

AVAILABLE FOR SALE

± 3,220 SF OFFICE CONDO

888 SE 3rd Ave, #502
Ft Lauderdale, FL 33316

PROPERTY FEATURES

PRICING GUIDANCE	± \$ 1,200,000
UNIT SIZE	± 3,220 SF
CEILING HEIGHT	10 FT
ZONING	RAC-CC

PROPERTY HIGHLIGHTS

- Penhouse Suite
- Tile & Carpeted Flooring
- Reception area
- (10) Private Offices
- 2 Independent entries
- Kitchenette

PROPERTY DESCRIPTION

Within this 3,220 SF Penthouse office condo, you will find a seamless blend of functionality and convenience. This unit features a welcoming double door entry to the main suite, which has been tastefully renovated. The layout is professionally designed to accommodate diverse business needs.

Boasting (10) private offices, a large main live/work space, kitchenette, employee lounge and plenty of storage. Ample free parking enhances accessibility, ensuring ease of access for both clients and staff. Please note, per HOA regulations, medical practices are not permitted.

CONTACT FOR PRICING

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



LOCATION DESCRIPTION

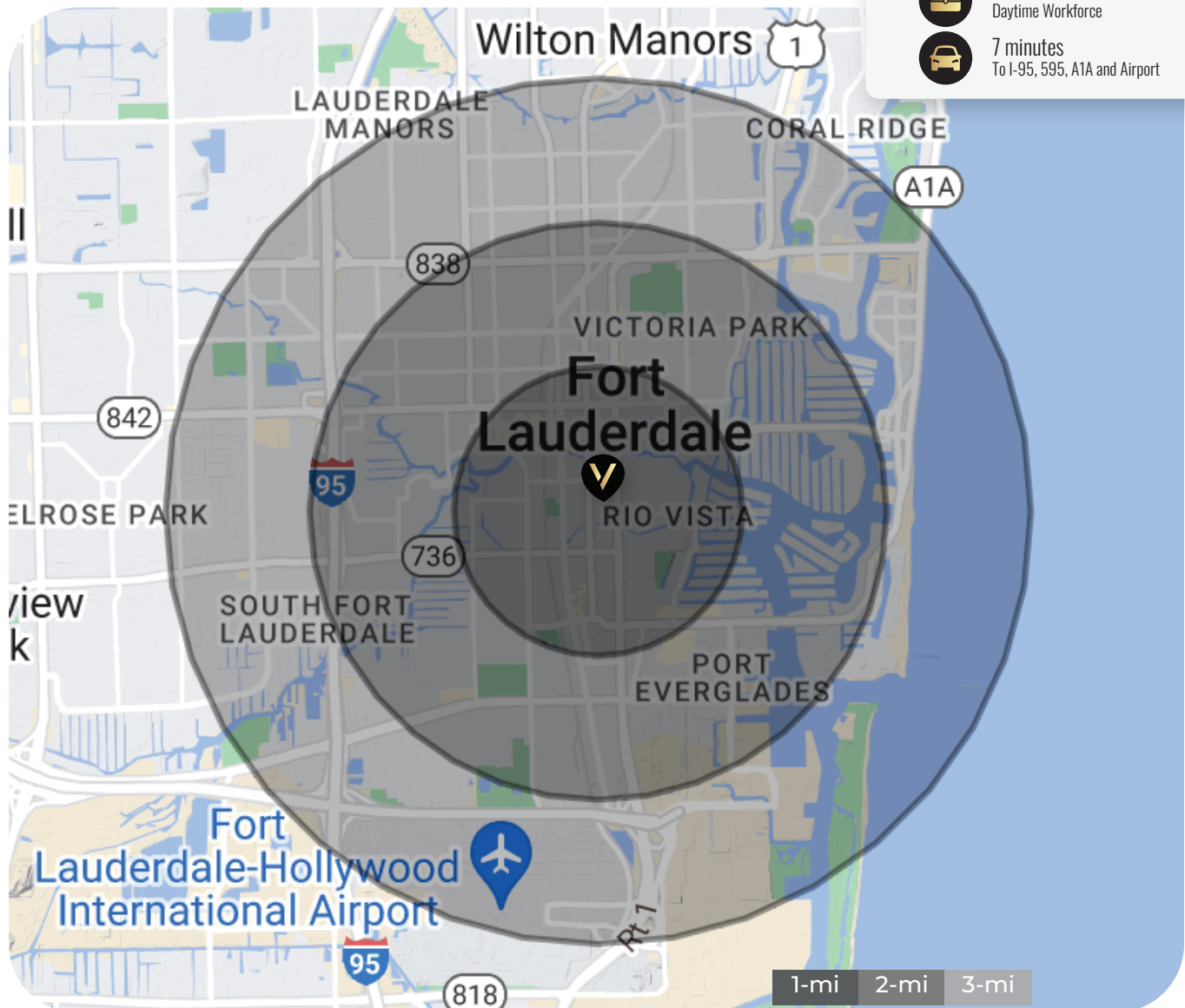
The Legal Centre is located just West of Federal Highway (US1) and about a half mile South of Las Olas Blvd in Fort Lauderdale, Florida. Situated just a block away from the esteemed Federal Courthouse and moments from vibrant neighborhoods like Rio Vista, Victoria Park, and the iconic Las Olas Blvd, this location represents prime accessibility.

SURROUNDING DESCRIPTION

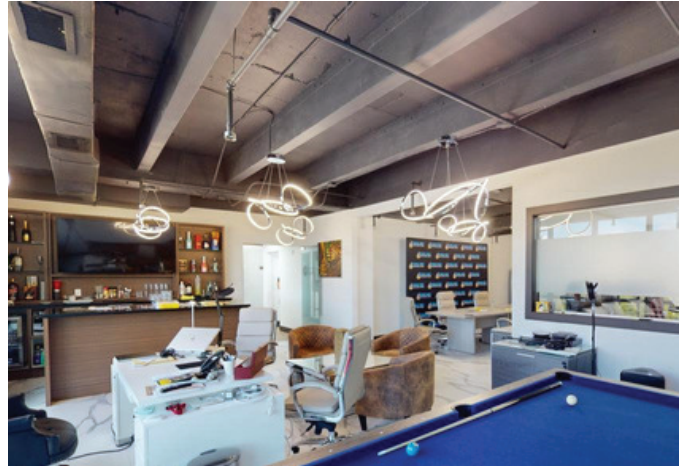
The surrounding area is vibrant, with notable landmarks like Oakland Park's Downtown Core and Central Business District. Over the next two years, 1,000 new residential units will be delivered within a one-mile radius, promising a steadily increasing customer base.

DEMOGRAPHICS Within 3 mi Radius

-  \$1.87 B
Consumer Spending
-  \$105,443
Avg. Household Income
-  120,874
Residential Population
-  141,118
Daytime Workforce
-  7 minutes
To I-95, 595, A1A and Airport



PROPERTY PHOTOS



SITE PLAN

