



**EMBASSY LAKES  
PROFESSIONAL CENTER**  
2525 EMBASSY DRIVE S  
COOPER CITY, FL 33026



**TURNKEY OFFICE  
SPACE FOR LEASE**



# PROPERTY OVERVIEW

<b>BUILDING ADDRESS</b>	2525 Embassy Drive S, Fort Lauderdale, FL 33308
<b>LEASABLE AREA</b>	1,318 Square Feet
<b>TRAFFIC COUNT</b>	38,000+ on Sheridan Street
<b>PARCEL</b>	51-41-06-10-0020
<b>YEAR BUILT</b>	1999
<b>ZONING</b>	PCD
<b>LAND SQ FT</b>	109, 026 Square Feet, 2.5 Acres
<b>PARKING</b>	95 Shared Parking Spaces, 4.0/1000 SF
<b>MAJOR FEATURES</b>	Quiet, pristine mixed use shopping center in the heart of Cooper City, long-term neighboring tenants, exceptional property maintenance, competitive lease rates, fully built out, turn-key offices, lakeside views

## PROPERTY PHOTOS



## OFFICE INTERIORS

-SPACE WILL HAVE UNIQUE DESIGN



FOR PROPERTY INQUIRIES AND SHOWINGS PLEASE CALL TOM BUSH:

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