

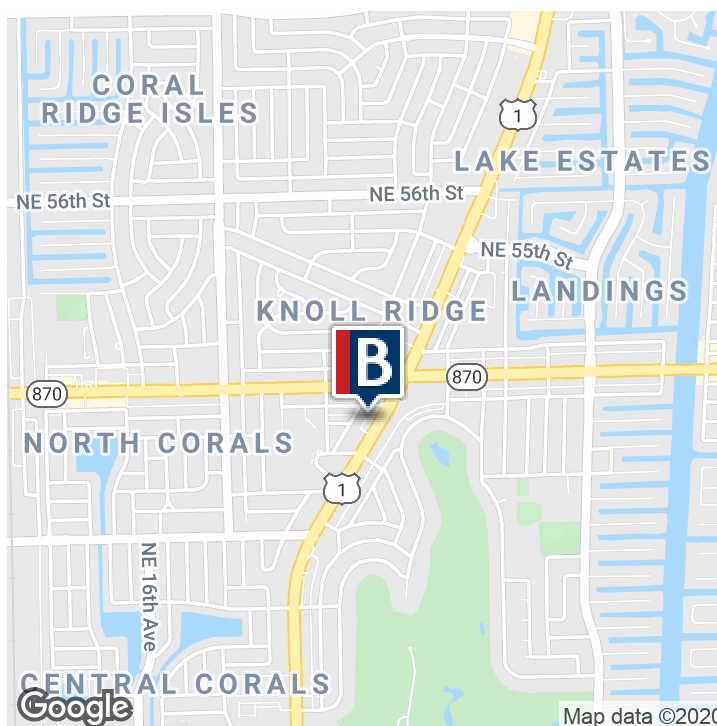
4875 N. FEDERAL HIGHWAY

4875 N. Federal Highway , Fort Lauderdale, FL 33308



VIDEO TOUR

Executive Summary



OFFERING SUMMARY

Lease Rate:	\$28.00 - 30.00 SF/yr (Gross)
Building Size:	56,000 SF
Available SF:	3,865 - 5,580 SF

PROPERTY OVERVIEW

- The property has four (4) full floors that are being offered for lease.
- Second floor is approximately 3,865 square feet.
- Third floor is approximately 4,730 square feet.
- Sixth floor is approximately 5,580 square feet.
- Ninth floor is approximately 5,100 square feet.

PROPERTY HIGHLIGHTS

- Modified Gross Lease Rate: \$28.00- \$30.00 per square foot plus Utilities and Janitorial Service.
- Rare opportunity to lease a full floor high rise office space under 5,580 square feet.
- Panoramic views of beautiful East Fort Lauderdale including the ocean at non Downtown lease rates.
- Strategically located on the corner of Commercial Blvd & Federal Highway (US-1).
- Property is proximity to area restaurants, hotels, retail, and banking.

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Additional Photos

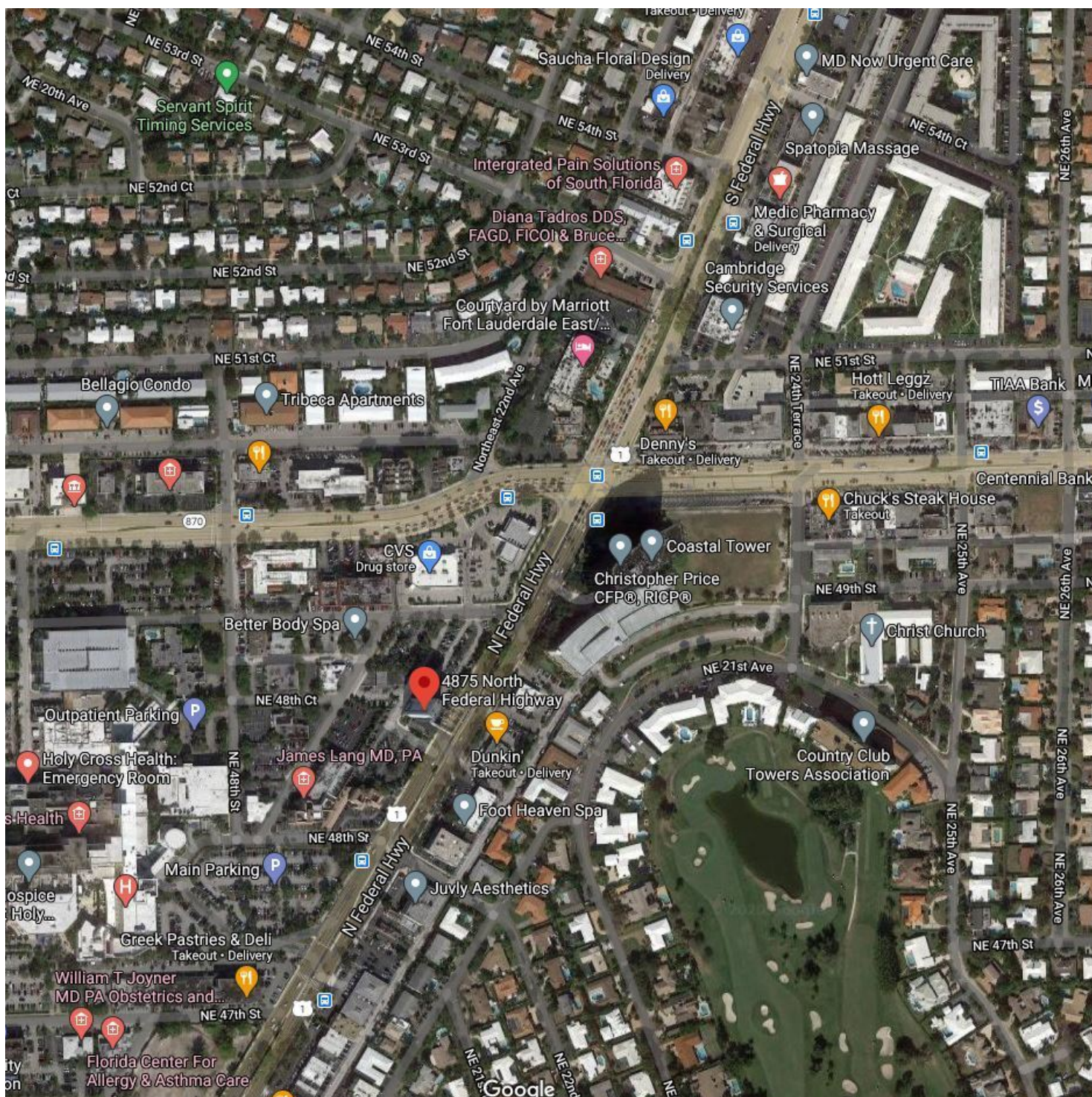


AERIAL IMAGE

4875 N. Federal Highway, Fort Lauderdale, FL 33308

CORFAC
International

Additional Photos

CORFAC
International

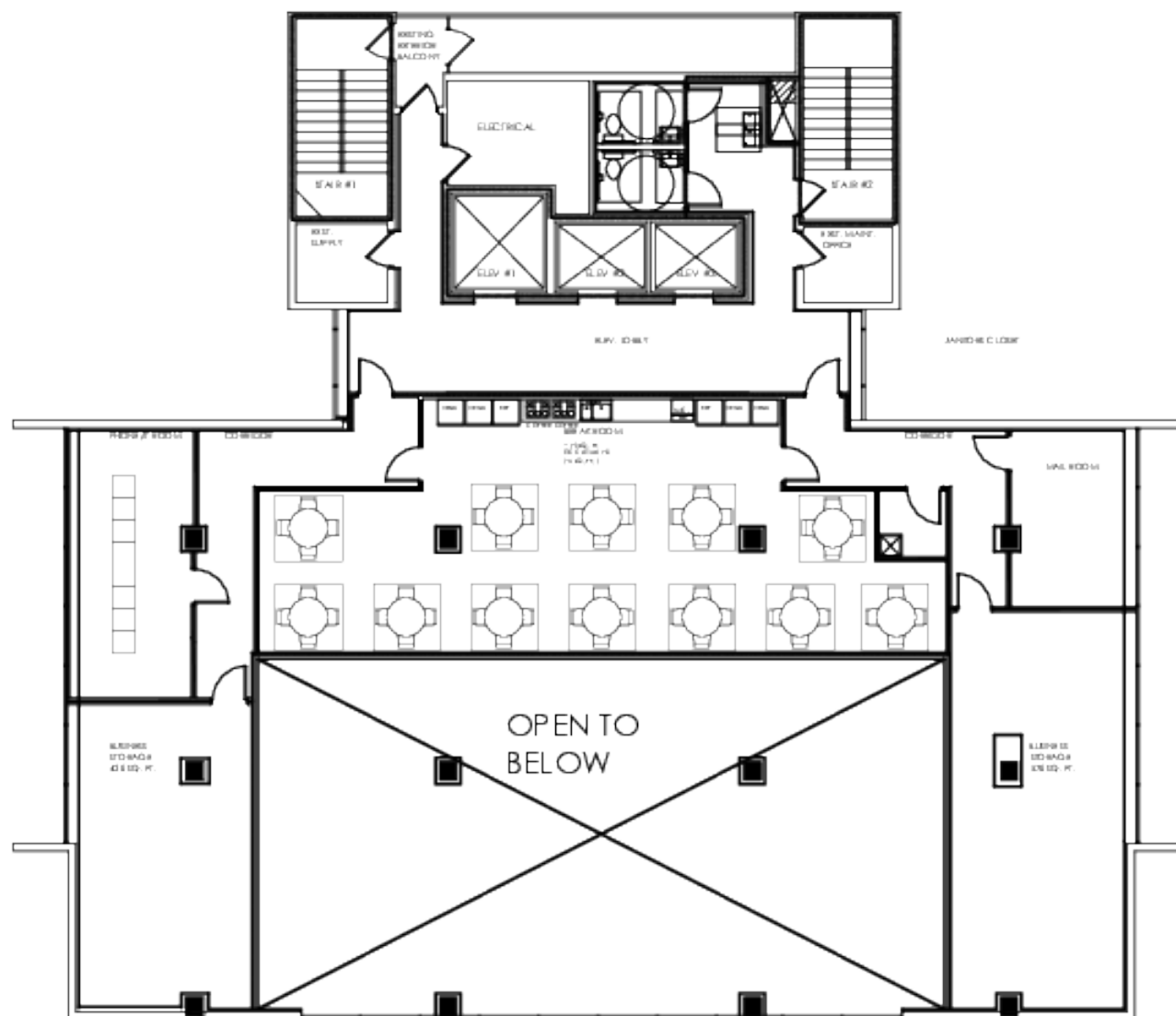
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2ND FLOOR PLAN

4875 N. Federal Highway, Fort Lauderdale, FL 33308

3,865 Square Feet

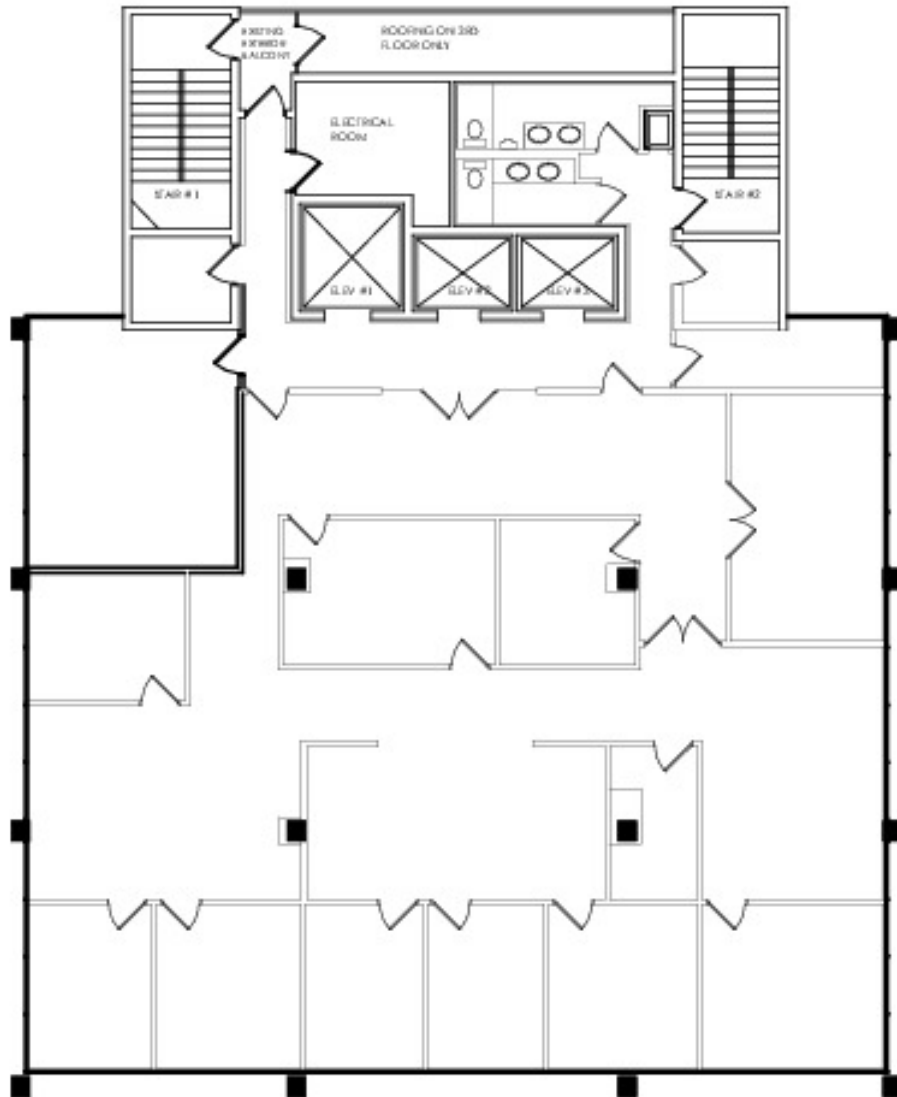


2ND FLOOR

3RD FLOOR PLAN

4875 N. Federal Highway , Fort Lauderdale, FL 33308

4,730 Square Feet

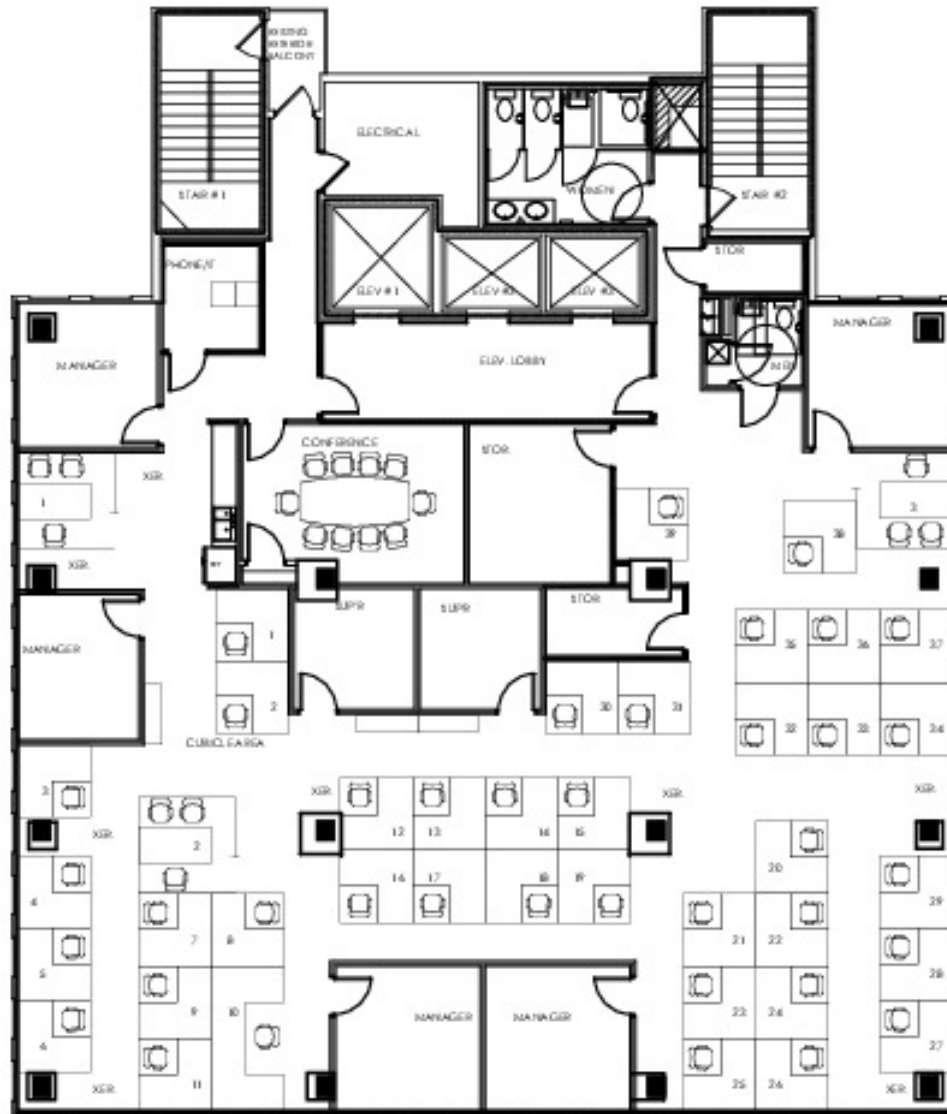


3RD FLOOR

6TH FLOOR PLAN

4875 N. Federal Highway, Fort Lauderdale, FL 33308

5,580 Square Feet



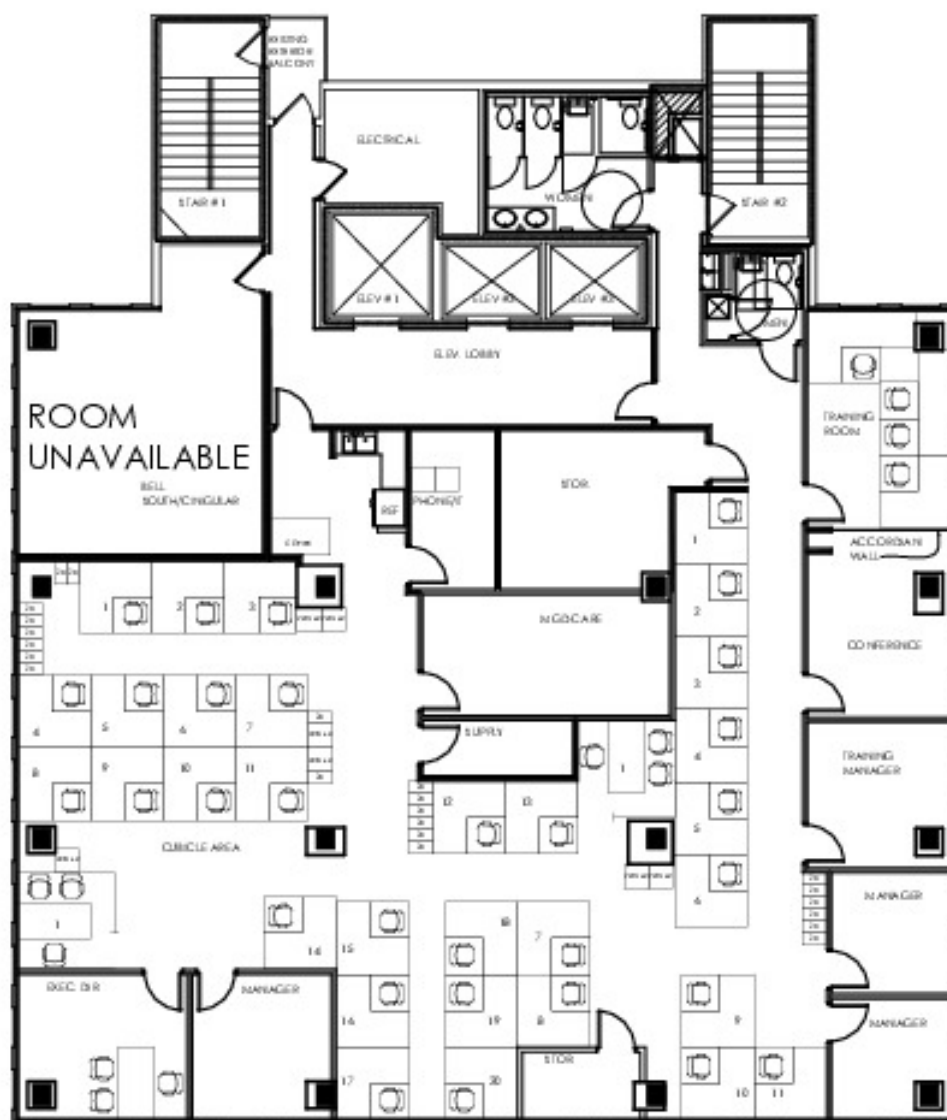
6TH FLOOR

9TH FLOOR PLAN

4875 N. Federal Highway, Fort Lauderdale, FL 33308

CORFAC
International

5,100 Square Feet



9TH FLOOR

CORFAC
International

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