

OFFICE HQ BUILDING FOR SALE OR LEASE

501 SE 12TH ST , FORT LAUDERDALE, FL



## PROPERTY DETAILS

- Free-standing HQ Building
- Name Building Signage
- Immediate Turn-key Occupancy
- Secure gated parking area
- Close proximity to downtown Fort Lauderdale, FLL Airport, and Port Everglades
- Modern architectural design and interior finishes
- \$4,495,000 Sale Price
- \$25.00 NNN Lease rate
- \$13.50 CAM estimated for 2026
- Near upscale residential areas
- Hurricane glass windows and doors
- Completely renovated in 2015

## ABOUT PROPERTY



**\$4,495,000 OR**  
\$25.00 SF/yr (NNN)



**YEAR BUILT**  
1987/2015 renovated



**AVAILABLE SF**  
7,402 SF



**PARKING**  
26 spaces



**LOCATION**  
SE Fort Lauderdale

For more information:

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**CYRAC**  
International

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### PROPERTY DESCRIPTION

Free-standing Office /HQ building for sale or lease near downtown Fort Lauderdale, FLL Airport and Port Everglades

### PROPERTY HIGHLIGHTS

- Immediate occupancy
- Efficient floor plans
- Name building signage
- Secure gated parking area
- Close proximity to downtown Fort Lauderdale, FLL Airport, and Port Everglades
- Close proximity to upscale residential areas
- Furniture negotiable
- Ideal for single tenant looking for identity building
- Hurricane glass windows and doors
- Completely renovated in 2015

### OFFERING SUMMARY

Sale Price:	\$4,495,000
Lease Rate:	\$25.00 SF/yr (NNN)
Estimated 2026 CAM	\$13.50
Available SF:	7,402 SF
Lot Size:	15,761 SF
Building Size:	7,402 SF

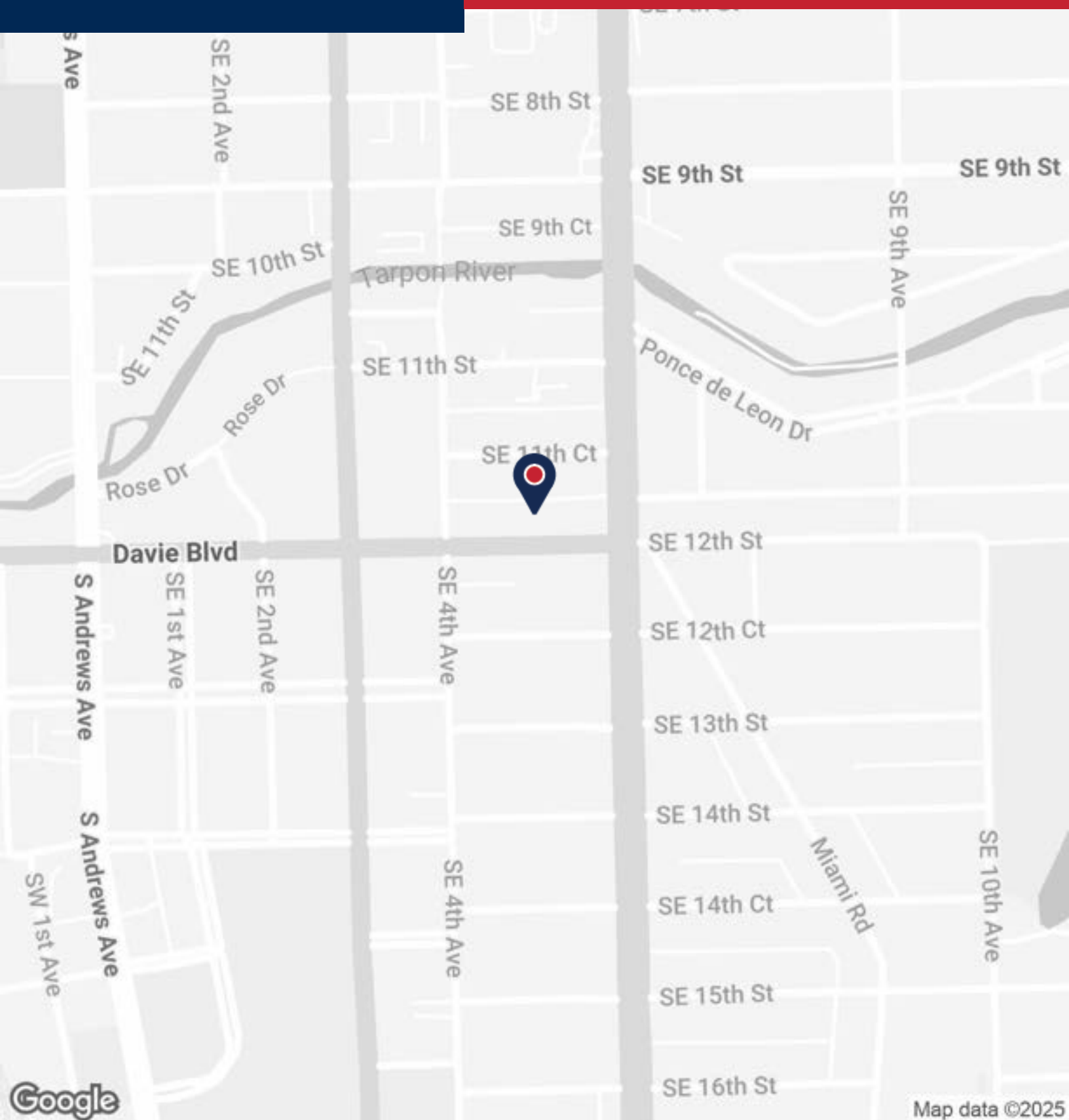
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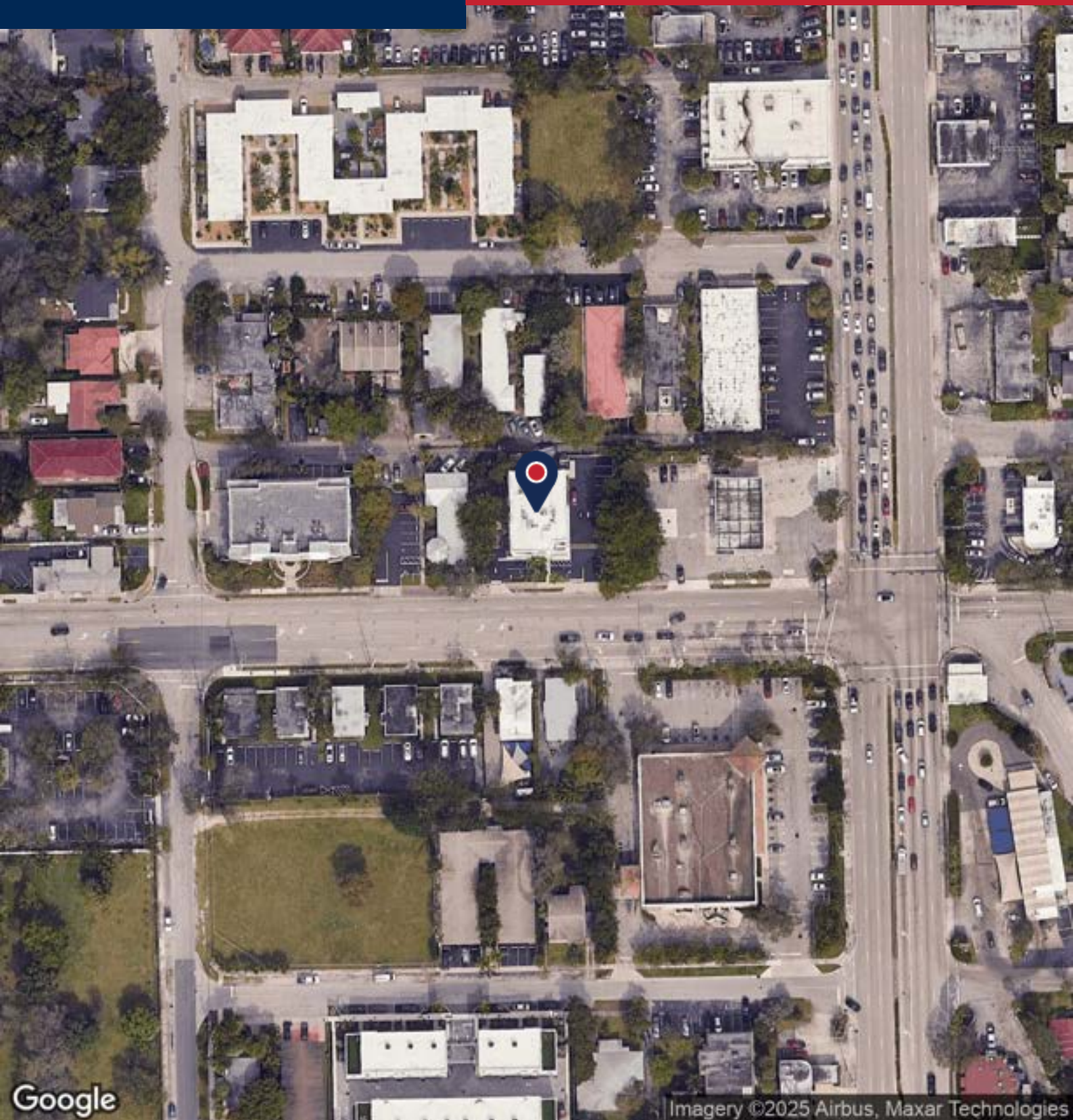
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OFFICE HQ BUILDING FOR SALE OR LEASE

AERIAL MAP



For more information:

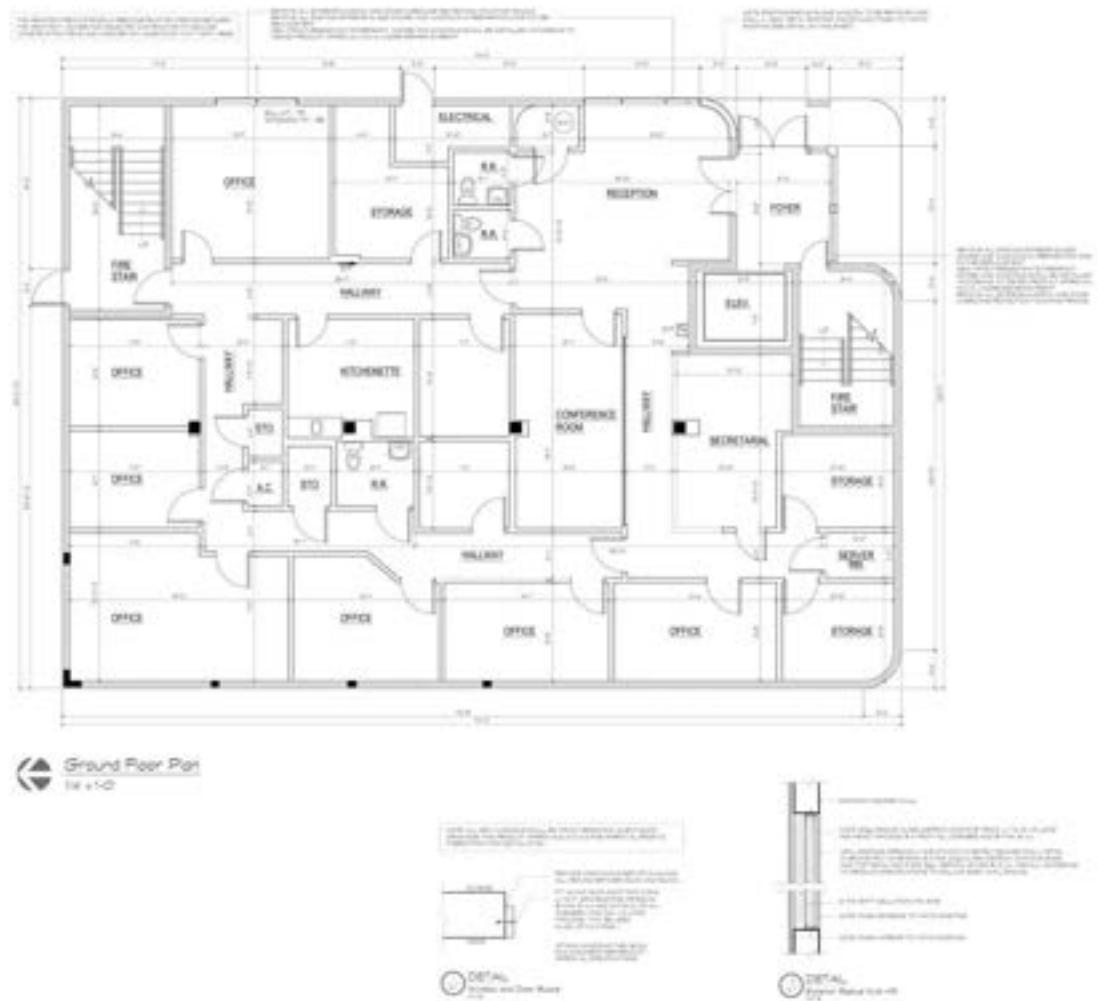
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Velocity Office Building  
Window Replacement  
10th and 11th Floor

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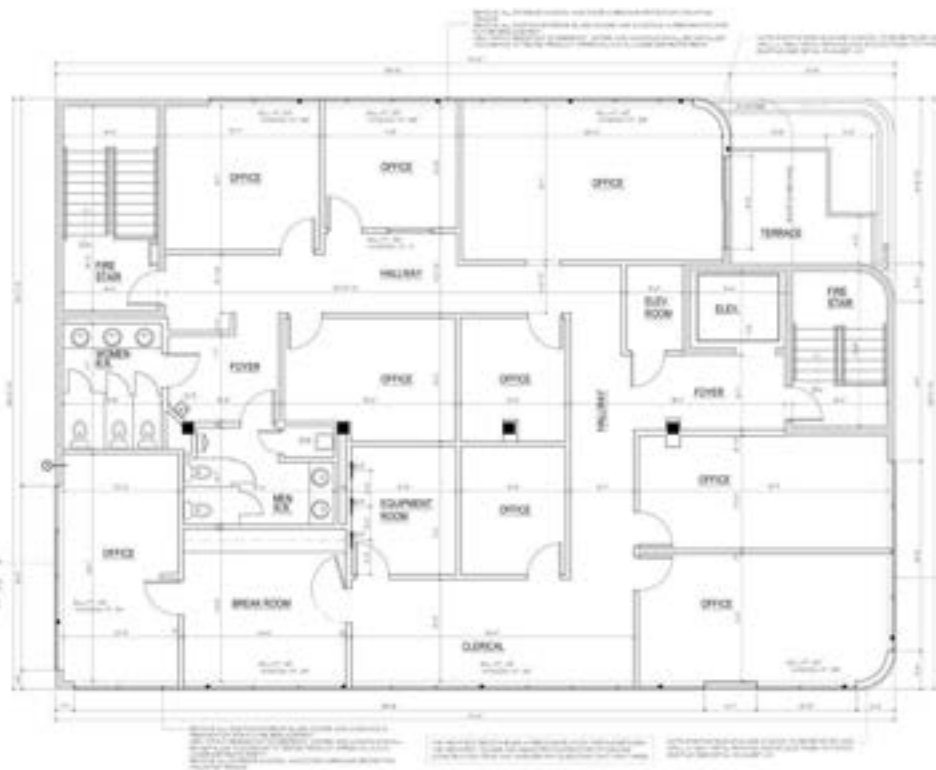
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Second Floor Plan  
1/8" = 1'-0"

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Velocity Office Building  
Window Replacement and Other Renovation  
Architectural Plans  
1/8" = 1'-0"

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