

DOWNTOWN FORT LAUDERDALE OFFICE SPACE FOR LEASE
200 SE 6TH STREET, FORT LAUDERDALE, FLORIDA 33301



- 500 - 5,000 SF OFFICE SPACE AVAILABLE / ENTIRE TOP FLOOR CAN BE ASSEMBLED / IMMEDIATE OCCUPANCY
- ADJACENT TO 110 TOWER OFFICE BUILDING
- BUILDING SIGNAGE AVAILABLE / ADEQUATE PARKING IN THE (2) REAR LOTS
- ACROSS THE STREET FROM THE BROWARD COUNTY COURTHOUSE IN THE HEART OF DOWNTOWN FORT LAUDERDALE
- WALKING DISTANCE TO LAS OLAS, RESTAURANTS & SHOPS / COMPLIMENTARY TROLLEY FROM BUILDING TO BRIGHTLINE

The Rotella Group Inc.
Commercial Real Estate

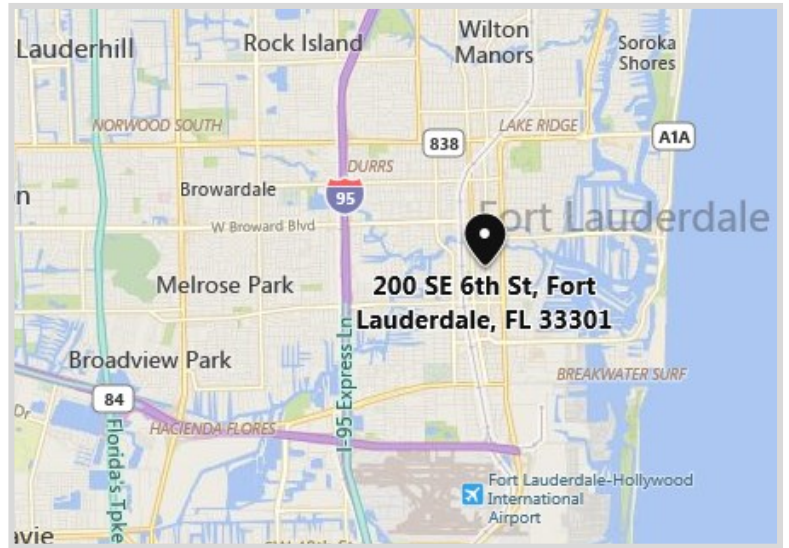
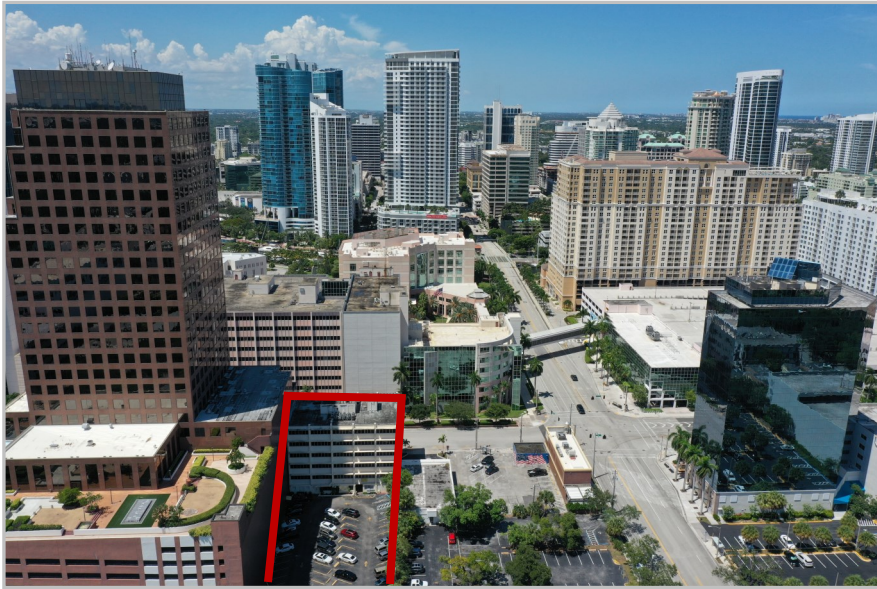
CHRIS ROTELLA CHRIS@ROTELLAGROUP.COM

XTEAM
RETAIL ADVISORS

3300 N. FEDERAL HIGHWAY, SUITE 200, FORT LAUDERDALE, FLORIDA 33306 P: 954.568.9015 M: 954.805.4266 WWW.ROTELLAGROUP.COM

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DEMOGRAPHICS 1 MILE 2 MILE 3 MILE

	2020 POPULATION	23,060	70,117	127,244
	AVG HH INCOME	\$112,124	\$97,562	\$93,214
	MEDIAN AGE	40.4	40.8	41.7
	TOTAL BUSINESSES	5,444	9,783	13,591
	TOTAL DAYTIME POP	58,987	93,514	129,464



TRAFFIC COUNTS
2019 FDOT AADT

SE 3RD AVE N OF SE 6TH ST	24,500
S ANDREWS AVE AT SE 6TH ST	16,800

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DOWNTOWN FORT LAUDERDALE RETAIL SPACE FOR LEASE

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