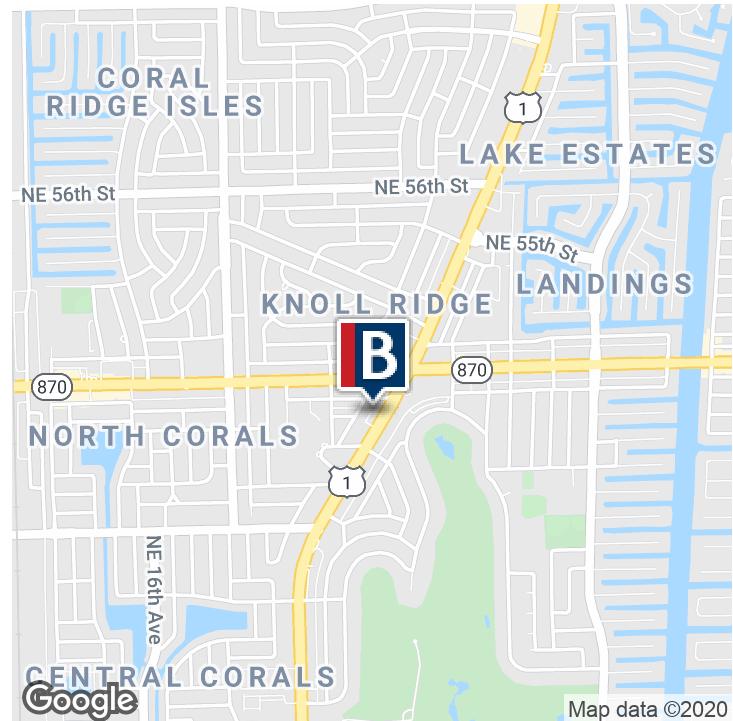




VIDEO TOUR

## Executive Summary



Map data ©2020 Google

## 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.

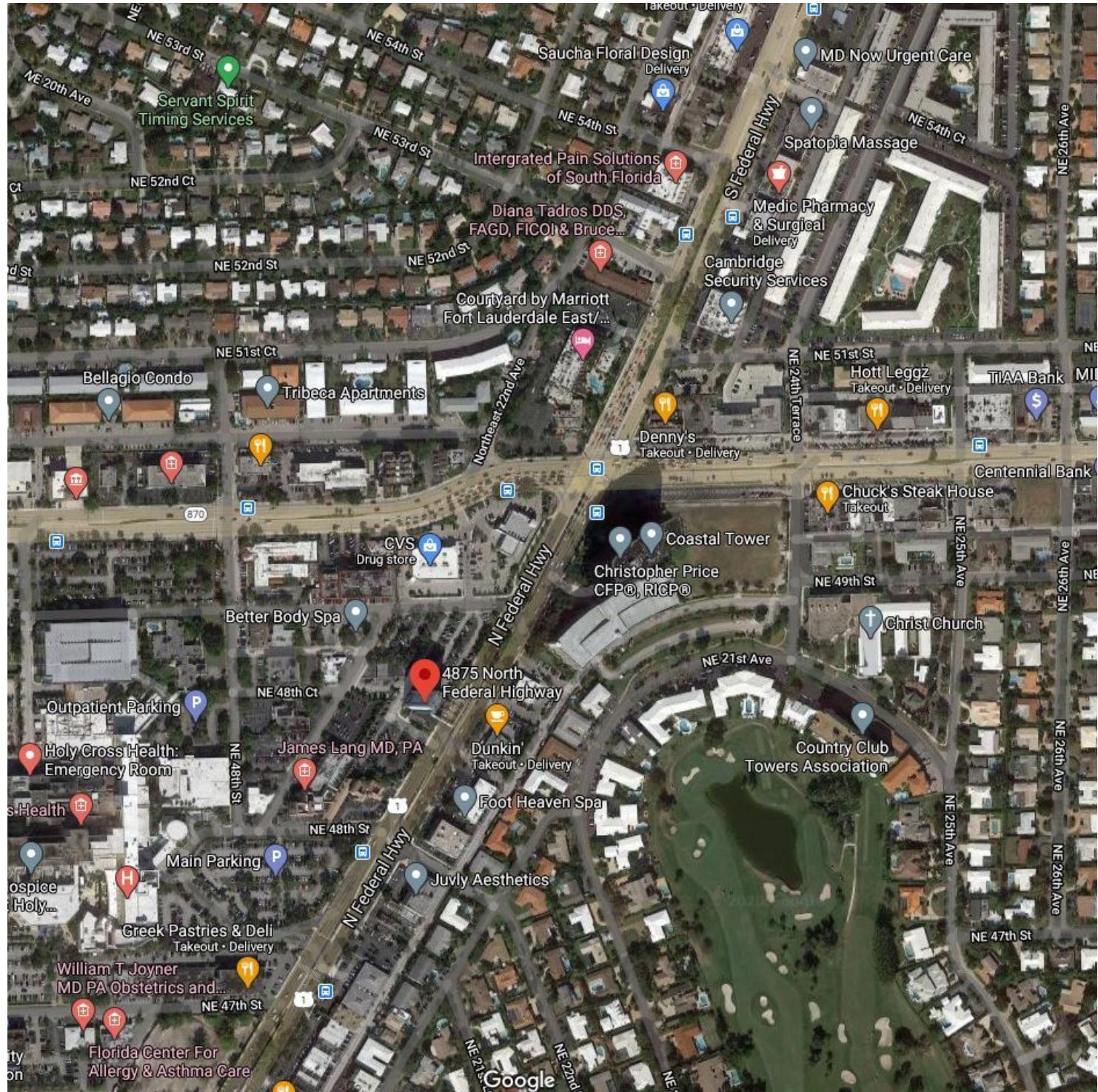
## Additional Photos



## AERIAL IMAGE

4875 N. Federal Highway, Fort Lauderdale, FL 33308

## Additional Photos



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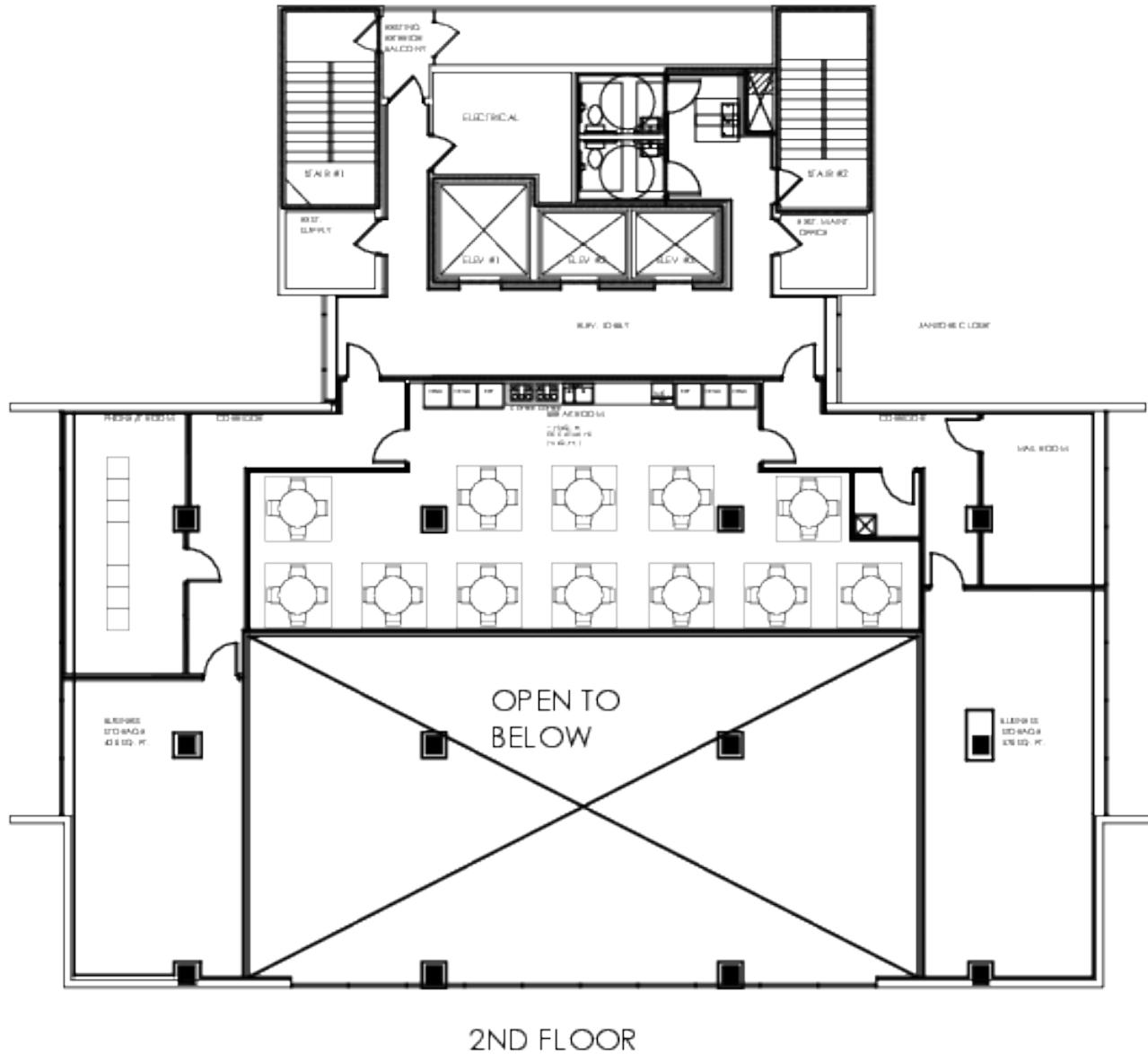
mfeuerman@bergercommercial.com

## 2ND FLOOR PLAN

4875 N. Federal Highway, Fort Lauderdale, FL 33308

CORFAC  
International

3,865 Square Feet



2ND FLOOR

CORFAC  
International

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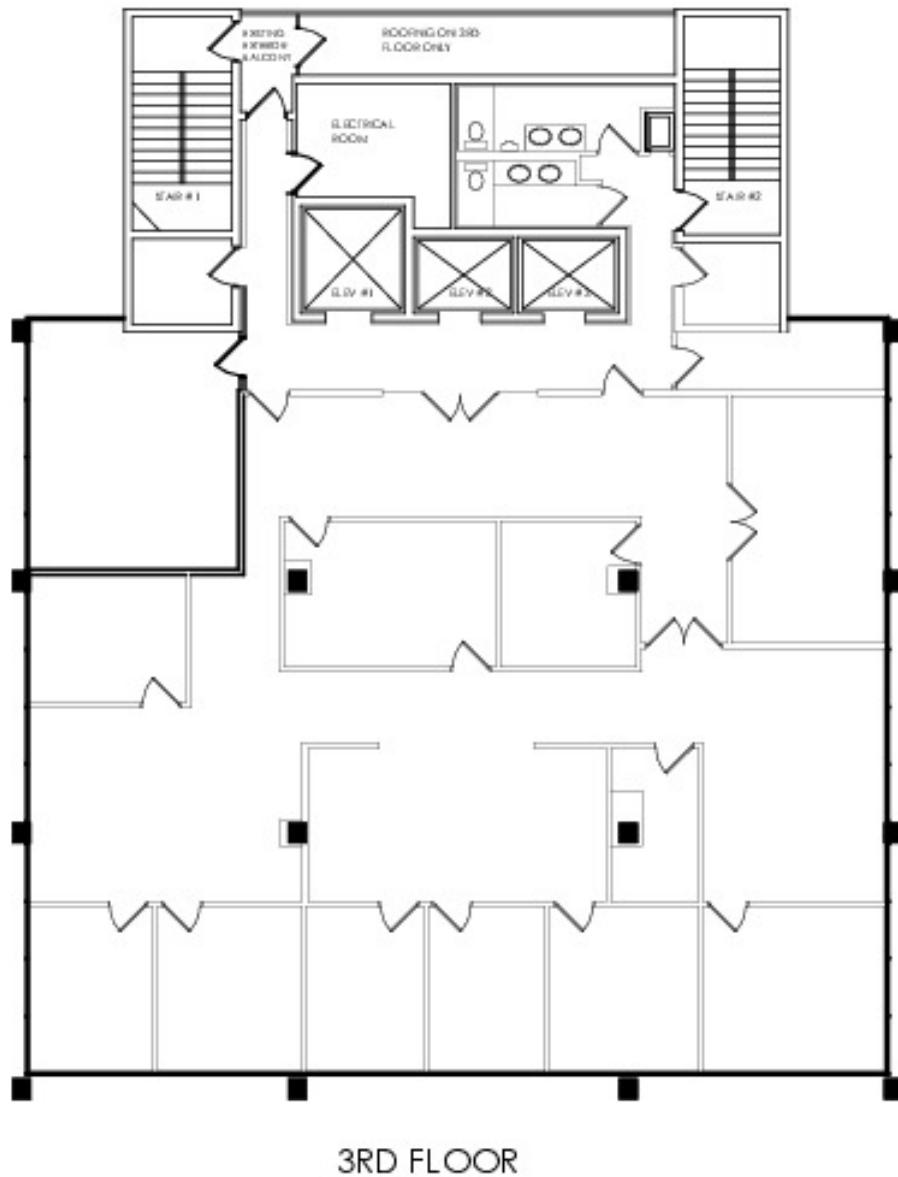
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## 3RD FLOOR PLAN

4875 N. Federal Highway, Fort Lauderdale, FL 33308

CORFAC  
International

4,730 Square Feet

CORFAC  
International

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## 6TH FLOOR PLAN

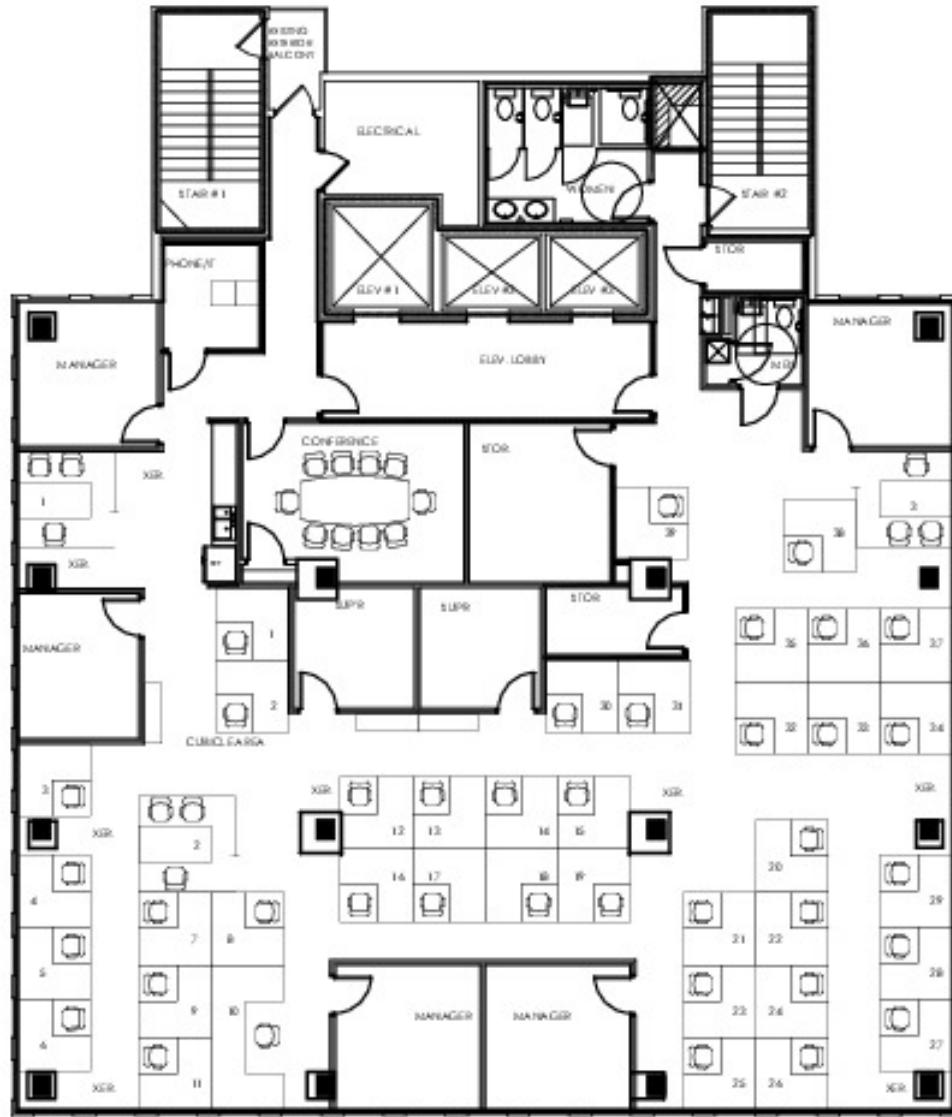
4875 N. Federal Highway, Fort Lauderdale, FL 33308



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

CORFAC  
International

5,580 Square Feet



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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## 9TH FLOOR PLAN

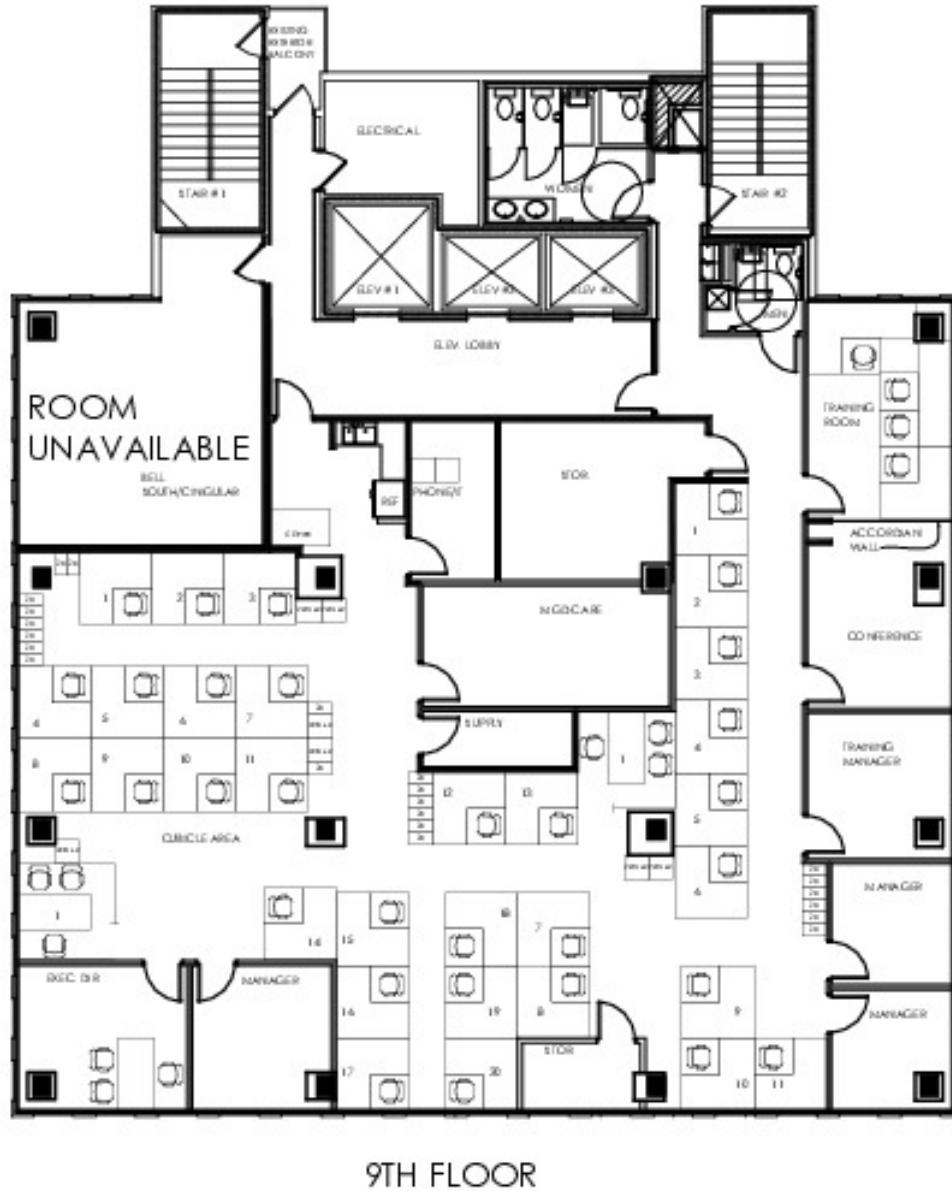
4875 N. Federal Highway, Fort Lauderdale, FL 33308



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

CORFAC  
International

5,100 Square Feet



9TH FLOOR

CORFAC  
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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