

# Museum Plaza Fort Lauderdale Unit 201

## Sale or Lease

200 S Andrews Ave, Fort Lauderdale, FL 33301



Presented By:  
1 on 1 Real Estate



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## Unit Details

Discover a unique opportunity on the second floor of Museum Plaza on Las Olas, 200 S Andrews Avenue – a Class A office space in the vibrant heart of Downtown Fort Lauderdale, Florida. Perfectly positioned in the city's financial district, just a block from Las Olas Blvd, adjacent to Broward County Government, the local library, and the art museum, it's also close to local and federal courthouses, and FAU and Broward College campuses.

This 11-story building offers interior spaces flooded with natural light through expansive windows and features an impressive double-height lobby with elegant granite and marble finishes, and recently upgraded elevators.

Convenient amenities include a municipal parking garage with EV charging stations and a unique rooftop helicopter pad next door.

Available for lease or purchase (lease with an option to buy will be considered), the unit offers private offices with floor to ceiling windows along the sides of the unit and an open space with wood like floors in the center. This space is ideal for law firms, accounting offices, or other professional entities, including light medical use. It includes 10 offices and one conference room.

This unit has 3 access doors and WI-FI access to CAT 5 & 6 as well as optic-fiber.

An unmatched opportunity in downtown Fort Lauderdale.

**Sales Price: \$1,800,000   Lease \$25/SqFt/Yr**

- Lease Option may be considered
- Unit 201 Virtual Tour: <https://vrtourhosts.com/listing/65948>
- Car Charging stations in covered garage
- Excellent Location
- 24 Hr Security

## Property

Total Building Size:	182,003 SF
Property Type:	Office
Property Subtype:	Medical
Sale Type:	Owner User
Building Class:	A
Floors:	11
Typical Floor Size:	16,048 SF
Year Built:	1986
Lot Size:	1.34 AC
Walk Score ®:	92 (Walker's Paradise)
Score ®:	59 (Good Transit)

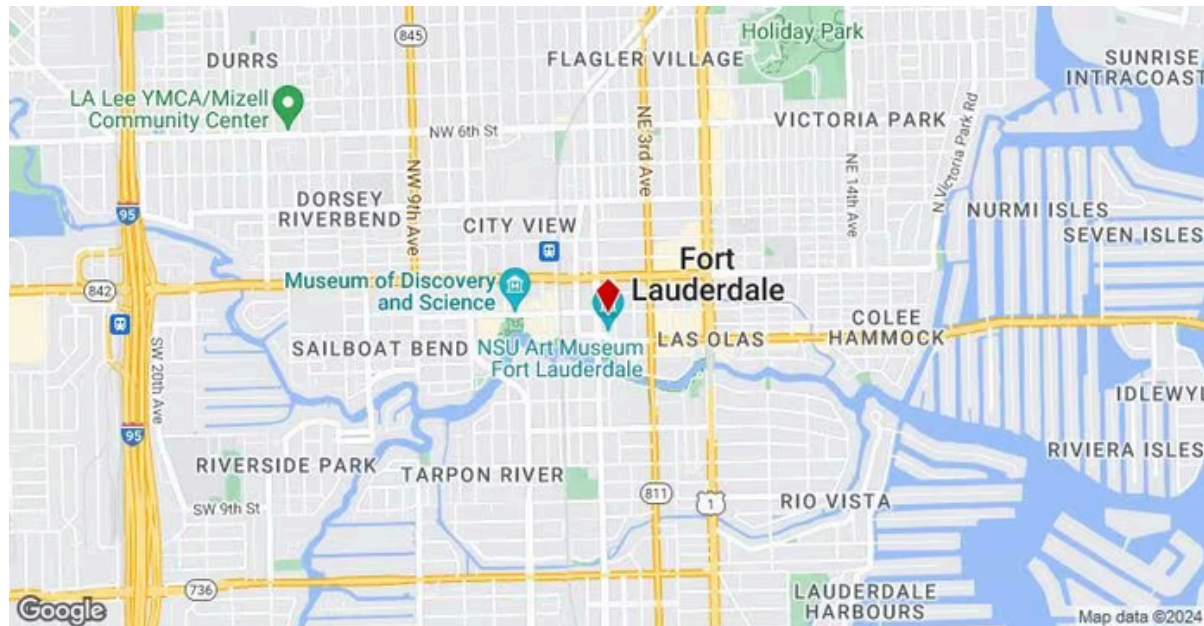
## Unit

Price Sale / Lease:	\$1,800,000 / \$25 SqFt/Yr
Unit Size:	6,978 SF
Occupancy:	Vacant
Floor:	Second / Mezzanine
Unit:	6,978 SF
Condo Area:	Office
Use:	3
Parking Spaces:	

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## Location





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## Property Photos



Museum Plaza Building



Museum Plaza Courtyard



Museum Plaza Courtyard



Building Entrance

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## Lobby Photos



Building Lobby



Elevators

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## Unit 201 Photos



Unit Entrance



Unit Mezzanine Entrance



Unit Reception Area



Unit Reception Area

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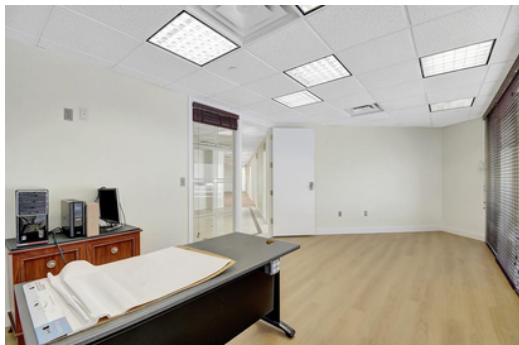
## Unit 201 Photos



Unit Reception



Conference Room



Conference Room



Conference Room



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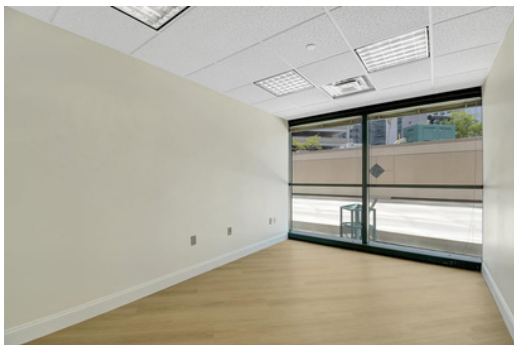
Sample Office



Sample Office



Sample Office



Sample Office



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## Unit 201 Photos



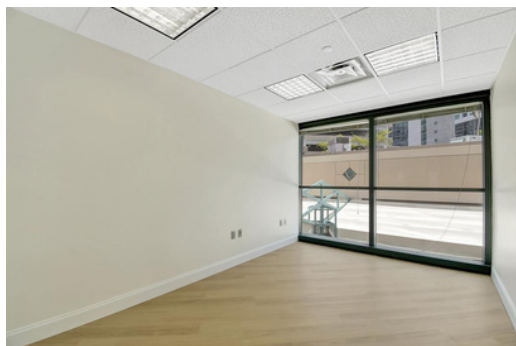
Sample Office



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Sample Office



Sample Office



Open Space



Open Space

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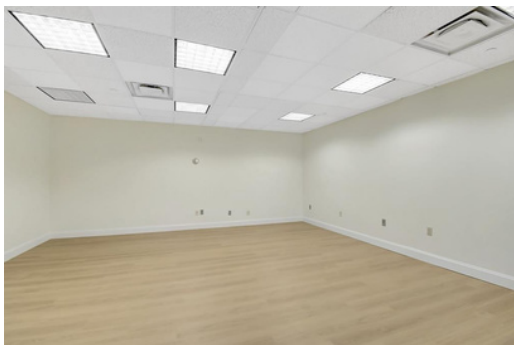
Open Space



Open Space



Conference Room



Conference Room

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