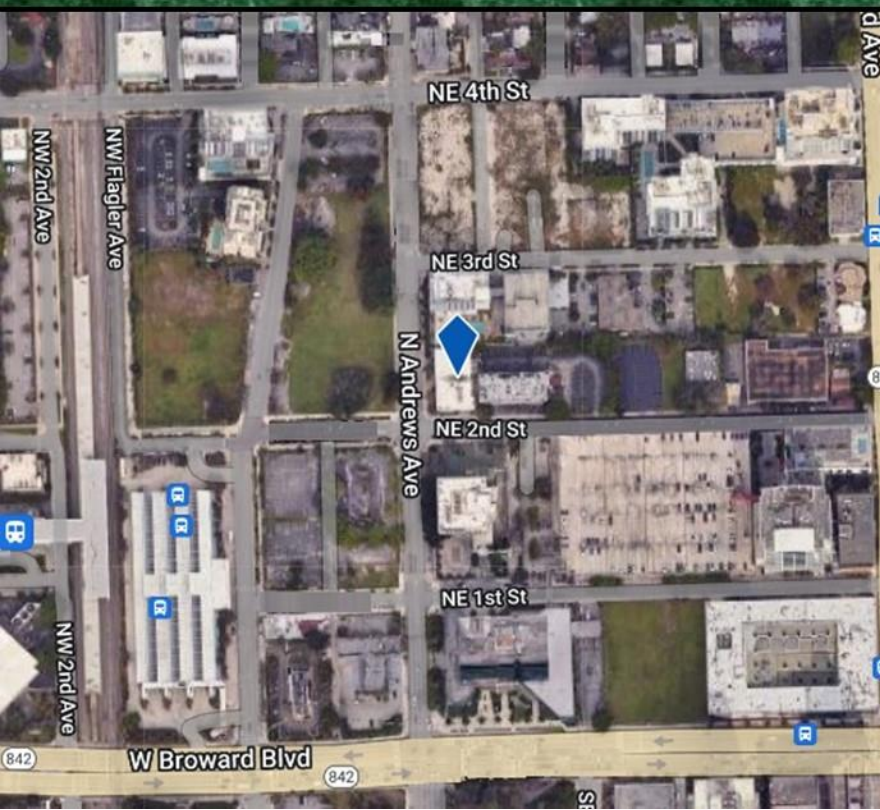




**DOWNTOWN  
FT LAUDERDALE**  
200 N ANDREWS AVENUE  
FT LAUDERDALE, FL 33301



# PRISTINE TURNKEY OFFICE FOR LEASE





# PROPERTY OVERVIEW

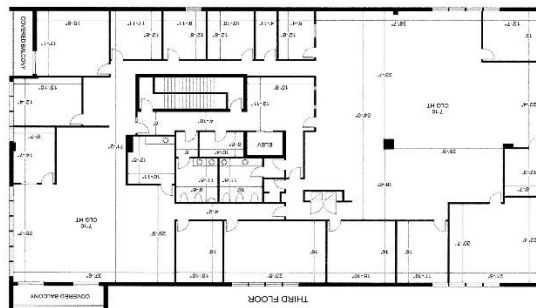
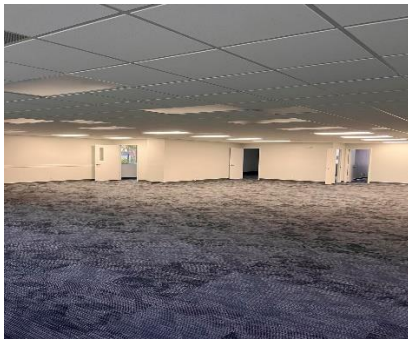
BUILDING ADDRESS	200 N Andrews Avenue
AVAILABLE FOR LEASE	9,298 SF
TRAFFIC COUNT	23,000+ on Andrews Avenue
PARCEL	5042 10 13 0010
PARKING	32 Covered Spaces
SERVICE TYPE	MG
ACCESSIBILITY	Easy ingress and egress from both Andrews Avenue and NE 2 <sup>nd</sup> Avenue
ZONING	RAC-CC
MAJOR FEATURES	Excellent maintained three story office building, competitive lease rates, abundant parking in private parking garage, beautiful office views, move-in ready, private balconies, professional entryway, ADA compliant bathrooms, large spacious floorplan, located just off US1, in the heart of Downtown Fort Lauderdale, walking distance to the Fort Lauderdale courthouse as well as the Brightline's Fort Lauderdale stop

## EXTERIOR



## INTERIOR

- 10,908 Sq Ft



200 N ANDREWS AVENUE  
FORT LAUDERDALE, FL 33301



FOR PROPERTY INQUIRIES AND  
SHOWINGS PLEASE CALL  
HARRY CHASKALSON: (954)270-6012

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