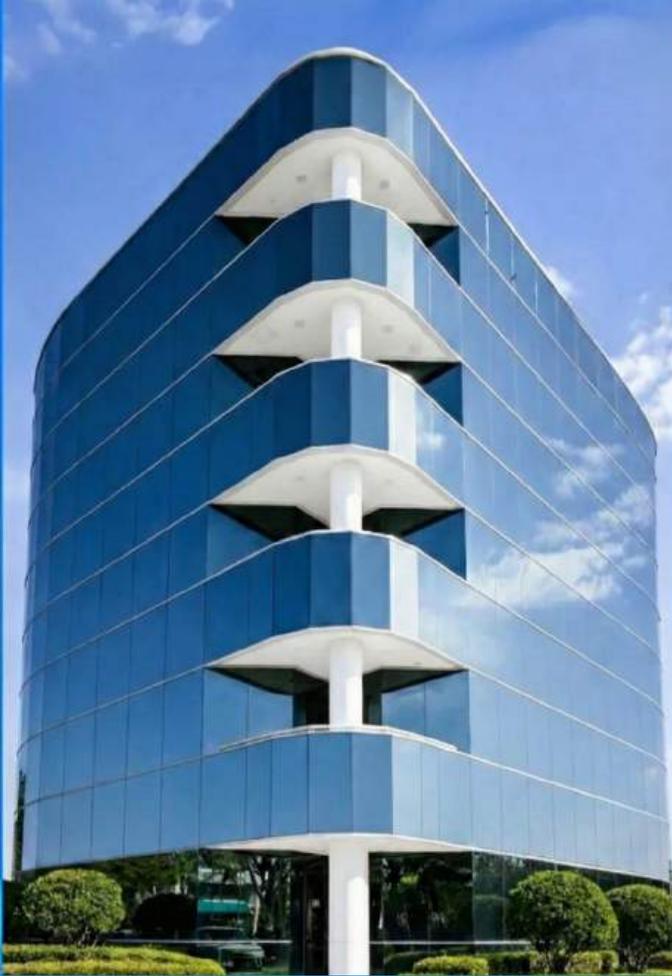




# OFFICE **SPACE**

## That Commands Attention



# PROPERTY OVERVIEW

The 6400 Building is a five-story boutique office property in Fort Lauderdale offering flexible suites for medical and professional users. With strong visibility, direct I-95 access, and proximity to key residential areas, the asset is 85.2% leased and delivers stable income with long-term growth potential.

## AVAILABILITIES

Suite	Square Feet
100	1,872 <sub>/SF</sub>
120	2,066 <sub>/SF</sub>
150	2,254 <sub>/SF</sub>
530	2,054 <sub>/SF</sub>

## KEY FEATURES

- ✓ Five-story boutique office building totaling 55,585 square feet
- ✓ Suites range from 1,800 to 2,200 square feet
- ✓ High-profile signage visible to roughly 260,000 vehicles daily
- ✓ Direct access to I-95, Cypress Creek Road, and major arterial routes
- ✓ Generous parking ratio of 4.3 per 1,000 square feet
- ✓ Every suite is equipped with kitchen / breakroom
- ✓ 24/7 secure key FOB access

## BUILDING DETAILS

The 6400 Building is a professionally maintained office property offering flexible suites, strong visibility, and recent upgrades. Located in the Uptown Urban Village, it provides convenient access to key business, medical, and residential areas at a cost-effective alternative to downtown office space.



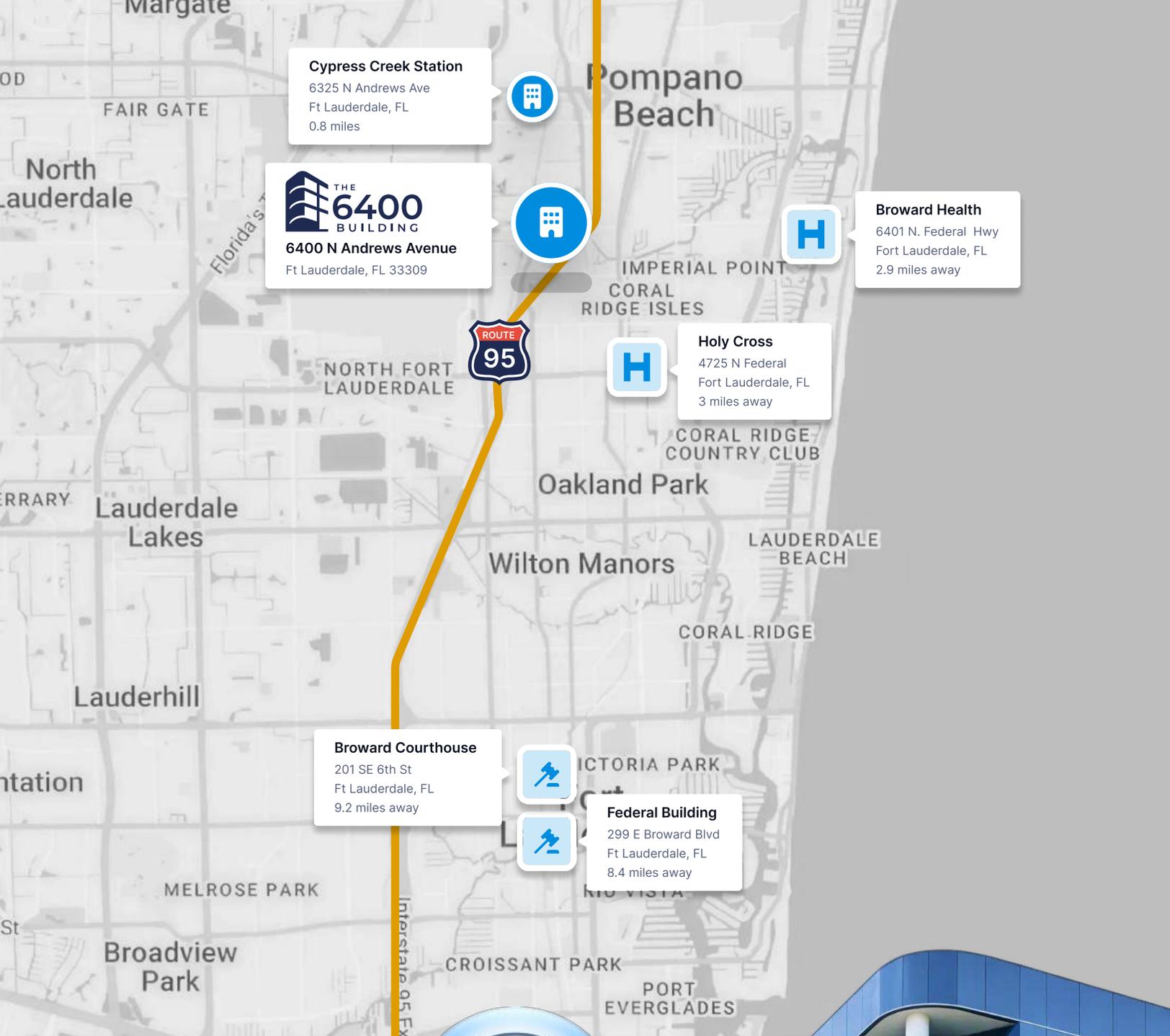
## BUILDING SPECIFICATIONS

- ✓ **Building Class:** Boutique Medical & Professional Office
- ✓ **Total Square Footage:** 55,585 SF

5  
Numbers of Floors

~3,724 SF  
Typical Suite Size

4.3 / 1,000 SF  
Parking Ratio



**Cypress Creek Station**  
6325 N Andrews Ave  
Ft Lauderdale, FL  
0.8 miles

  
**THE 6400 BUILDING**  
6400 N Andrews Avenue  
Ft Lauderdale, FL 33309

**Broward Health**  
6401 N. Federal Hwy  
Fort Lauderdale, FL  
2.9 miles away

**Holy Cross**  
4725 N Federal  
Fort Lauderdale, FL  
3 miles away

**Broward Courthouse**  
201 SE 6th St  
Ft Lauderdale, FL  
9.2 miles away

**Federal Building**  
299 E Broward Blvd  
Ft Lauderdale, FL  
8.4 miles away

# BUILDING LOCATION



The 6400 building offers direct and highly visible access to I-95 and is minutes from the Tri-Rail. First-class restaurants, fitness centers, and shopping are also within walking distance, with convenient access to nearby existing and planned housing.



## LEASING INFORMATION



### VIKTORIIA SPITZER

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## PROPERTY MANAGEMENT

 (561) 560-9186

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 [the6400building.com](http://the6400building.com)



The 6400 Building is a well-maintained, professionally positioned office asset serving both medical and professional tenants.