

PRIME OFFICE SPACE FOR LEASE

888 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL



## PROPERTY DETAILS

- Immediate occupancy
- Efficient 50/ 50 mix layout of private offices and open work areas
- Lots of natural light
- Free parking on site ( some covered spaces available)
- Walking distance to Broward County Courthouse and new Federal Courthouse
- Close proximity to Las Olas Boulevard, Port Everglades and FLL International Airport
- Easy access to Miami and West Palm Beach
- Multiple restaurants, retail uses and hotels located nearby

## ABOUT PROPERTY



### PRICE

\$38.00 SF/yr (Full Service)



### YEAR BUILT

1988/2020 renov.



### AVAILABLE SF

2,222 SF to 5,825 SF



### PARKING

Ample on site



### LOCATION

Downtown Fort Lauderdale

For more information:

**Steve Hyatt**

954.494.3091 | [Shyatt@Bergercommercial.Com](mailto:Shyatt@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)



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### PROPERTY DESCRIPTION

5,825 SF of office space now available for lease. Can subdivide as small as 2,222 SF. Interior space consists of a 50/50 mix of private offices, conference rooms and balance is open work stations along window lines. Lots of natural light throughout space. Ideal for architectural / engineering / sales related operation.

### PROPERTY HIGHLIGHTS

- Immediate occupancy
- Efficient 50/ 50 layout of private offices and open work areas
- Lots of natural light
- Free parking on site ( some covered spaces available)
- Walking distance to Broward County Courthouse and new Federal Courthouse
- Located near the desirable residential neighborhoods of Rio Vista, Harbor Beach and the Las Olas Isles.

### OFFERING SUMMARY

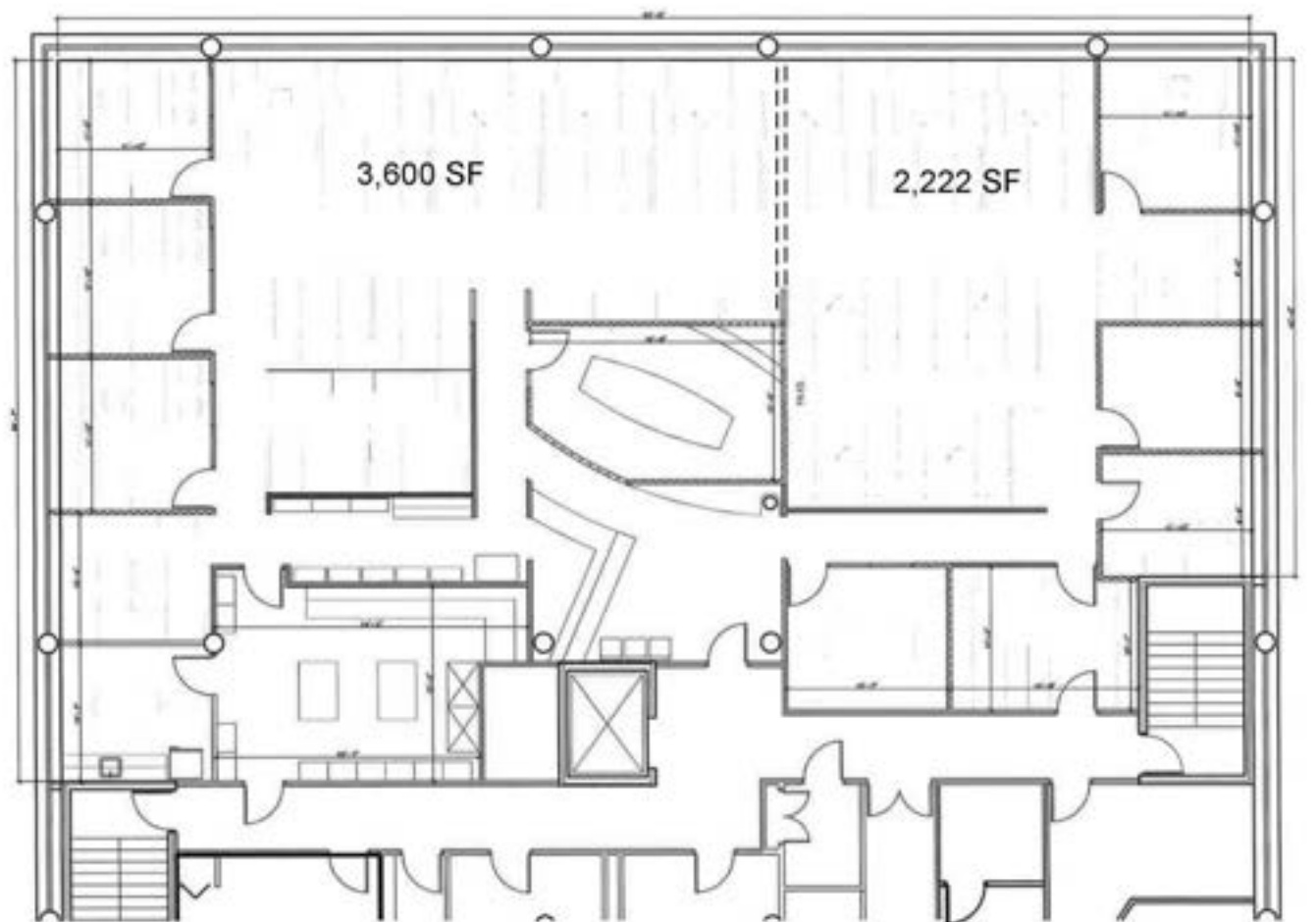
Lease Rate:	\$38.00 SF/yr (Full Service)
Available SF:	2,222 SF to 5,825 SF
Building Size:	28,221 SF

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FLOOR PLAN

SCALE: 1/8" = 1'-0"

SUBDIVIDED SPACE

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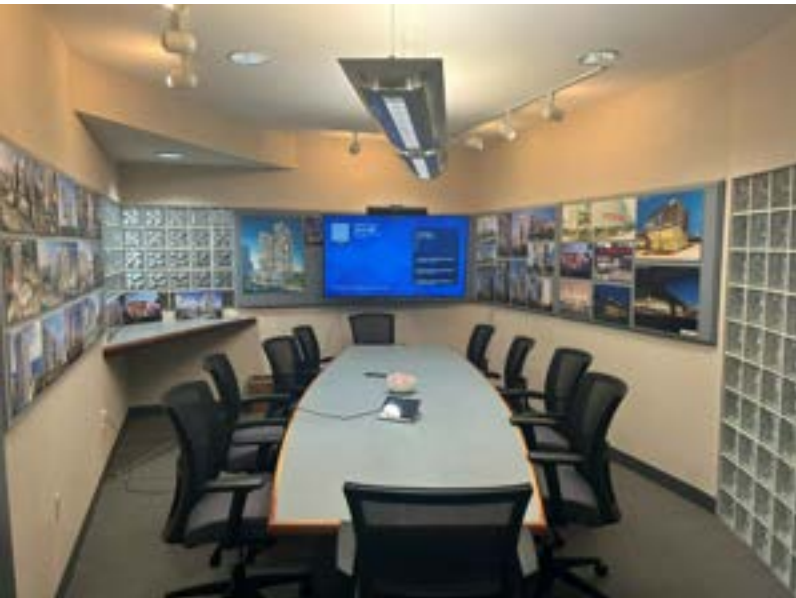


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ADDITIONAL PHOTOS



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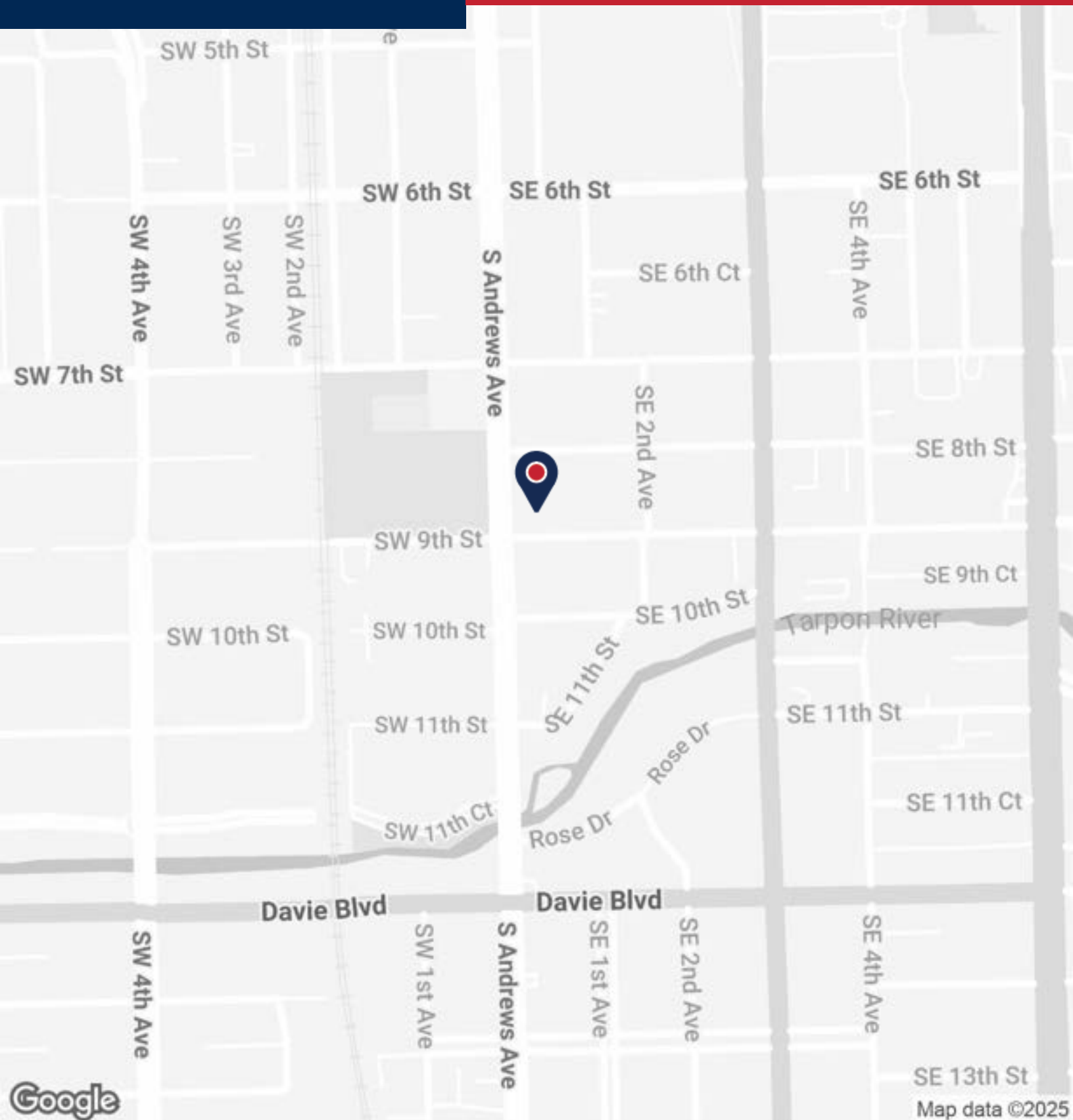
**CYRAC**  
International

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## PRIME OFFICE SPACE FOR LEASE

## LOCATION MAP



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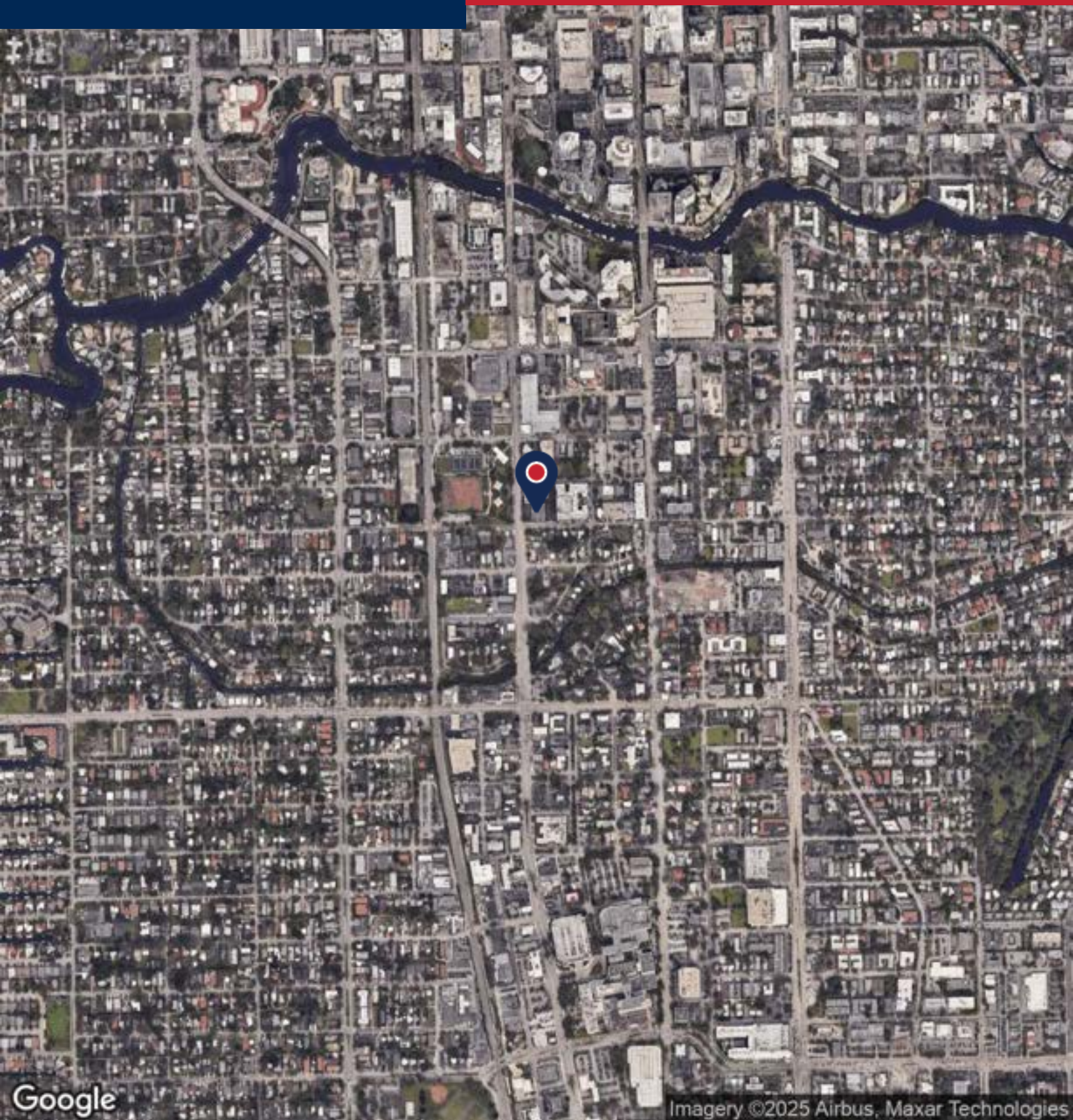


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AERIAL MAP



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