

For Sale or Lease

OFFICE SPACE



200 S. Andrews Ave Suites 300 to 303

FORT LAUDERDALE, FL 33301



PRESENTED BY

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Building Summary

200 S ANDREWS AVE, FORT LAUDERDALE

Discover the ultimate business convenience at Museum Plaza, a premier Class A office building located in the heart of downtown Fort Lauderdale. Positioned just half a block from Las Olas Boulevard.

- 11 story building built in 1986
- 40 year certification completed

Unit 300 to 303

- For Sale \$3.650,000 / For Lease \$25 p/sf
- Full 3rd floor (4 separate folios)
- 11,563 SF leasable total area with potential of 16,000+/- SF
- Number of offices: open floor plan plus 22 offices
- 2 kitchens
- Flooring: polished concrete and carpet
- 2 conference rooms
- 9 assigned parking spaces in garage - additional municipal parking and street parking available.
- Common area bathrooms - private for full floor option
- Space can be split into four different offices to sublease
- Fiber optic internet access
- Ideal for law firms, accounting offices, light medical

