



440 N ANDREWS AVENUE
Fort Lauderdale, FL 33301

PRICE REDUCED

Flagler Village Office Space
Available for Lease

**For more
information**

Paul Marko, Principal
954 232 5586
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**AVISON
YOUNG**

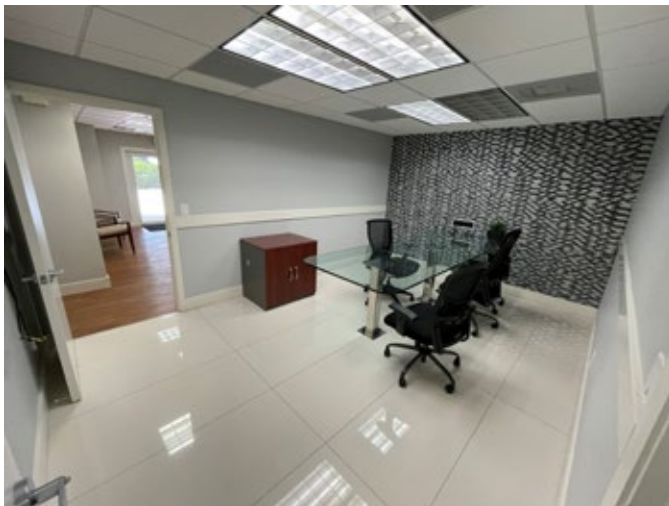
Flagler Village Office Space Available for Lease - 4,084 sf

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Property Highlights

- Available immediately. Well priced.
- Excellent ingress/egress. Efficient layout.
- On site free surface parking; 20 spaces - 5/1,000 sf ratio.
- Prime location surrounded by new development projects.
- Across from Hines FAT (Food Art Technology) Village development project.
- Built out space with upgraded finishes.
- Close proximity to Las Olas Blvd, Federal Courthouse, Brightline Station.
- Regional Activity Center-Urban Village (RAC-UV) zoning.
- Rental rate - \$32.00 psf plus electric.



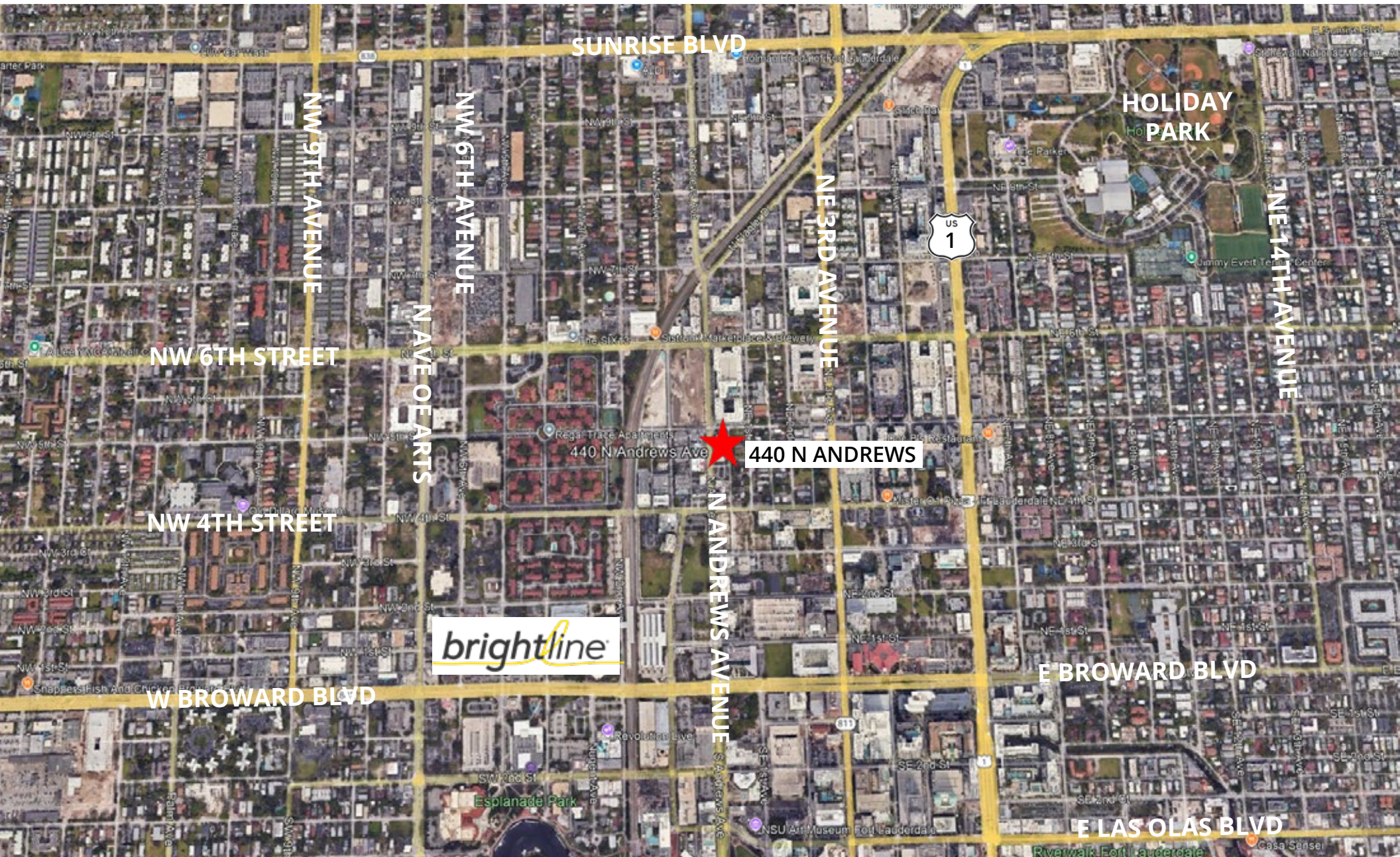
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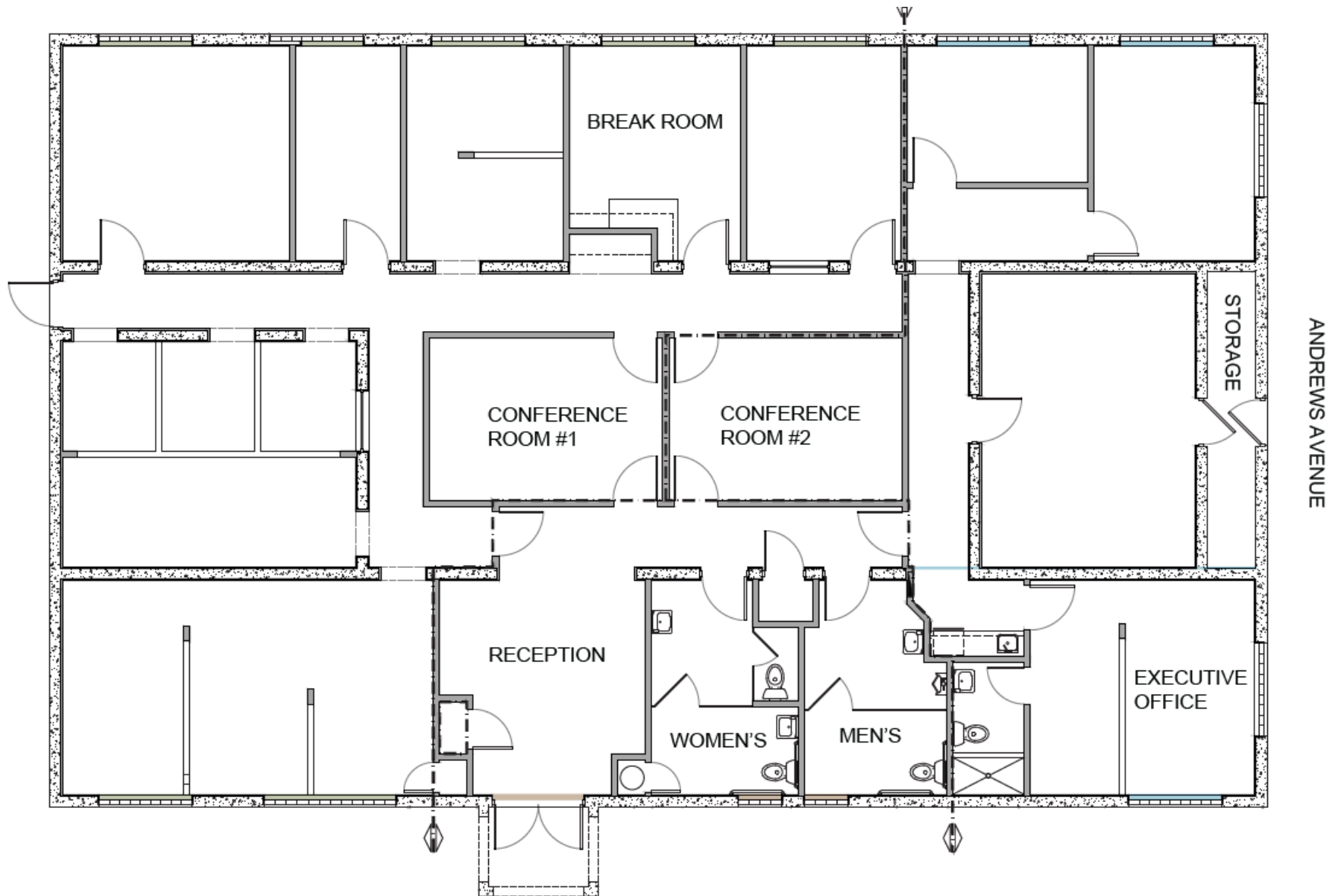
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