

1217 E Broward Blvd

1217 E Broward Blvd, Fort Lauderdale, FL 33301

Presented By:
Urban Group, Inc.



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Property Details

A rare Live/Work opportunity on East Broward Boulevard in the Victoria Park area of Fort Lauderdale. This 1,784 +/- free standing building has beautifully restored Dade County Pine finishes, an exposed ceiling, and has been updated throughout. As you enter the front door, there is a reception and work area along with a restroom. To the right of this area is a conference room with windows on two sides. Through a door off of the reception area, there are 4 rooms, all @ 13x13. There is a kitchenette with a dishwasher and full-size refrigerator/freezer, an ADA restroom, and a full bathroom with a shower. The back door leads to a fenced yard with a private deck. Behind the fenced yard is a large parking area which is accessible via the rear alley. This is ideal for someone wanting to occupy a freestanding building for their business or to have their business in the front and live in the back.

Price: \$29.00 /SF/YR

- Rare Live/Work building along East Broward Boulevard in the Victoria Park neighborhood.
- Located a few blocks from Las Olas Boulevard, the Fort Lauderdale Central Business District, and bustling North
- Building has been recently updated with the Dade County Pine restored, exposed ceilings, and updated restrooms.
- The building is 1,784 +/- SF with a reception/work area, a conference room, 4 rooms - one currently an office, two currently bedrooms, and one set u
- Ample parking

View the full listing here: <https://www.loopnet.com/Listing/1217-E-Broward-Blvd-Fort-Lauderdale-FL/37336084/>

Rental Rate:	\$29.00 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area :	1,784 SF
Year Built:	1955
Walk Score ®:	92 (Walker's Paradise)
Transit Score ®:	42 (Some Transit)
Taxes:	\$0.64 USD/SF/MO
Operating Expenses:	\$0.28 USD/SF/MO
Rental Rate Mo:	\$2.42 /SF/MO

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Listing space

1st Floor	Space Available:	1,784 SF
	Rental Rate:	\$29.00 /SF/YR
	Date Available:	60 Days
	Service Type:	Triple Net (NNN)
	Built Out As:	Professional Services
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	Negotiable

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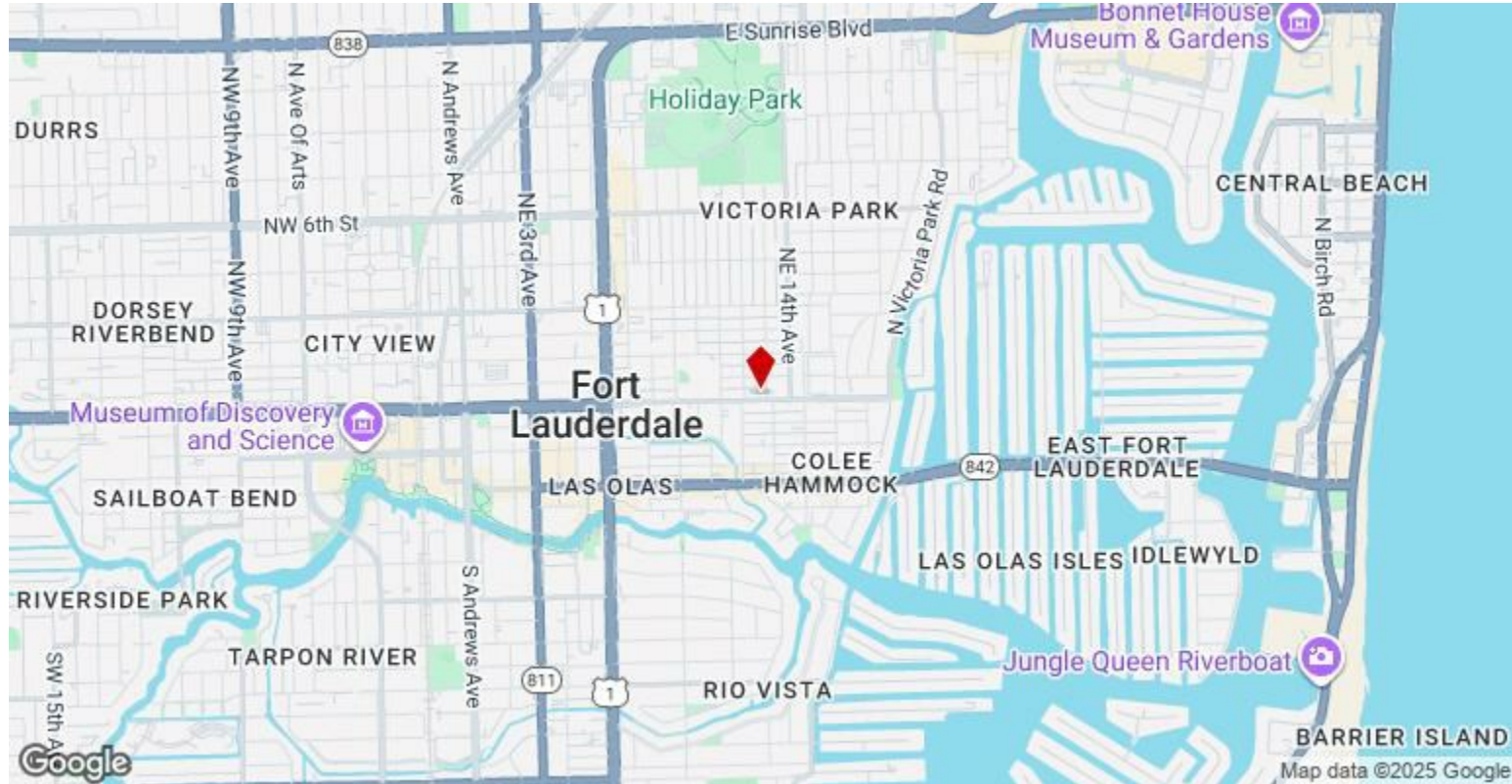
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Urban Group, Inc.	-	

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Location



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Property Photos



Primary Photo



Building Photo

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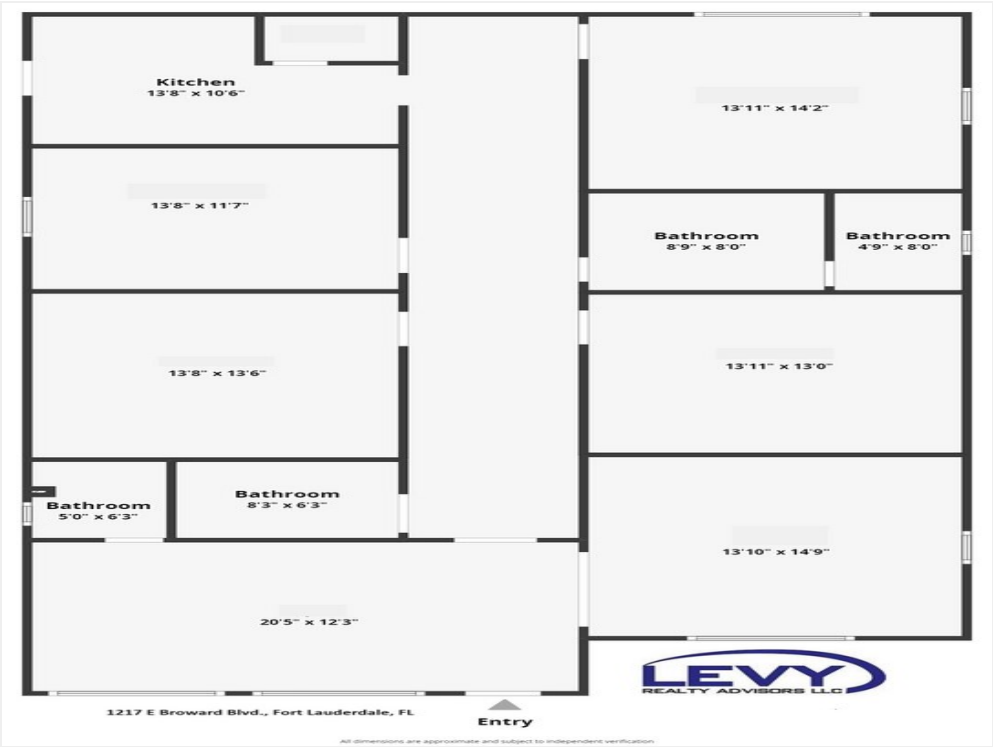


Building Photo

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