



PROPERTY DETAILS

- - Upscale and stylish office spaces available immediately
- - Classic Mediterranean architecture
- -Walking distance to dining, shopping and entertainment on Las Olas Boulevard
- -Convenient on-site, free parking adjacent to building-14 spaces plus street parking
- Additional covered parking in neighboring garage at nominal cost
- Suite 202 -1,223 SF (Ideal for Medical)
- Suite 203 -1,141SF (Executive Offices)
- \$40.00 PSF modified gross plus electric and janitorial service

ABOUT PROPERTY



PRICE

\$40.00 SF/yr (MG)



YEAR BUILT

1967/2010 Renov.



SUITE 202-1223 SF

SUITE 203 -1141 SF



10 SURFACE SPACES

-4 Reserved Spaces



LOCATION

Las Olas/ Downtown

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

Prime office space located in small boutique office building located off Las Oas Boulevard. Both spaces are ready to go immediately. Suite 202 is ideal for a medical practice or aesthetic practice complementary to the successful plastic surgery center located on the first floor. Suite 203 is ideal for a small professional business looking for private offices in the Fort Lauderdale/Las Olas area in an upscale building with convenient parking.

OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (MG)
Available SF:	1,141 - 1,223 SF
Lot Size:	13,251 SF
Building Size:	8,500 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 202	\$40.00 SF/yr	1,223 SF
Suite 203	\$40.00 SF/yr	1,141 SF

For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



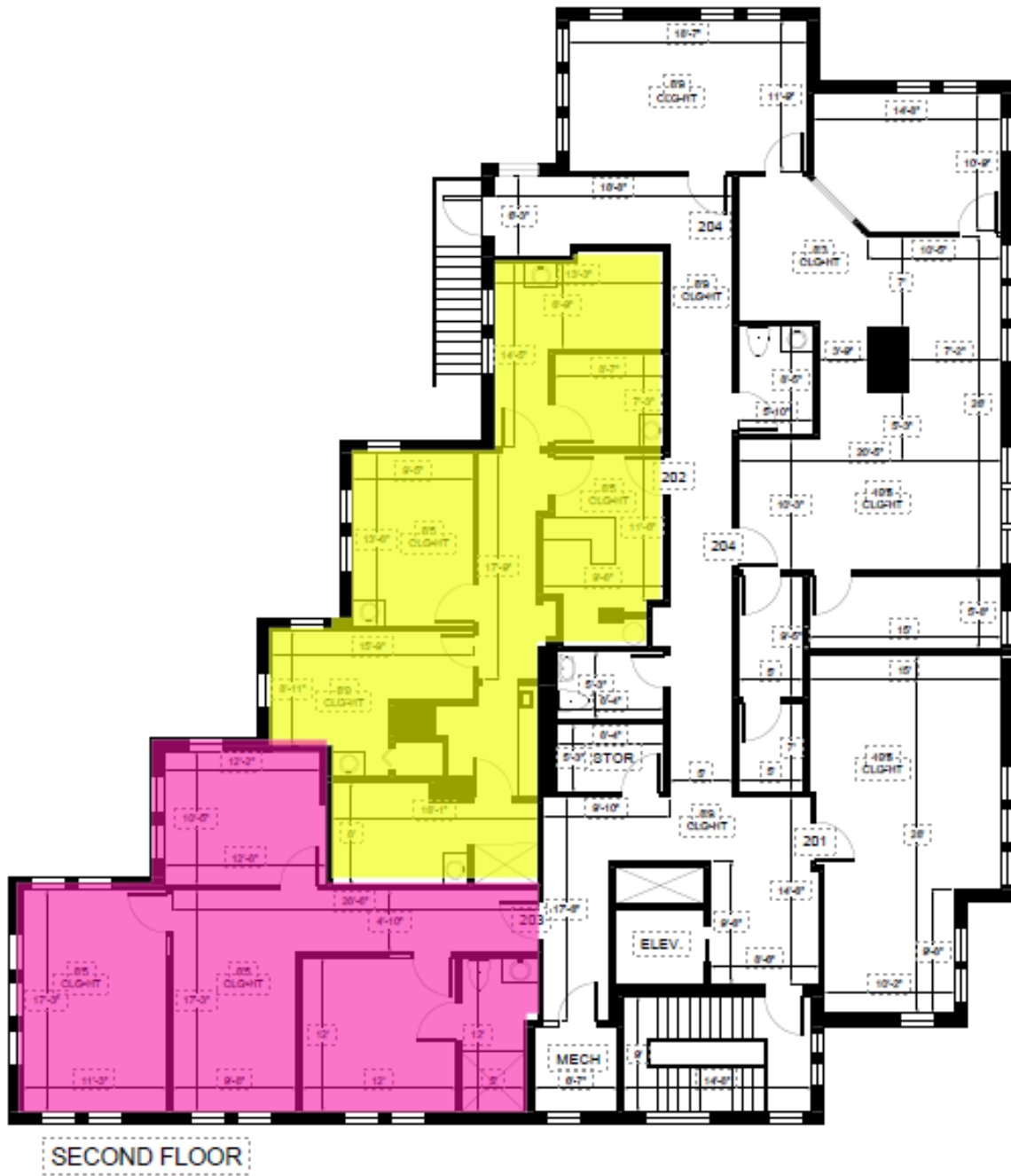
For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



SECOND FLOOR

Suite 203
1,141 RSF

Suite 202
1,223 RSF

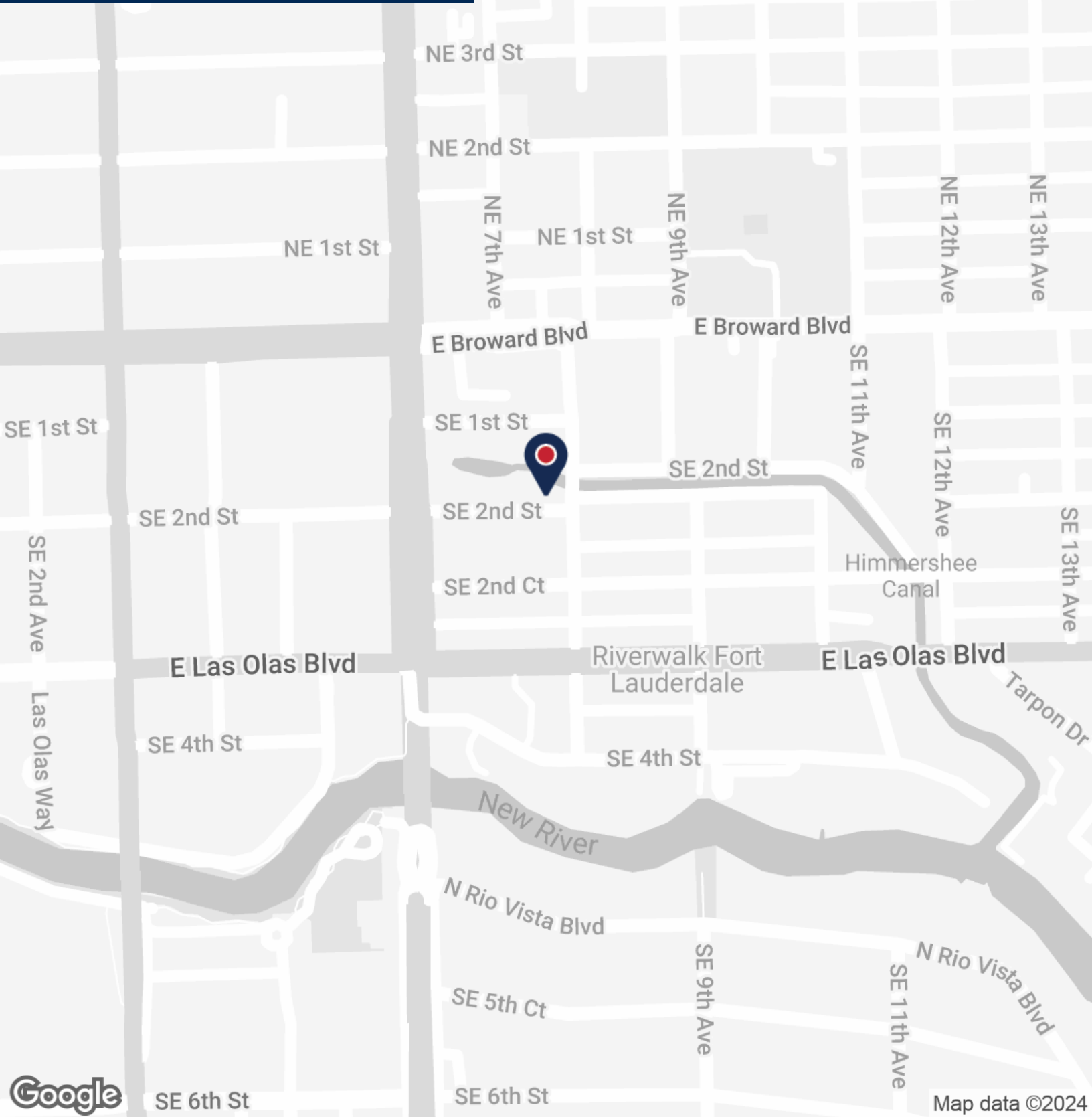
For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.Com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



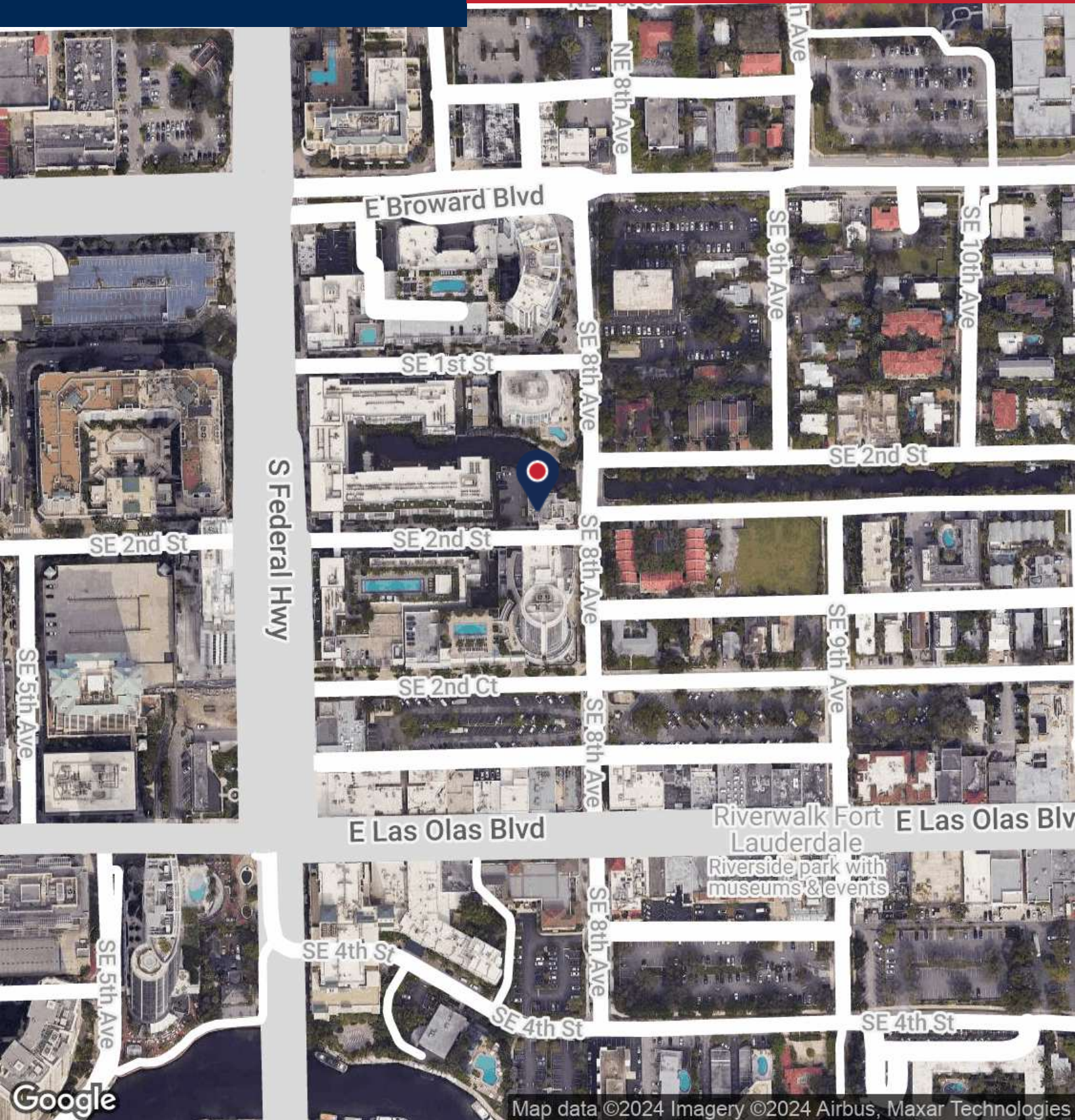
For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



For more information:

Steve Hyatt

954.494.3091 | Shyatt@Bergercommercial.com
bergercommercial.com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT