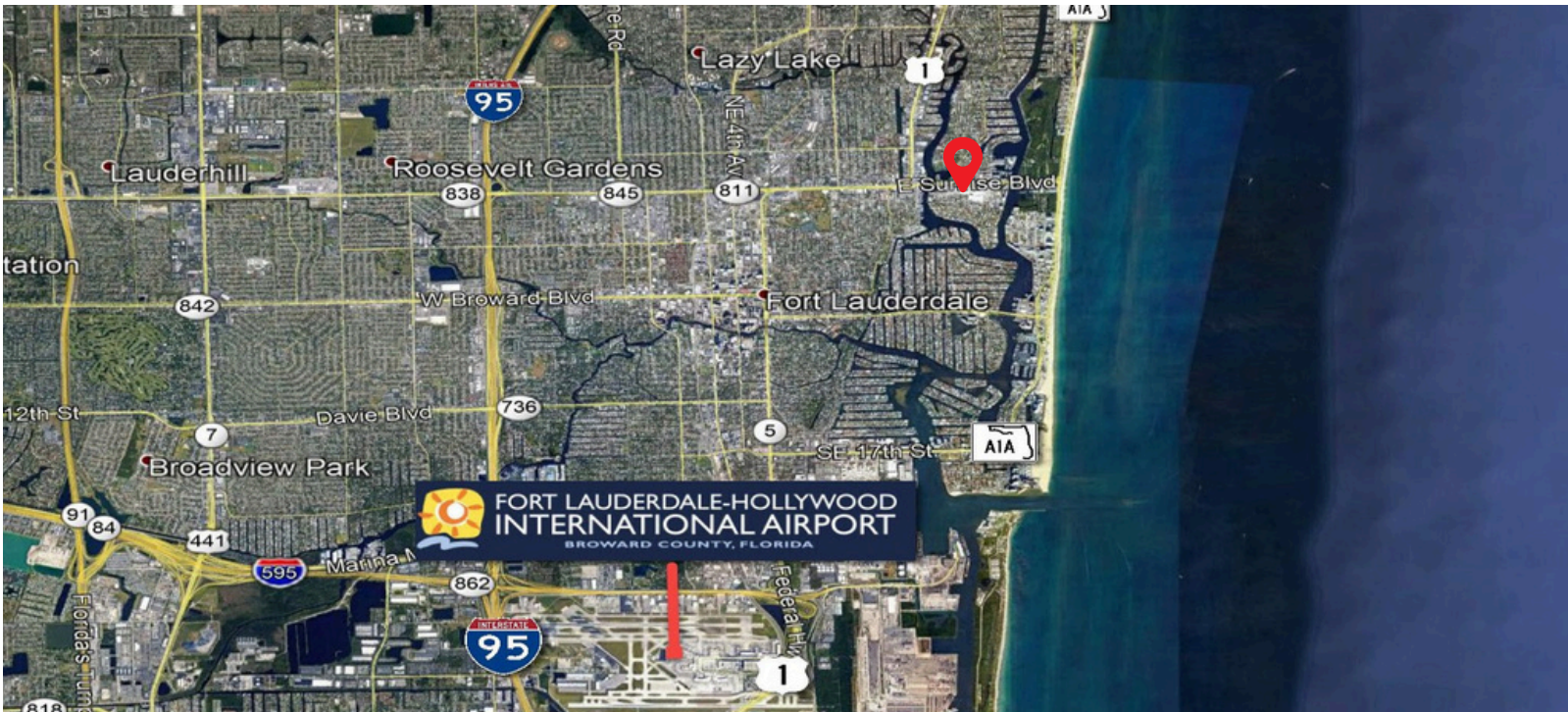
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ROADS AND DEMOGRAPHICS



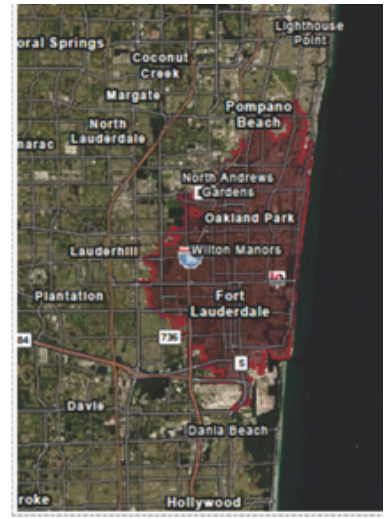
5 MINUTE DRIVE

AVG. HOUSEHOLD INCOME	\$115,368
CONSUMER SPENDING	\$3.65 BILLION
POPULATION	16,731
DAYTIME POPULATION	19,627
MEDIAN AGE	48.5



10 MINUTE DRIVE

AVG. HOUSEHOLD INCOME	\$105,125
CONSUMER SPENDING	\$33.4 BILLION
POPULATION	109,167
DAYTIME POPULATION	142,059
MEDIAN AGE	46.4



15 MINUTE DRIVE

AVG. HOUSEHOLD INCOME	\$94,112
CONSUMER SPENDING	\$49.3 BILLION
POPULATION	229,940
DAYTIME POPULATION	271,176
MEDIAN AGE	45.1

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PHOTOS



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