

FOR LEASE

900 SE 3RD AVE FORT LAUDERDALE, 33316



PROPERTY HIGHLIGHTS

- COMMON AREA RENOVATIONS 2024-2025
- Prime office space for lease with contemporary build outs.
- Suite 204 - 2,662 +/- SF
- Suite 320 - 2,568 +/- SF
- Suite 330 - 2,104 +/- SF
- Suite 340 - 2,016 +/- SF
- Total contiguous SF 6,688 +/-
- Proximity to Broward Co. Courthouse, New U.S. Federal Courthouse site and Fort Lauderdale Central Business District
- Conveniently located near I-95, SR 84, I-595 and Ft. Laud. - Hollywood Int'l Airport
- Covered/Reserved parking available
- Est. OpEx/CAM at \$11.70 PSF net of electric and janitorial (est. 2025)
- Building and Monument Signage

ABOUT PROPERTY



PRICE

\$26.50 SF/yr (NNN)



YEAR RENOVATED

2024



AVAILABLE SF

6,688 +/- SF



PARKING

Covered & Reserved



LOCATION

Downtown Ft. Lauderdale CBD

For more information:

Keith R. Graves, CCIM, SIOR

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bergercommercial.com

Lawrence Oxenberg

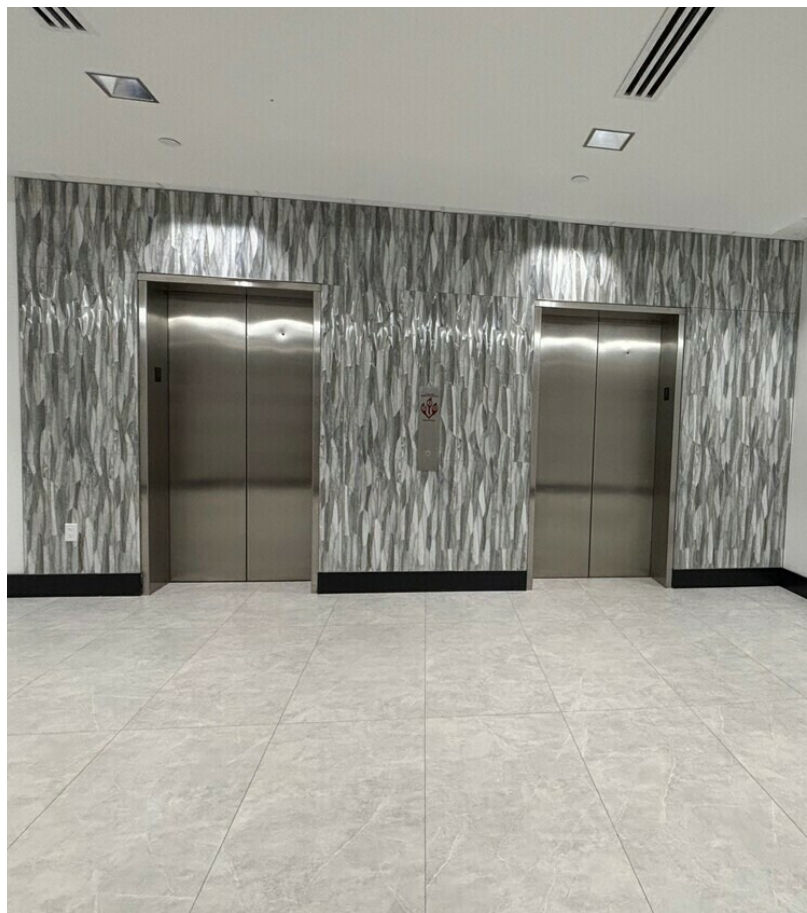
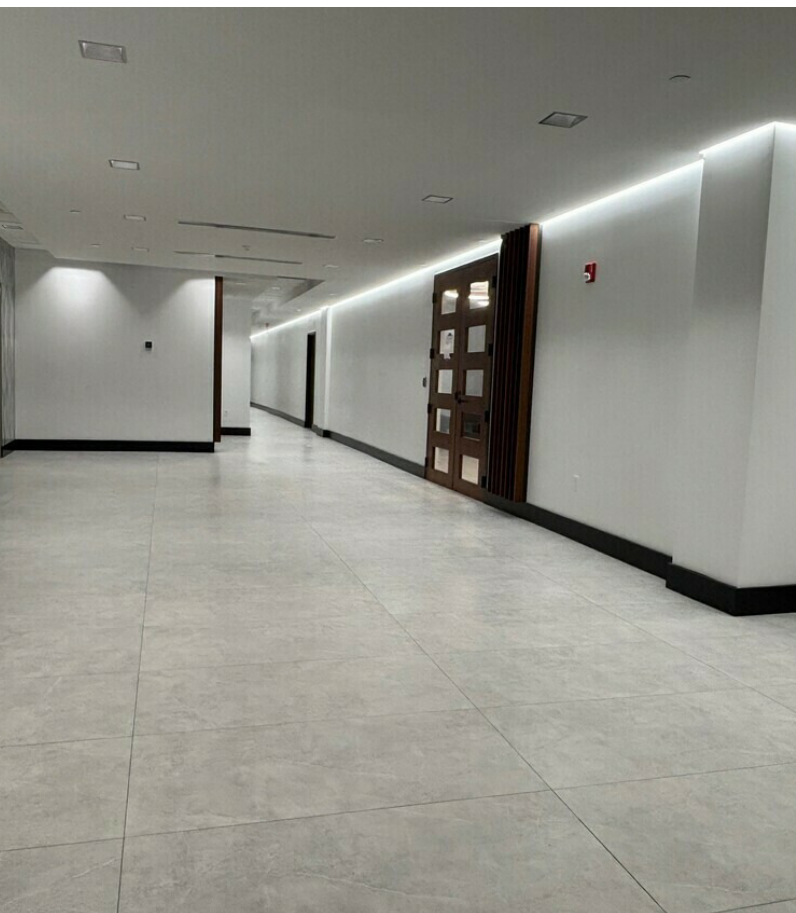
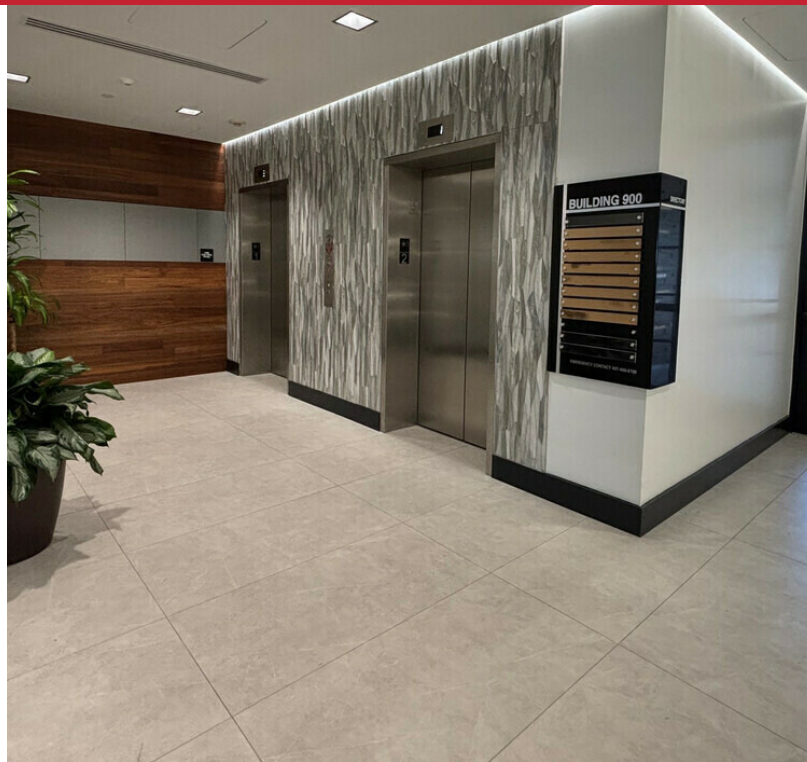
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Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

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ADDITIONAL PHOTOS



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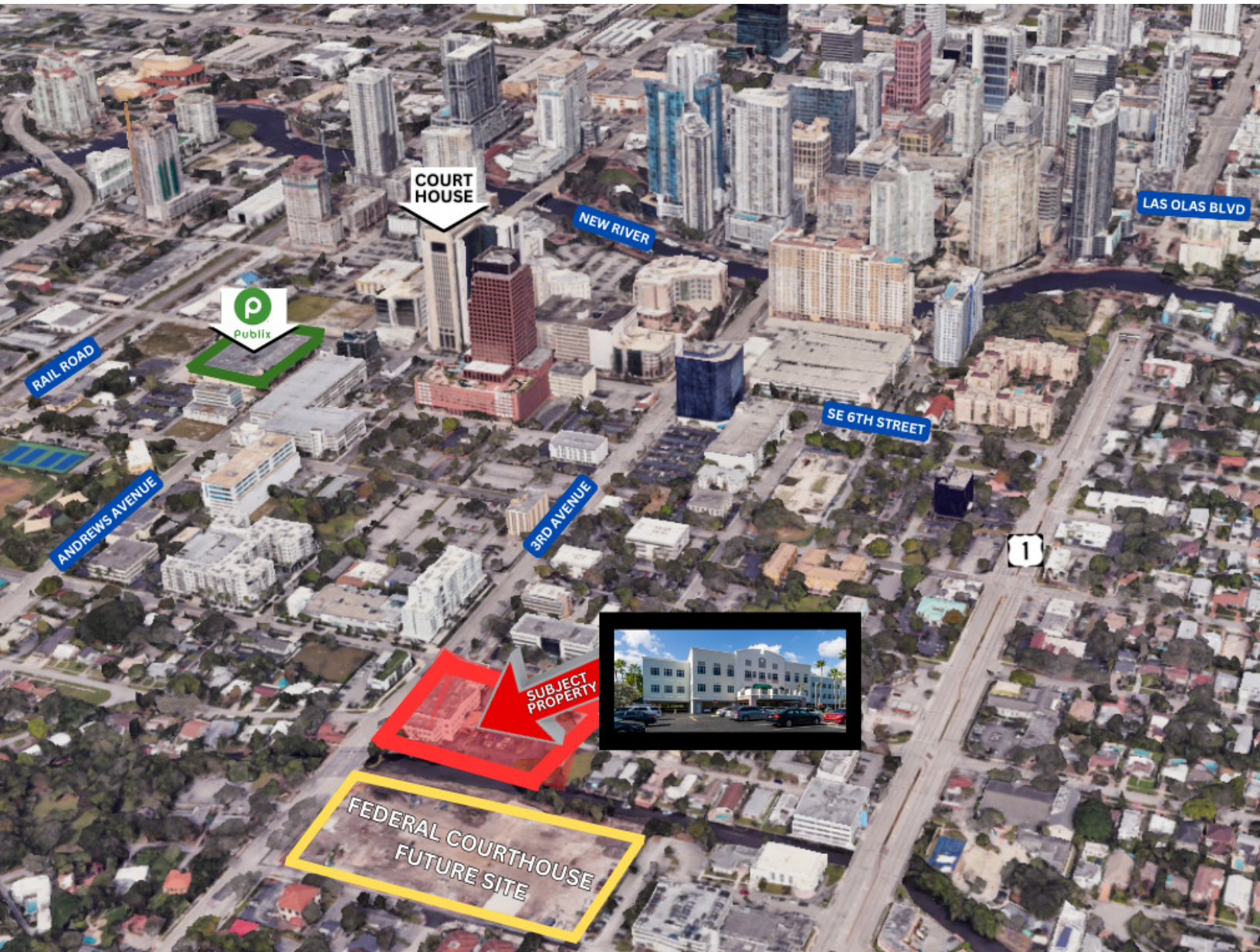
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LOCATION MAP



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CFRAC
International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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