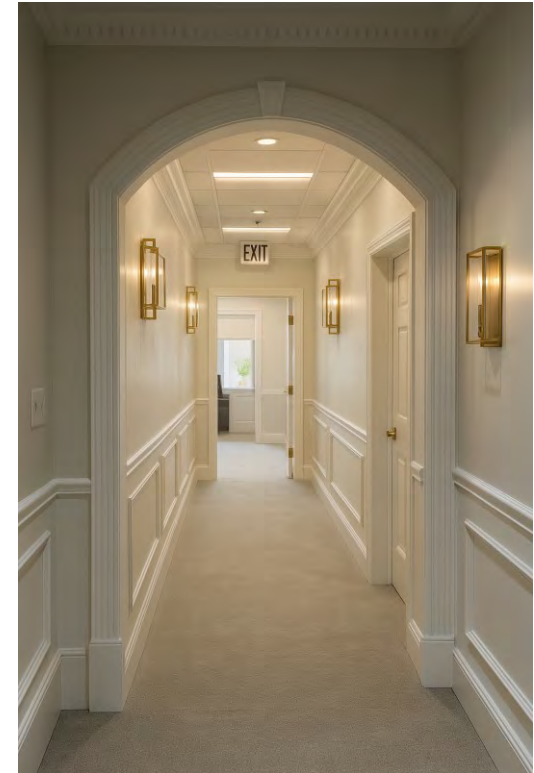




**For Lease:
MEDICAL OFFICE**



MAJOR RENOVATIONS PLANNED



UP TO 13,000 SF FT MEDICAL OFFICE

(will consider converting to retail)

3536 N Federal Highway, Ft Lauderdale, FL 33308

Clint Casey | clint@rotellagroup.com
William Rotella | wjr@rotellagroup.com
Office | 954-568-9015 | rotellagroup.com

The Rotella Group Inc.
COMMERCIAL REAL ESTATE
Est. 1995



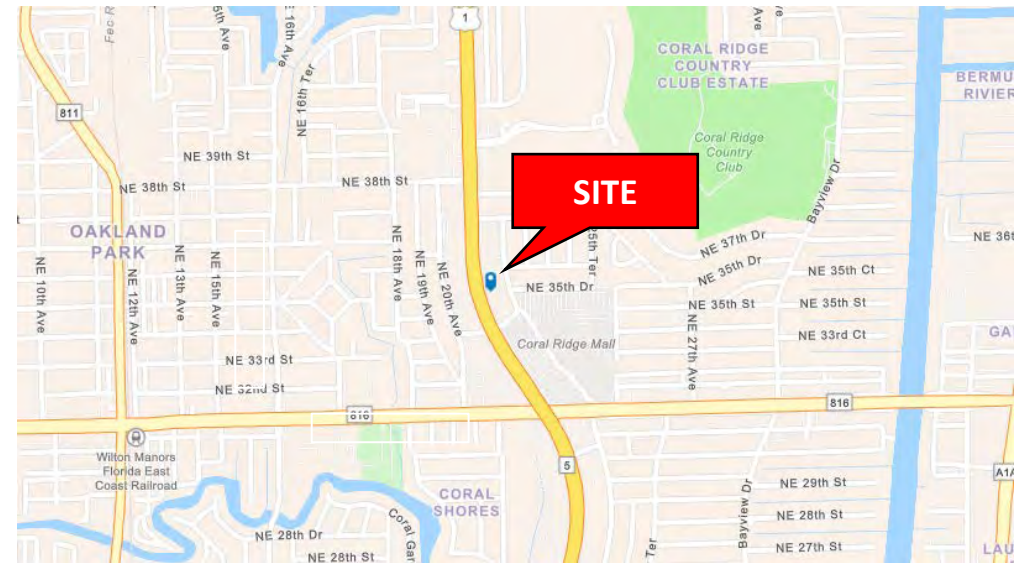
3536 N Federal Highway, Ft Lauderdale, FL 33308

2,000 to 13,000 SF Medical Office Available

The **Rotella Group** has been retained as the exclusive leasing agent for the medical building located at **3536 N Federal Highway, Fort Lauderdale, FL 33308**, in the heart of the vibrant East Fort Lauderdale market.

The new ownership plans to upgrade the property with high-end finishes. The building offers excellent visibility, ample parking, and flexible suite sizes ranging from **2,000 square feet** to **full-building occupancy**.

The owner is also open to converting the property for **retail or showroom use**.



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3536 N Federal Highway, Ft Lauderdale, FL 33308

2,000 to 13,000 SF Medical Office Available

Building Highlights

- Impact windows
- Building and monument signage
- Suites from 2,000 SF
- Ample parking
- Minutes to Holy Cross Hospital
- Over 700,000 SF of medical within 1.5 miles.
- See broker for pricing.



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3536 N Federal Highway, Ft Lauderdale, FL 33308

2,000 to 13,000 SF Medical Office Available



BUILDING DETAILS

Property Type	Medical (will consider retail/showroom)
Tenancy	Multiple (will consider single user)
Minimum Divisible SQFT	13,014
Total Building Suites	4
Stories	2
Zoning	B 1

Building Description

Flexible on devising space. Great visibility.

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3536 N Federal Highway, Ft Lauderdale, FL 33308

2,000 to 13,000 SF Medical Office Available



Property Improvements

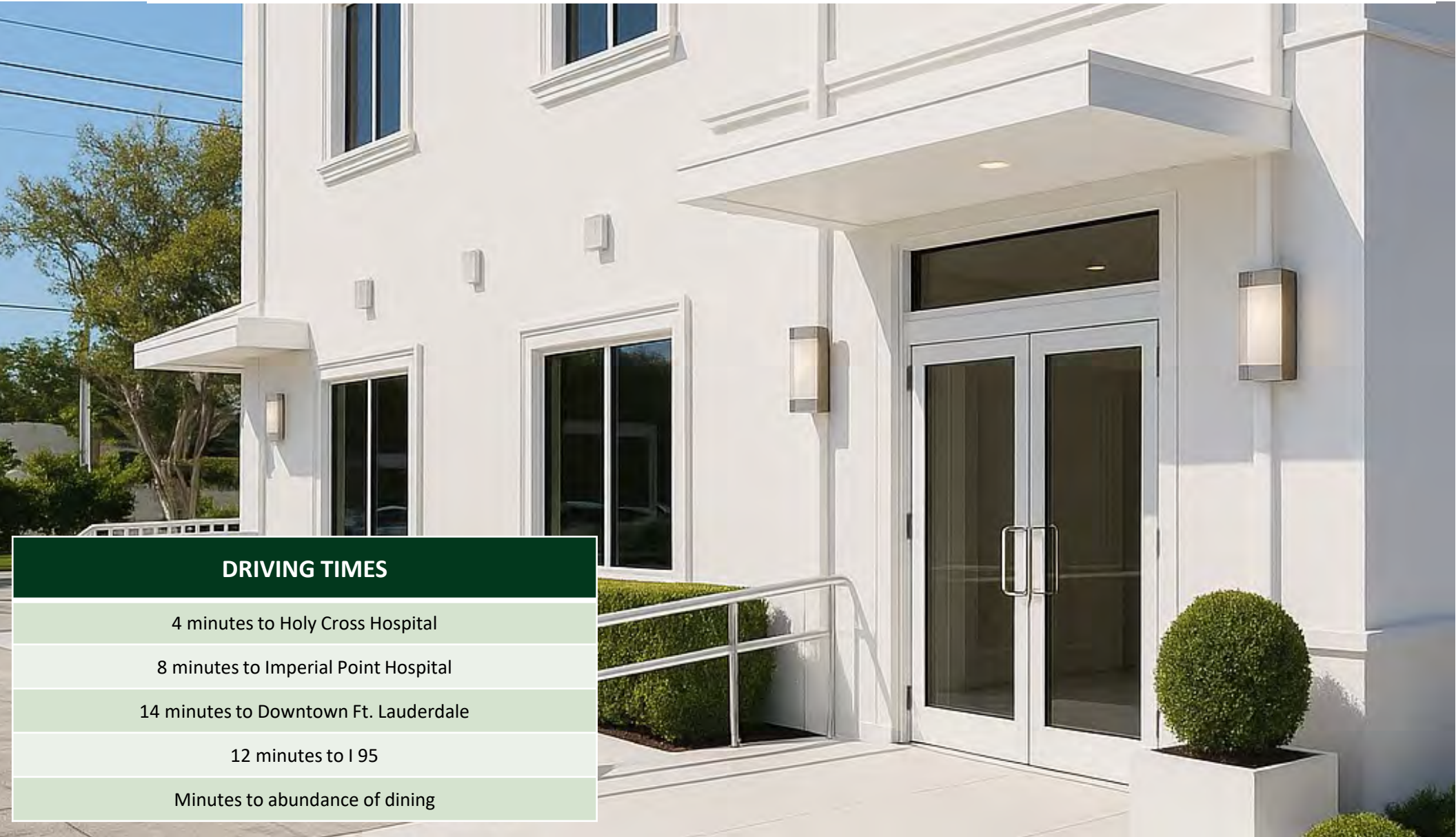
1. Painting exterior & some cladding
2. Pavement – repave asphalt in driveway
3. Drainage repairs rear parking lot
4. Stucco repairs
5. Landscape enhancements
6. Signage exterior & interior
7. Monument sign upgrade
8. Exterior feature lighting for building
9. Decorator enhancements
10. Irrigation repairs & modifications for new additional landscaping
11. ADA compliance exterior
12. Elevator remodel finishes
13. 1st Floor main entry lobby renovation

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3536 N Federal Highway, Ft Lauderdale, FL 33308

2,000 to 13,000 SF Medical Office Available



DRIVING TIMES

4 minutes to Holy Cross Hospital

8 minutes to Imperial Point Hospital

14 minutes to Downtown Ft. Lauderdale

12 minutes to I 95

Minutes to abundance of dining

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AERIAL



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2,000 to 13,000 SF Medical Office Available

AERIAL



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The Rotella Group, Inc.

Commercial Real Estate Brokers

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