



PROPERTY DETAILS

- - Immediate occupancy
- - Small suites available from 930 SF
- - Modern and customizable office spaces
- - Ample parking on-site
- - High visibility in prime location
- - Easy access to major transportation routes
- - Strategic location within Fort Lauderdale's commercial /marine district
- Close proximity to Port Everglades and FLL Airport
- Suite 200-1,019 SF
- Suite 208- 1,077 SF
- Suite 213- 930 SF

ABOUT PROPERTY



PRICE
40.00 SF/yr (MG)



YEAR BUILT
1974 /RENOV. 2020



AVAILABLE SF
from 930 SF



PARKING
Streetfront



LOCATION
17th Street Corridor

For more information:

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PROPERTY DESCRIPTION

Small suites available immediately in 17th Street Causeway corridor.

PROPERTY HIGHLIGHTS

- - Immediate occupancy
- - Small suites available
- - Modern and customizable office spaces
- - Ample parking on-site
- - High visibility in prime location
- - Easy access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$40.00 /yr (MG)
Available SF:	930 - 1,077 SF
Lot Size:	15,559 SF
Building Size:	9,915 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,026	2,295	5,925
Total Population	1,830	4,140	11,757
Average HH Income	\$97,415	\$110,341	\$132,406

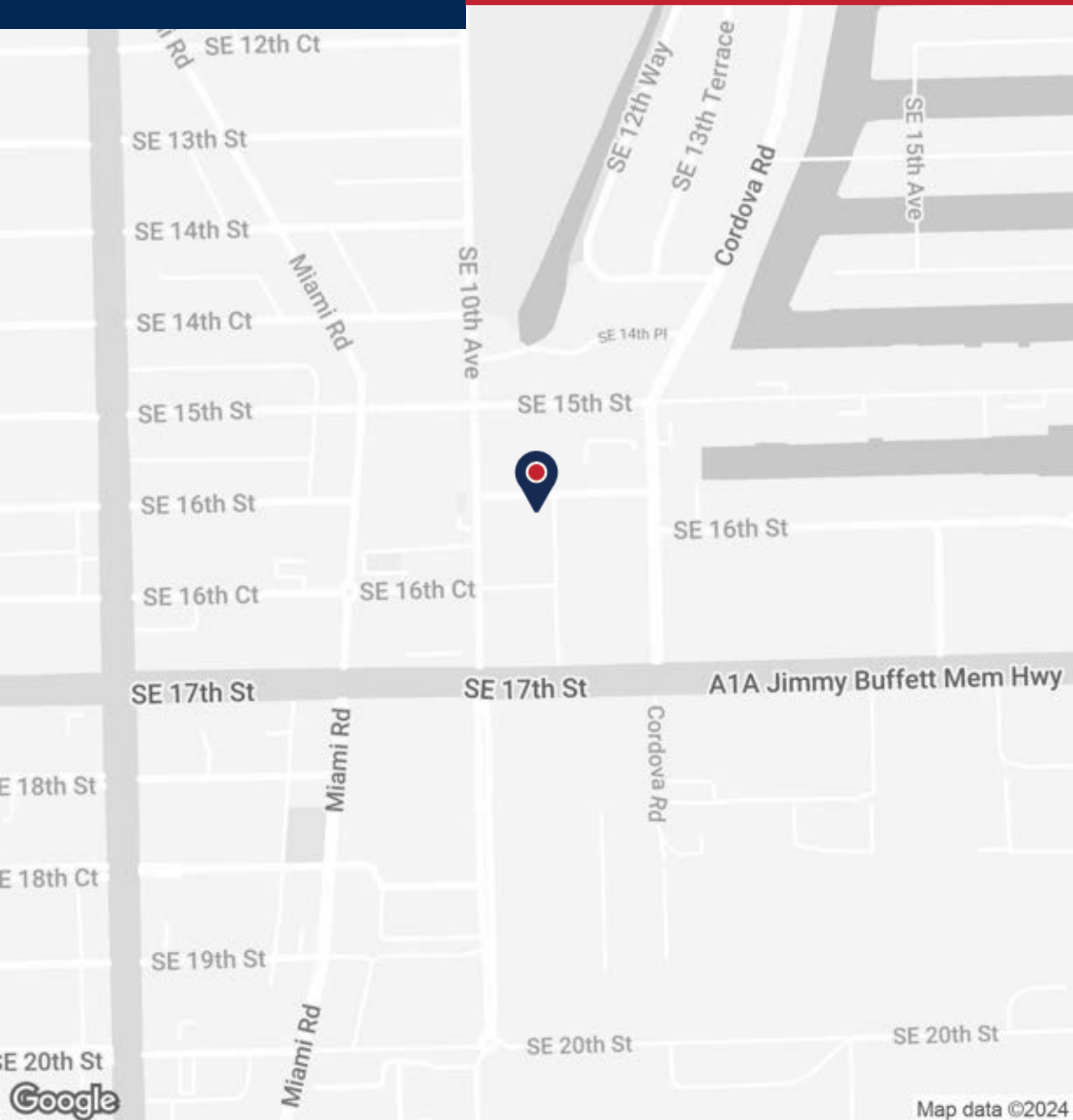
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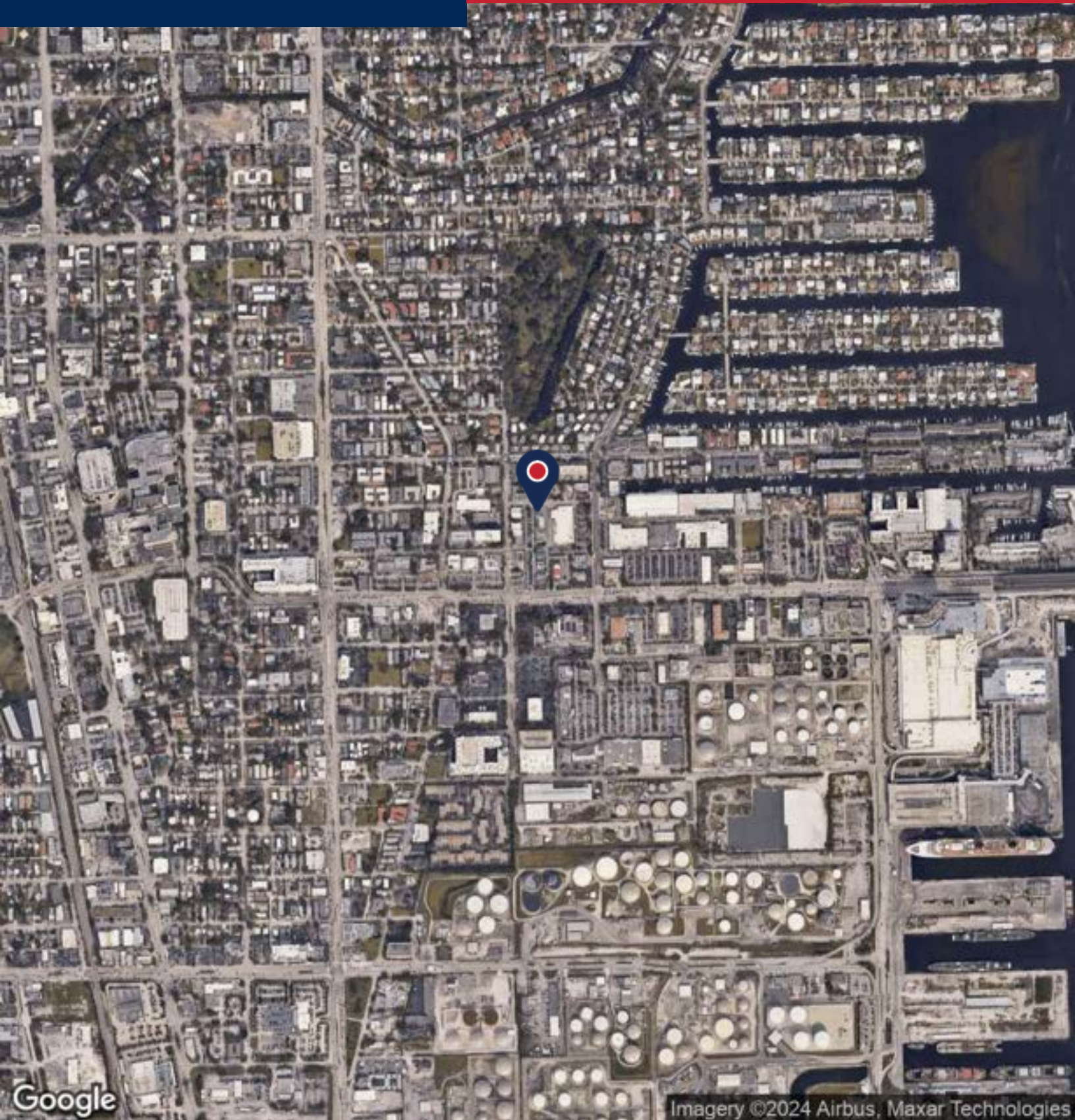
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