



PROPERTY DETAILS

- 6,448 SF freestanding building
- Modern design with exposed ceilings, glass panels and polished floors-renovated 2018
- Fully furnished and ready for immediate occupancy - Plug and Play
- Ample surface parking (6.7 per 1000)
- Close proximity to Airport, Port Everglades and downtown Fort Lauderdale
- 23,000 cars per day traffic count
- Exterior building signage available
- \$35.00 PSF NNN fully furnished
- Ideal for law firm, brokerage firm, engineering and construction firms

ABOUT PROPERTY



PRICE

\$35.00 SF/yr (NNN)



YEAR BUILT

1961/2018



AVAILABLE SF

4,000 SF - 6,448 SF



PARKING

43 spaces



LOCATION

SE Fort Lauderdale

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

Free-standing , one-story office building comprising approximately 6,448 square feet. Building was extensively renovated in 2018 with all new contemporary finishes. Extensive use of interior glass, exposed ceilings, and polished concrete floors create a modern high tech work environment, Property is available fully furnished with high end furniture . Ample surface parking of 6 per 1000 surrounding building. Exterior building signage is available.

PROPERTY HIGHLIGHTS

- Modern design with exposed ceilings, glass panels and polished floors
- Fully furnished and ready for immediate occupancy - Plug and Play
- Ample surface parking
- Close proximity to Airport, Port Everglades and downtown Fort Lauderdale
- Exterior building signage available

OFFERING SUMMARY

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	4,000 - 6,448 SF
Lot Size:	36,468 SF
Building Size:	6,448 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	4,675	120,279	497,536
Total Population	9,418	256,504	1,085,443
Average HH Income	\$80,799	\$75,002	\$67,489

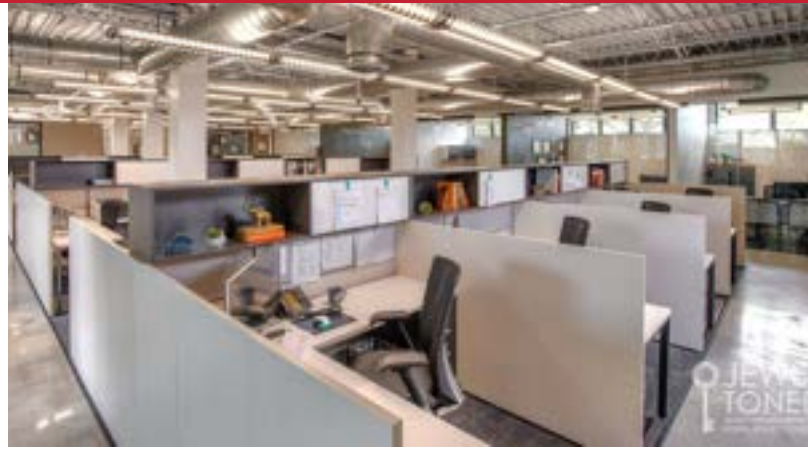
For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



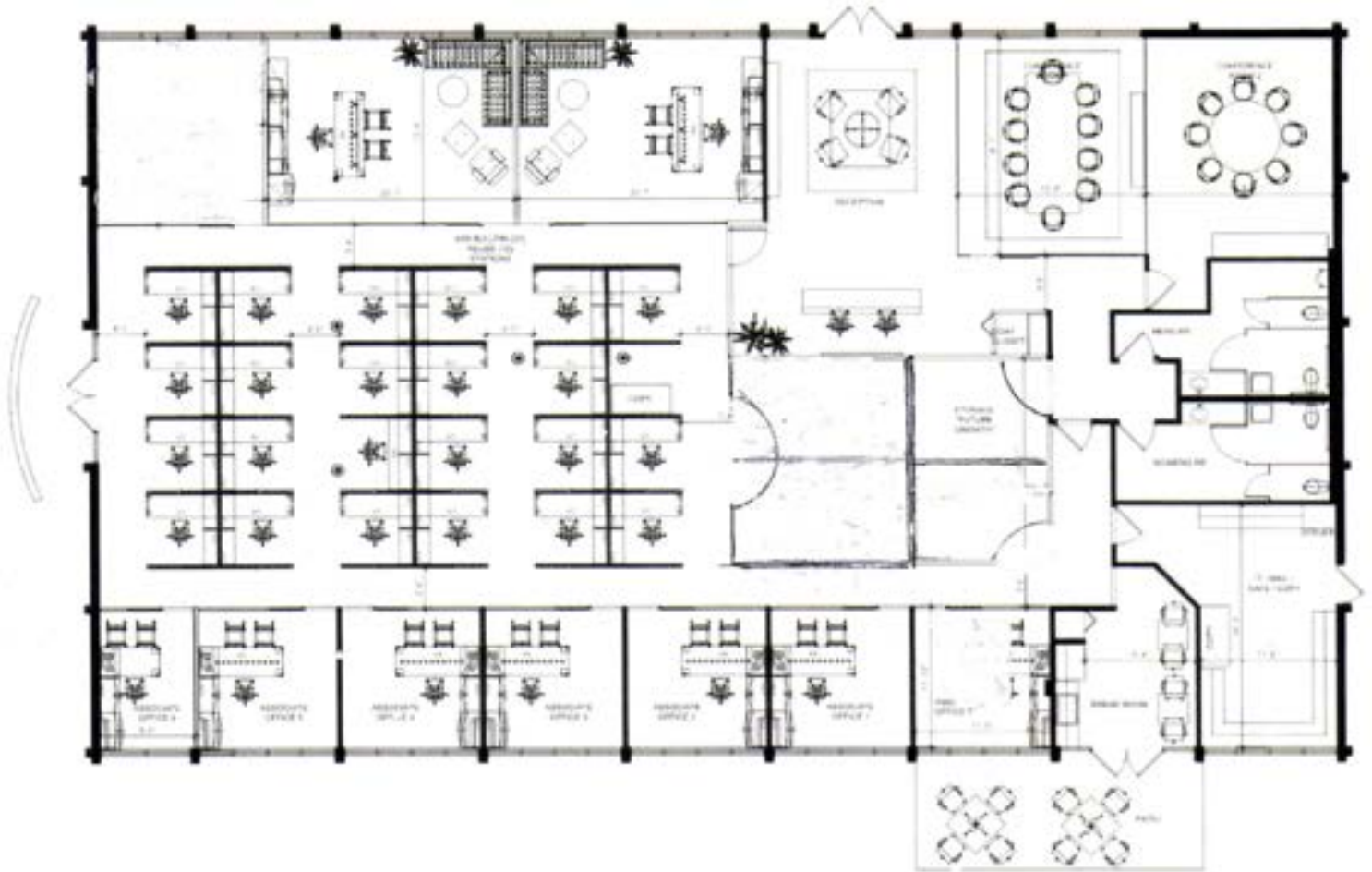
For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



For more information:

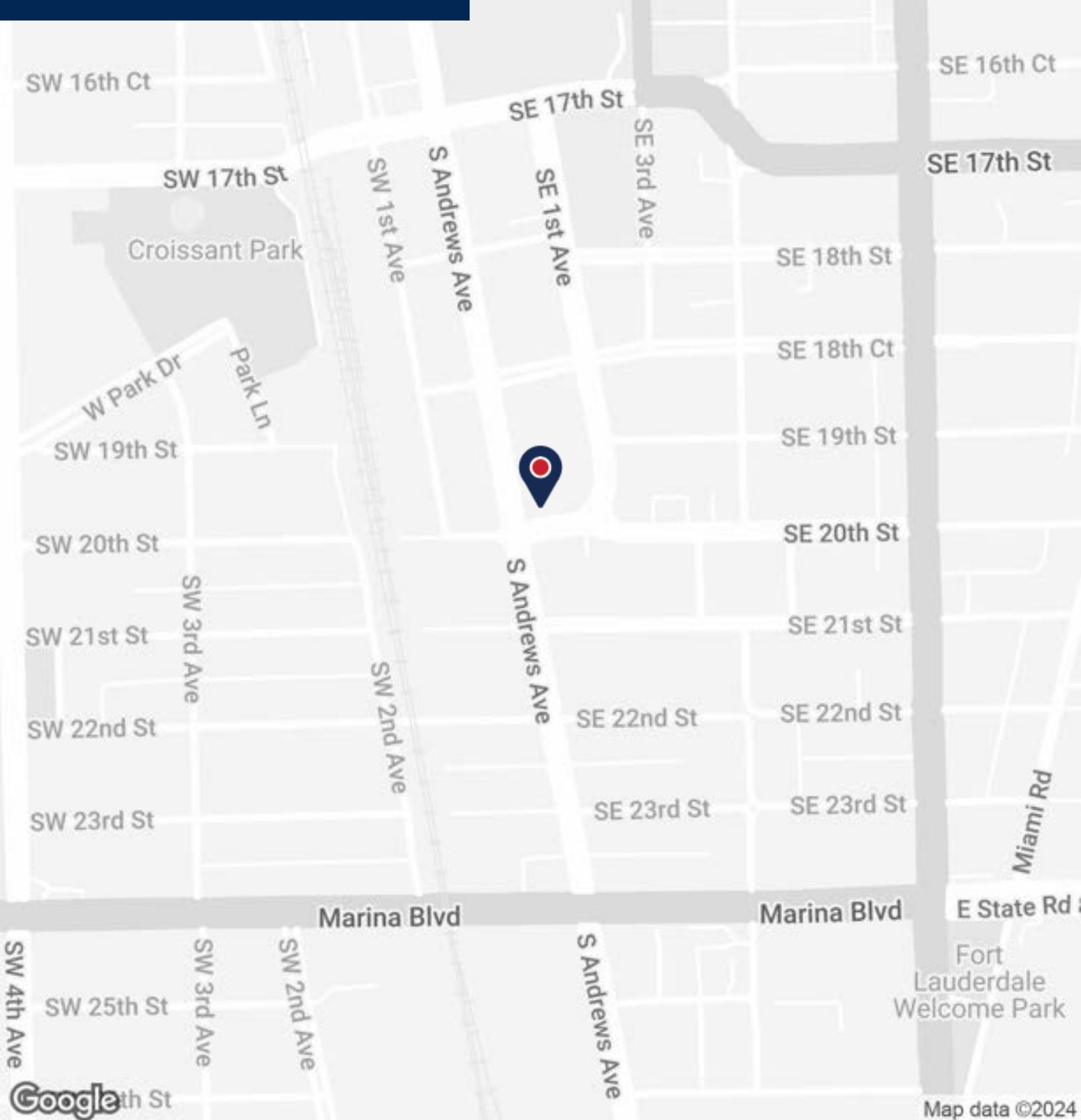
Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com

Bill McGee III

954.652.2015 | Bmcgee@Bergercommercial.com





For more information:

Steve Hyatt

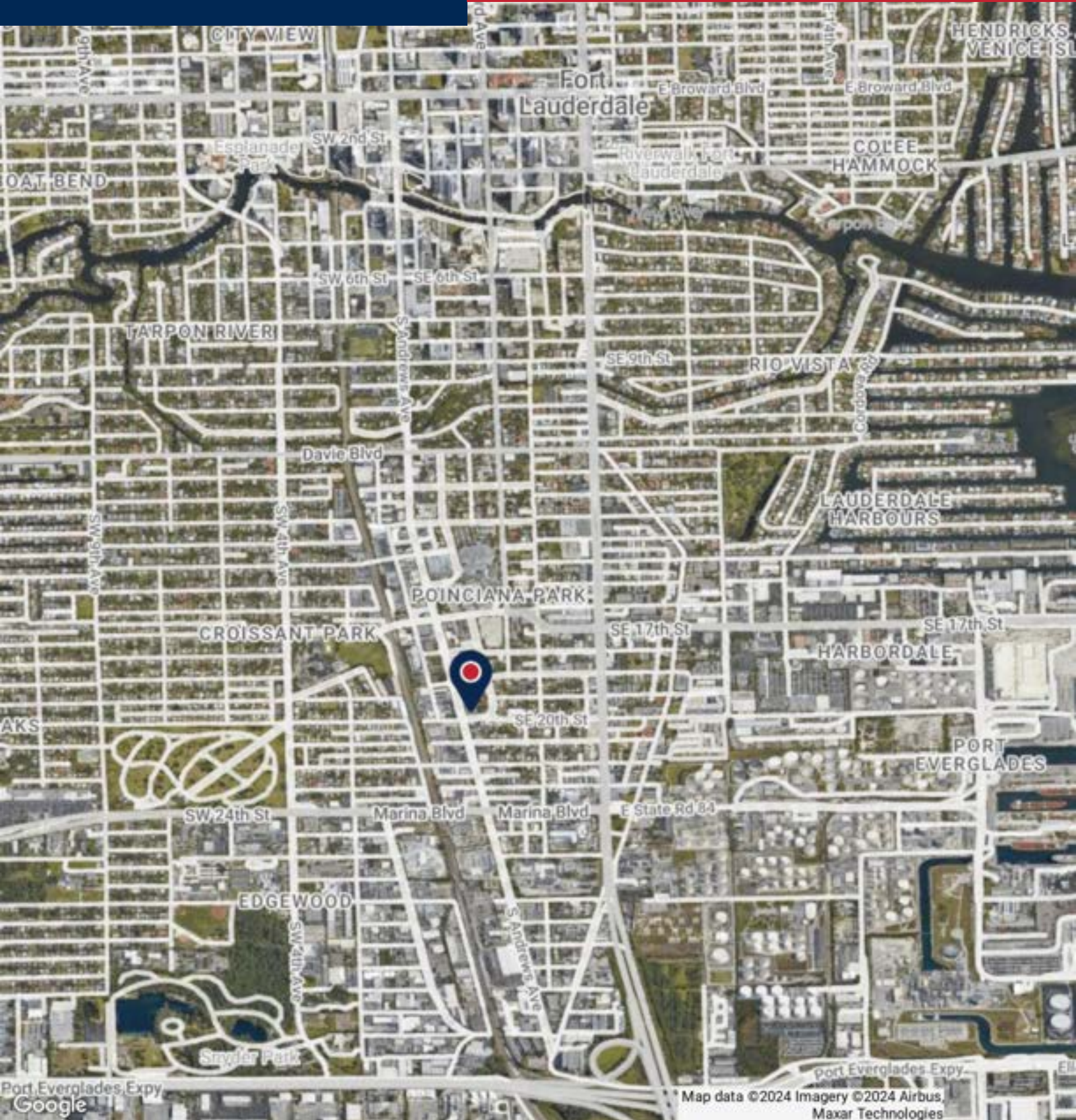
954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

LUXURY OFFICE BUILDING FOR LEASE

AERIAL MAP



For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.