

**AVISON  
YOUNG**

# GALLERIA CORPORATE CENTRE

**FOR SALE OR LEASE**

2455

**E SUNRISE BOULEVARD**

FORT LAUDERDALE, FL

Partnership. Performance.

## SUNRISE BLVD - NEAR DOWNTOWN

Rare opportunity to purchase an office condo in the Galleria Corporate Centre; a 170,000 SF class A office building located in one of the hottest areas of Ft Lauderdale. Enjoy the best amenities that south Florida has to offer within walking distance of your office. Own a piece of Ft Lauderdale for your long-term established business and gain equity in an investment at virtually the same monthly cost of a lease.

We also have great leasing opportunities for companies that prefer tenancy. Our on-site property management and Class A finishes make Galleria Corporate Centre the best choice for your home away from home.



**954.903.1811**

## OFFICE FOR SALE OR LEASE

- Class A building with pristine interior finishes
- 600 sf to 12,200 sf available
- Newly renovated lobby and common areas
- Free covered parking
- Breathtaking panoramic views of the ocean and intracoastal waterway
- Aggressively priced below downtown Fort Lauderdale market
- On-site property management, cafe, and security
- Located directly across from the Galleria Mall
- Within close proximity to numerous restaurants, hotels, and shopping
- 3-Mile drive to downtown Fort Lauderdale CBD
- Rare opportunity to purchase office condos in the Fort Lauderdale CBD

### **PURCHASE PRICE**

**\$185 - \$225 PSF**

### **LEASE RATE**

**\$25.50 PSF**

**(FULL SERVICE)**



## UNIT CHART

SUITE	SF	PRICE (PSF)	PRICE
201	1,295	\$185	\$239,575
207	1,322	\$185	\$244,570
304	4,219 (Divisible)	\$185	\$780,515
309	5,054 (Divisible)	\$185	\$934,990
511	3,519	\$185	\$651,015
811	933	\$200	\$186,600
900	1,061	\$200	\$212,200
916	2,154	\$200	\$430,800
1108	3,321	\$225	\$747,225





## POINTS OF INTERESTS

- Galleria Mall
- Texas de Brazil
- Starbucks
- J. Alexander's
- Seasons 52
- Blue Martini
- P.F. Changs
- The Capital Grill
- Truluck's
- Anthony's Coal Fired Pizza
- The Melting Pot
- Canyon Restaurant
- Sublime
- Joe's Crab Shack
- Chipotle
- Ruth's Chris Steak House
- Publix
- Trader Joe's
- Whole Foods
- The Post Office
- UPS
- Hugh Taylor Birch Park
- Fort Lauderdale Beach
- Downtown Fort Lauderdale