



## Highlights

- The property on East Commercial Boulevard features 6,421 +/- sq.ft. of prime new medical office space that has been completely built out."
- The large elevator makes access to both floors very convenient.
- Located less than one mile to Holy Cross Hospital & Beautiful Lauderdale-By-The-Sea.
- The space can be subdivided into 3,421 sq.ft. on the first floor, 3,000 sq.ft. on the second floor, or the entire space.
- This building is hurricane-resistant, with new impact doors and glass, a new roof, and new HVAC.
- This is one of the few medical buildings in the area with a complete new turnkey medical build-out.
- This is a two-story building with 10 exam rooms, 5 offices, a break room, 2 waiting rooms with a reception area, 4 bathrooms, and one shower

## Amenities

<input checked="" type="checkbox"/> 24 Hour Access	<input checked="" type="checkbox"/> Air Conditioning
<input checked="" type="checkbox"/> Signage	<input checked="" type="checkbox"/> Close to Everything
<input checked="" type="checkbox"/> Reception	<input checked="" type="checkbox"/> Plenty of Parking
<input checked="" type="checkbox"/> Natural Light	



## Property Facts

Sale Type	Investment
Property Subtype	Medical
Building Class	B
Price	\$4,500,000
Cap Rate	4.89%
Tenancy	Single
Typical Floor Size	3,100 SF
Land Acres	0.08 AC
Zoning	CB, Fort Lauderdale
Property Type	Office
Building Size	6,200 SF
Year Built / Renovated	1979/2020
Price Per SF	\$726
NOI	\$220,000
Building Height	2 Stories
Building FAR	1.78



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