

## 5170 N Federal Hwy Fort Lauderdale, FL 33308

Lease Rate  
**\$ 28.00 SF/yr**

Discover an exceptional leasing opportunity at this prime property on N Federal Hwy in Fort Lauderdale, FL. Boasting modern architecture and premium amenities, this property offers flexible floor plans, ample parking, and high visibility for businesses. The building features state-of-the-art technology infrastructure, stylish common areas, and professional management to ensure a comfortable and efficient work environment. With its strategic location and easy access to major highways, this property provides convenience for tenants and clients alike. Take advantage of this ideal leasing opportunity to elevate your business in a prominent Fort Lauderdale location.



**Aaron Kipnis**  
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### Property Description

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### Property Highlights

- Modern architecture and design
- Versatile and flexible floor plans
- Ample onsite parking for tenants and guests
- High visibility and prominent signage opportunities
- Professional management and maintenance

### Offering Summary

Lease Rate:	\$28.00 SF/yr (NNN)
Number of Units:	4
Available SF:	1,200 - 1,800 SF
Lot Size:	7,485 SF
Building Size:	5,980 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,007	2,188	7,906
Total Population	1,920	4,276	15,663

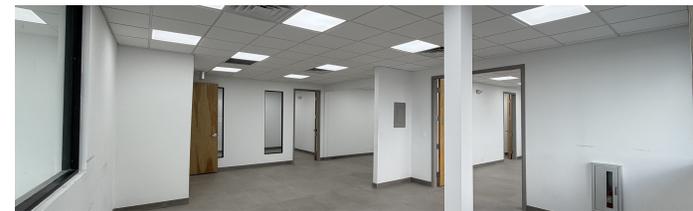
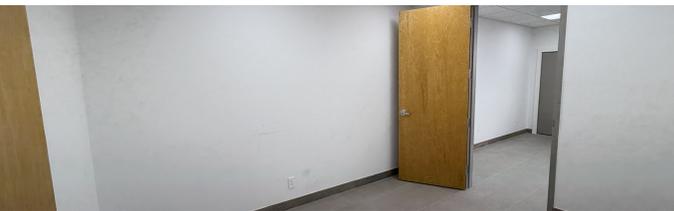


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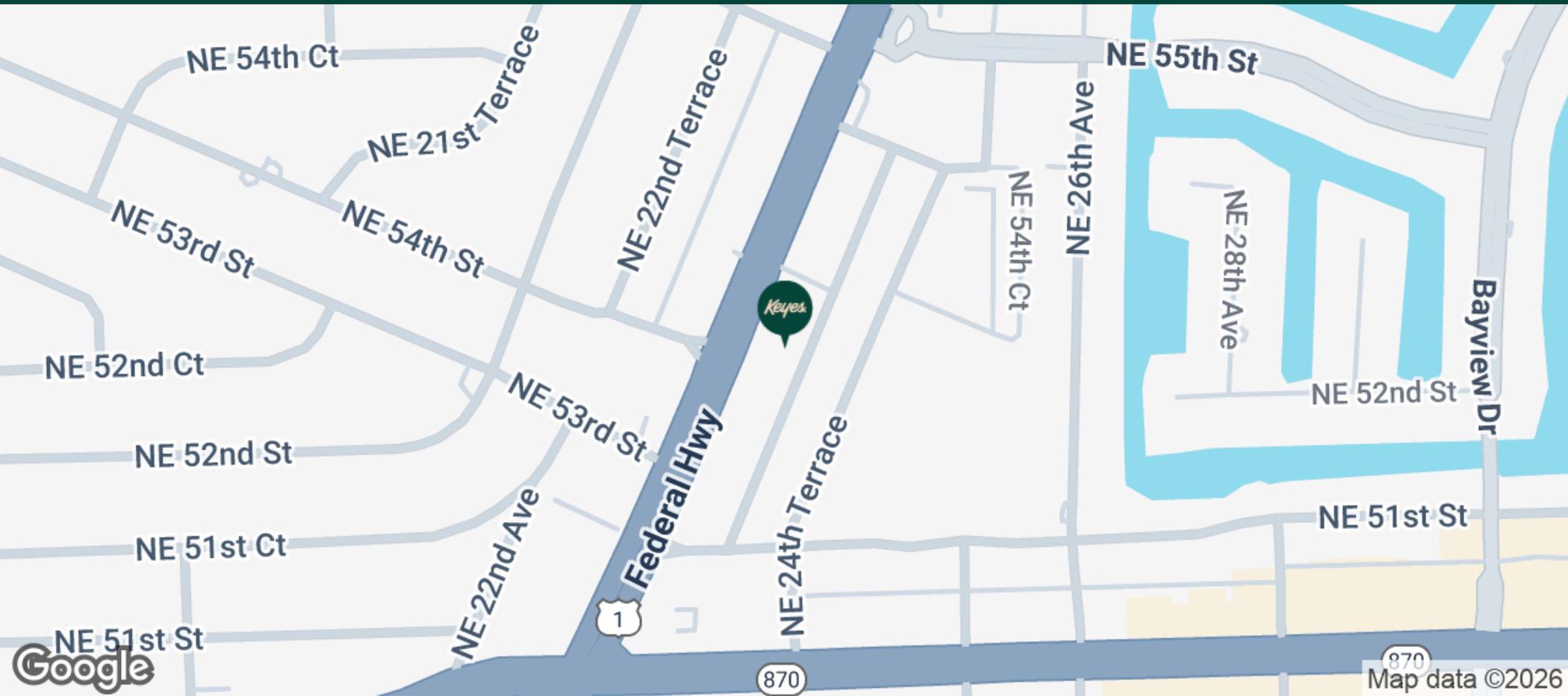


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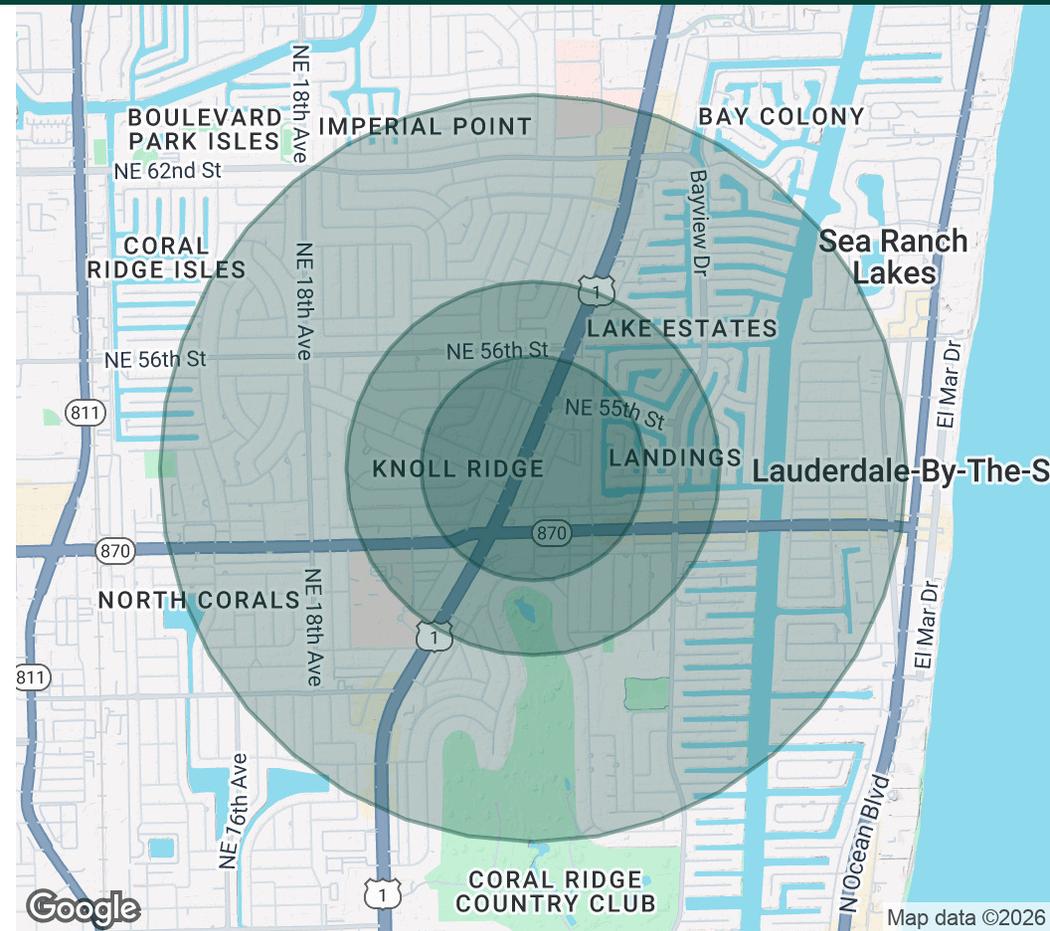
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,920	4,276	15,663
Average Age	52	51	50
Average Age (Male)	51	51	50
Average Age (Female)	52	51	51

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,007	2,188	7,906
# of Persons per HH	1.9	2	2
Average HH Income	\$111,041	\$115,145	\$117,632
Average House Value	\$770,809	\$762,450	\$778,188

Demographics data derived from AlphaMap



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