



# PENTHOUSE FLOOR FOR SALE

## Offering Summary

2455 E SUNRISE BLVD,  
FORT LAUDERDALE FL 33304

<b>PRICE</b>	<b>\$3,520,180</b>	<b>FLOOR SIZE</b>	<b>12,398 SF</b>
<b>VACANT SPACE</b>	<b>10,081 SF</b>	<b>OCCUPIED SPACE</b>	<b>2,316 SF</b>
<b>MONTHLY DUES</b>	<b>\$16,354.85</b>	<b>MONTHLY TAXES</b>	<b>\$4,272.75</b>



### BUILDING SUMMARY

<b>BUILDING CLASS</b>	<b>B</b>
<b>TENANCY</b>	<b>MULTIPLE</b>
<b>CEILING HEIGHT</b>	<b>11"</b>
<b>FLOORS</b>	<b>13</b>
<b>BUILDING SIZE</b>	<b>168,807 SF</b>
<b>YEAR BUILT</b>	<b>1973</b>
<b>YEAR RENOVATED</b>	<b>2007</b>
<b>BUILDING ZONING</b>	<b>B-1</b>





Level Realty is pleased to present the opportunity to purchase the 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.

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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 offering all the amenities one could need. As the new owner, take advantage of the entire floor and operate your business out of it, or lease out any of the units at current market rents with tremendous upside potential.

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 within the premises, and a full kitchen with dishwasher. Units PHE and PHF are currently occupied by tenants paying under market rents on a month to month lease and a buyout clause, respectively, allowing for an increase in revenue or the ability to occupy the entire floor.






# PENTHOUSE

## PH-A

 6,000 RSF


 \$15.85/PSF

 \$4.03/PSF

## PH-B

 522 RSF


 \$15.85/PSF

 \$5.28/PSF

## PH-C

 985 RSF

 \$15.85/PSF

 \$2.69/PSF

## PH-D

 1,328 RSF

 \$15.85/PSF

 \$4.29/PSF

## PH-E

 668 RSF


 \$15.85/PSF

 \$5.04/PSF

## PH-F

 1,648 RSF

 \$15.85/PSF

 \$4.32/PSF

## PH-G


 1,248 RSF


 \$15.68/PSF

 \$4.40/PSF

## ENTIRE FLOOR

 12,398 RSF

 \$15.83/PSF

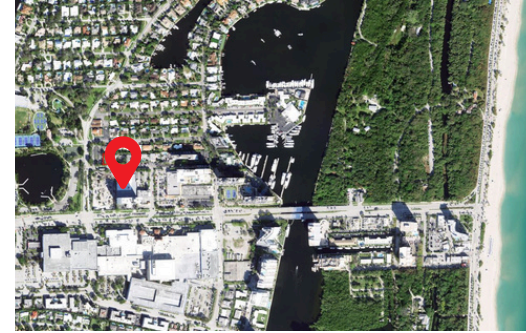
 \$4.14/PSF



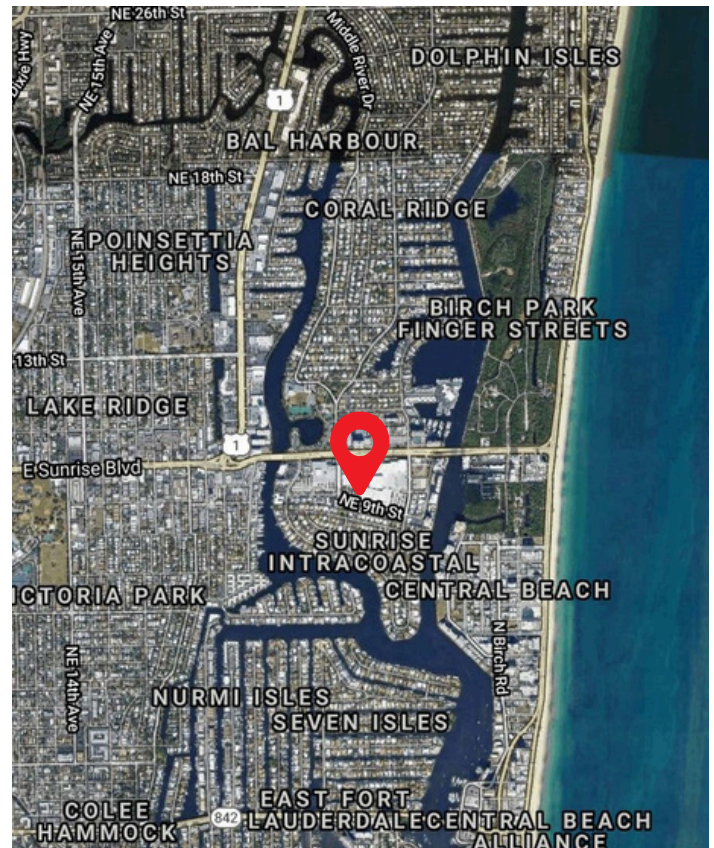
# LOCATION

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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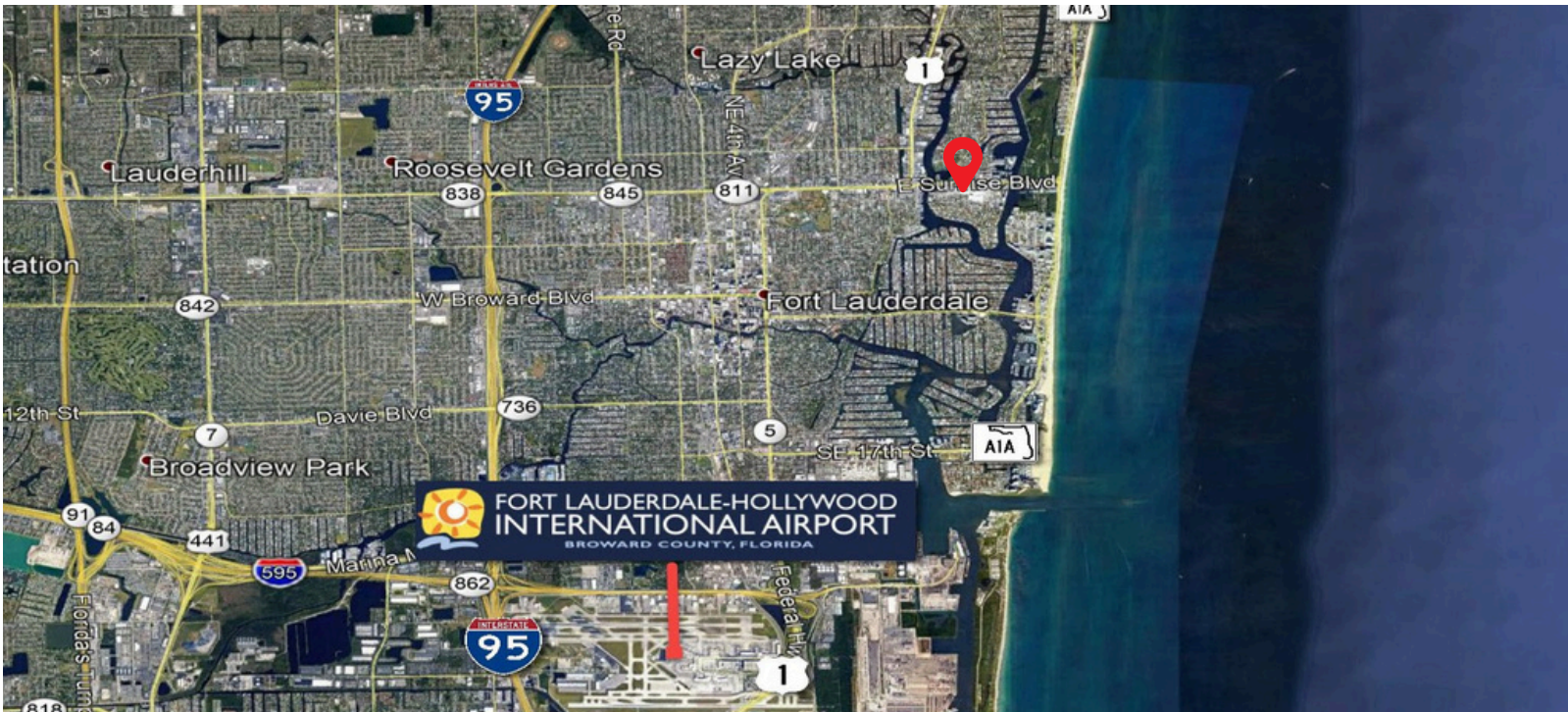
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# ROADS AND DEMOGRAPHICS



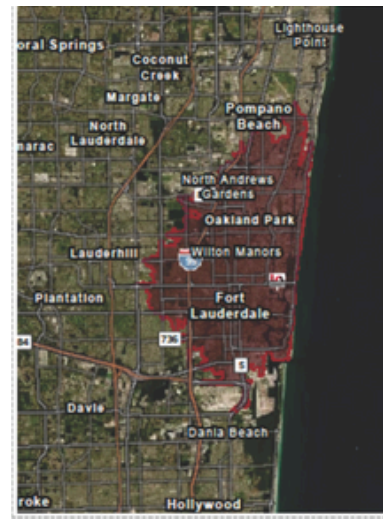
## 5 MINUTE DRIVE

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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