

For Lease by

**NATIVE
REALTY**

900 NE 26th Avenue / Fort Lauderdale, FL 33304

Jaime Sturgis / Dino Flora / [NativeRealty.com](https://www.NativeRealty.com) / 954.595.2999

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OVERVIEW

Address: 900 NE 26th Avenue
Fort Lauderdale, FL 33304

Building: Medical Office Upstairs,
ground floor can be office, retail
or medical office.

1st Floor: 3,505 sq. feet
Price: \$32.50 NNN (7.32/ft)

2nd Floor: 4,939 sq. feet
Price: \$50 NNN (7.32/ft)

Total: 8,444 SF

Land: 20 parking spaces
11,743 sf, .27 AC
Zoning: RO



Native Realty is proud to present this turn-key class A, fully built out and supplied medical space located in East Fort Lauderdale. The property is two stories, with an elevator servicing the second floor. The 1st and 2nd floors can be leased independently or combined for a larger user. The 1st floor is a clean vanilla shell space with hardwood floors, sprinklers and 2 bathrooms. The 2nd floor is a class A turn-key medical space, with 10 exam rooms, including an X-ray machine, 3 bathrooms, a waiting room, an office, break room and an admin area. The building was recently remodeled, including a new roof, HVAC, impact windows and doors, electrical wiring on the 2nd floor, elevator and much more. The property's recent updating features modern design elements and is suitable for high-end medical space. Recently, Galleria Mall has proposed substantial redevelopment plans which include residential, retail, restaurants and hospitality uses.



AADT:38,000

AADT:27,500

AADT:26,500

SUNRISE BOULEVARD

SUBJECT PROPERTY

200 NE 26th Ave, Fort Lauderdale, FL 33305

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The Atlantic Hotel & Spa
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STAT MEDICAL



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HAND WASHING
Tetanus
10 Left

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FREE 80% OFF
FREE 80% OFF
FREE 80% OFF
FREE 80% OFF
FREE 80% OFF



EXIT

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