



**2312
SOUTH
ANDREWS
AVENUE**

Fort Lauderdale, FL 33316

FOR SALE

2,811 SQUARE FEET
OFFICE/RETAIL

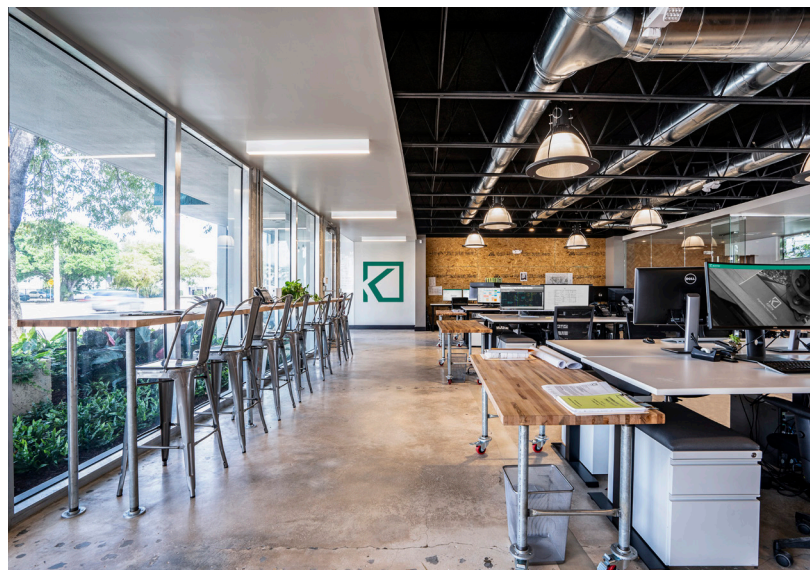
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INTERIOR PHOTOS



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SITE MAP



PROPERTY FEATURES

- 2,811 SF building available for office or retail use.
- Newly renovated with hurricane impact glass, exposed ductwork/ceiling, slab flooring, and state-of-the-art interior finishes.
- High visibility location on Andrews Avenue near SR 84.
- Ease of access to Downtown Fort Lauderdale, Fort Lauderdale/Hollywood International Airport, and major interstates I-595 & I-95.
- 4.12/1,000 parking ratio directly accessible from the rear of the building.
- Asking Price: ~~\$2,250,000~~ Price Reduced to \$2,100,000

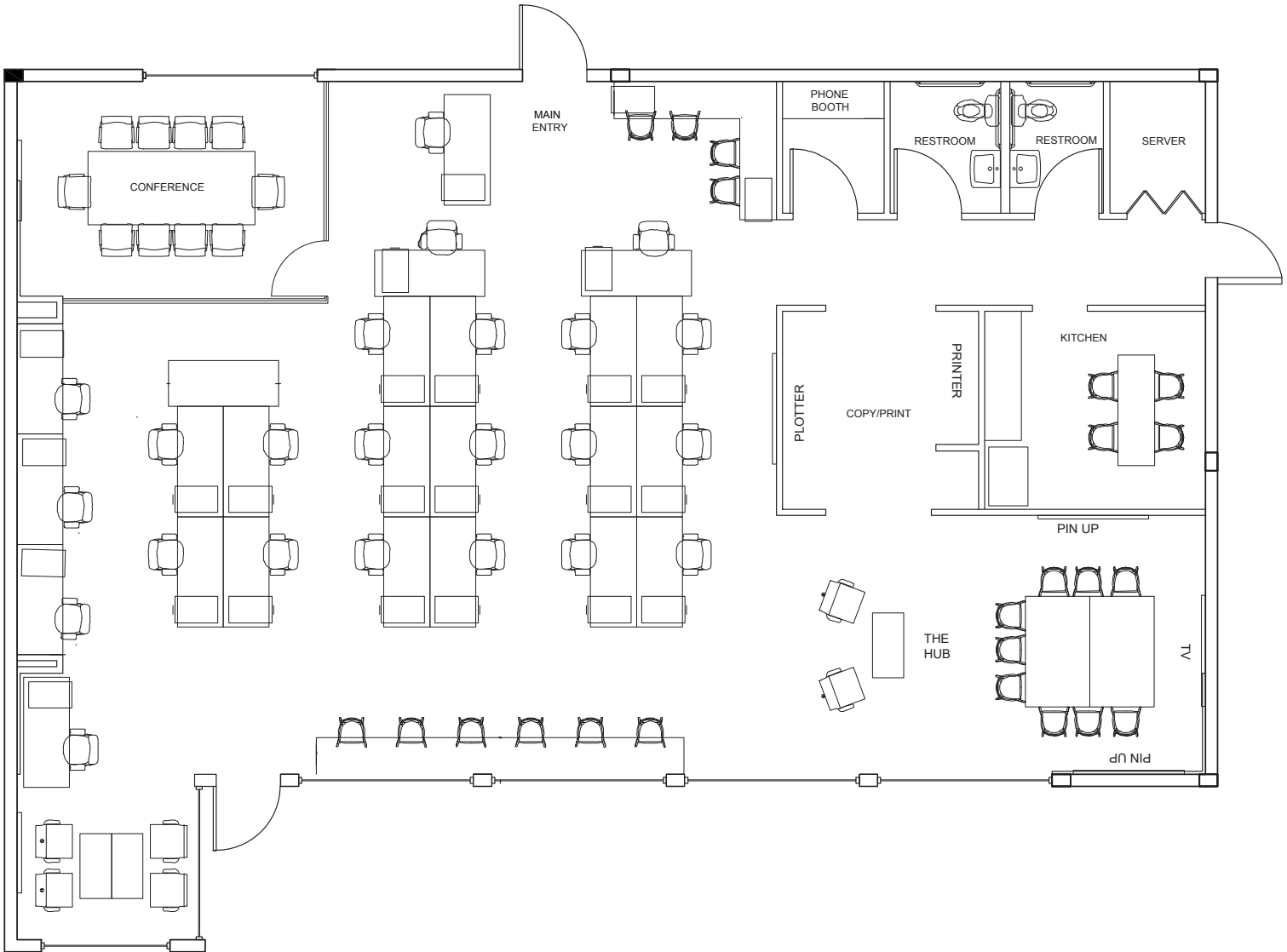
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FLOOR PLAN



For more information, please contact:

A.J. BELT

Managing Director
+1 954 377 0511
aj.belt@cushwake.com

JEFF HOLDING

Executive Director
+1 954 377 0512
jeff.holding@cushwake.com

TRENT SLATTERY

Senior Associate
+1 954 938 2619
trent.slattery@cushwake.com

CUSHMAN & WAKEFIELD

515 E Las Olas Blvd Suite 900
Fort Lauderdale, FL 33301
cushmanwakefield.com

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