

PROPERTY DETAILS

- 5,627 SF of flexible office space
- Two suites that can be combined
- Turnkey, move-in ready
- Ideal for single or multi-tenant use
- Modern and well-maintained building
- Steps from both courthouses; minutes to 95 and FLL.

ABOUT PROPERTY



PRICE

\$2,100,000



YEAR BUILT

1985



AVAILABLE SF

5,627 between two units



PARKING

Included underneath garage and grounds



LOCATION

Downtown Fort Lauderdale

For more information:

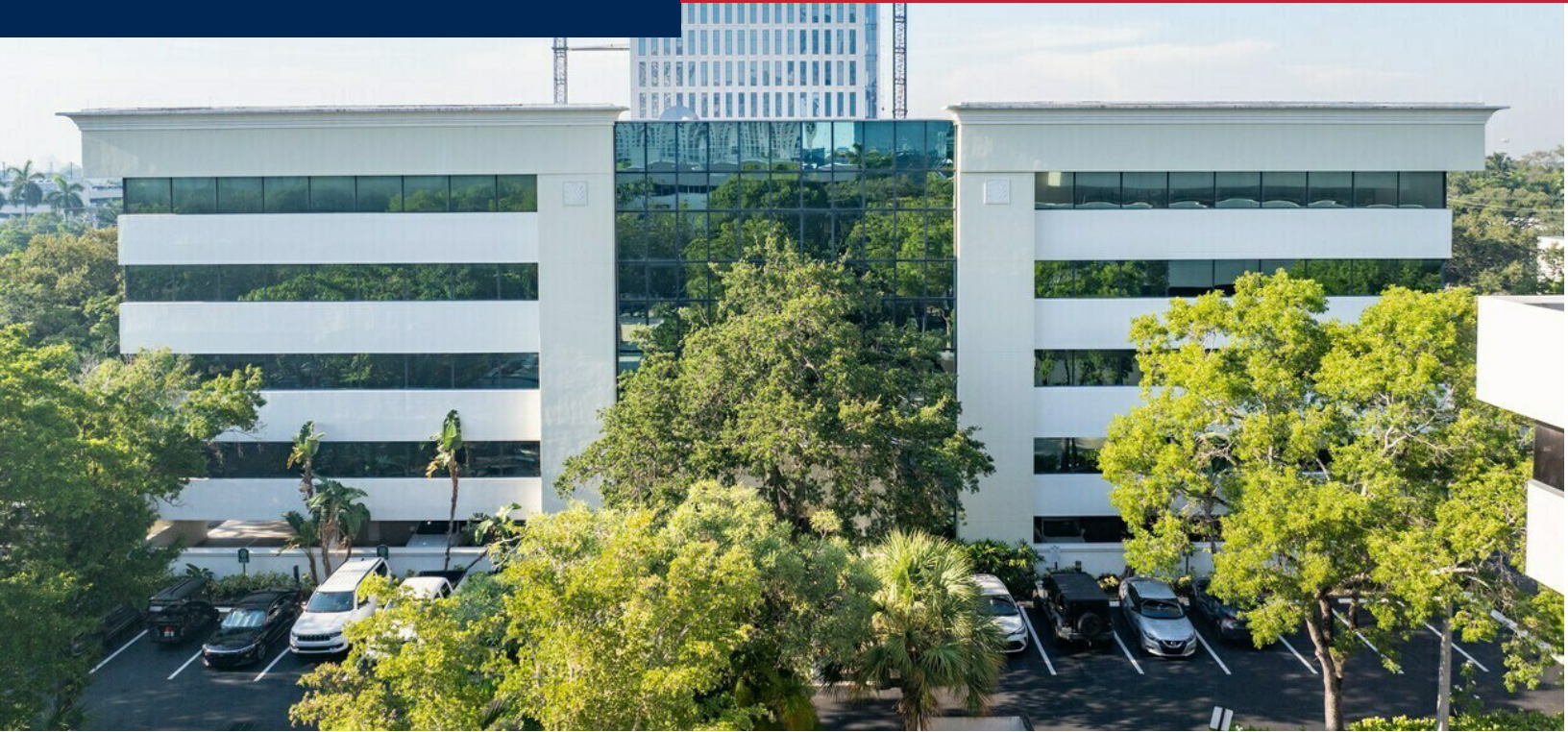
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PROPERTY DESCRIPTION

5,627 SF office condominium in downtown Fort Lauderdale, configured as two self-contained suites. Each suite has its own lobby and check-in area, executive offices, conference room, and break room. This can be operated as a single practice, or keep the suites separate to occupy one and lease the other. Delivered turnkey in upscale, move-in condition inside a well-maintained professional building. Suited to any professional services practice that brings clients through the door: law, accounting, financial services, construction and development, consulting, architecture, or agency work. Minutes from the Broward County Main Courthouse and the new Federal Courthouse, with quick access to I-95, SR-84, Las Olas, and FLL.

PROPERTY HIGHLIGHTS

- 5,627 SF office condominium with two fully built-out suites
- Turnkey, upscale finishes. Move-in ready inside a well-maintained professional building.
- Minutes from both the Broward County Main Courthouse and the new Federal Courthouse, with quick access to I-95, SR-84, Las Olas Boulevard, and Fort Lauderdale-Hollywood International (FLL).
- Free parking on site, lobby and tenant-floor signage available.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Number of Units:	2
Combined Office Space Size:	5,627 SF
Price Per Square Foot:	\$373

For more information:

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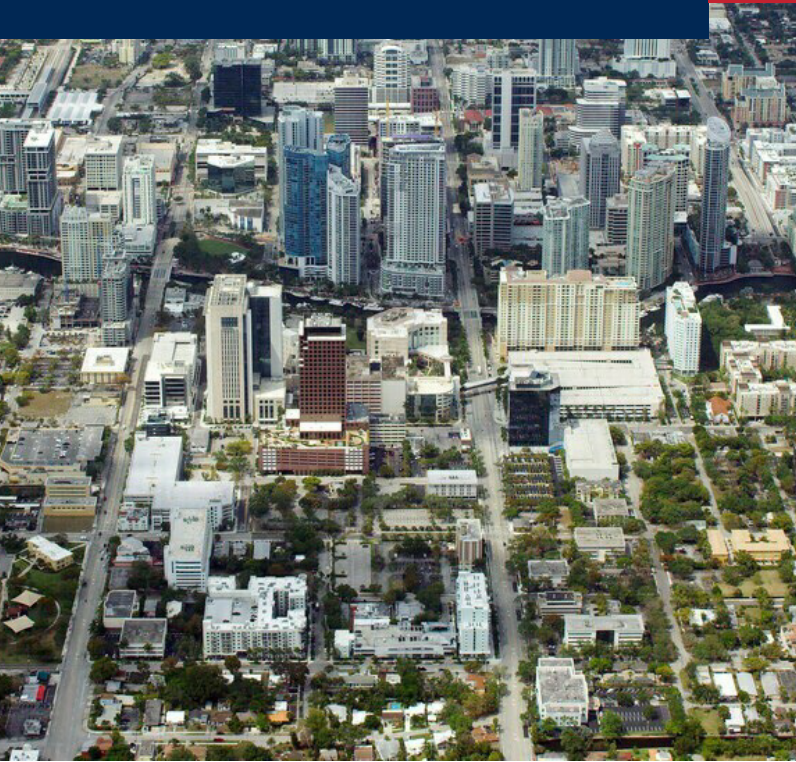
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



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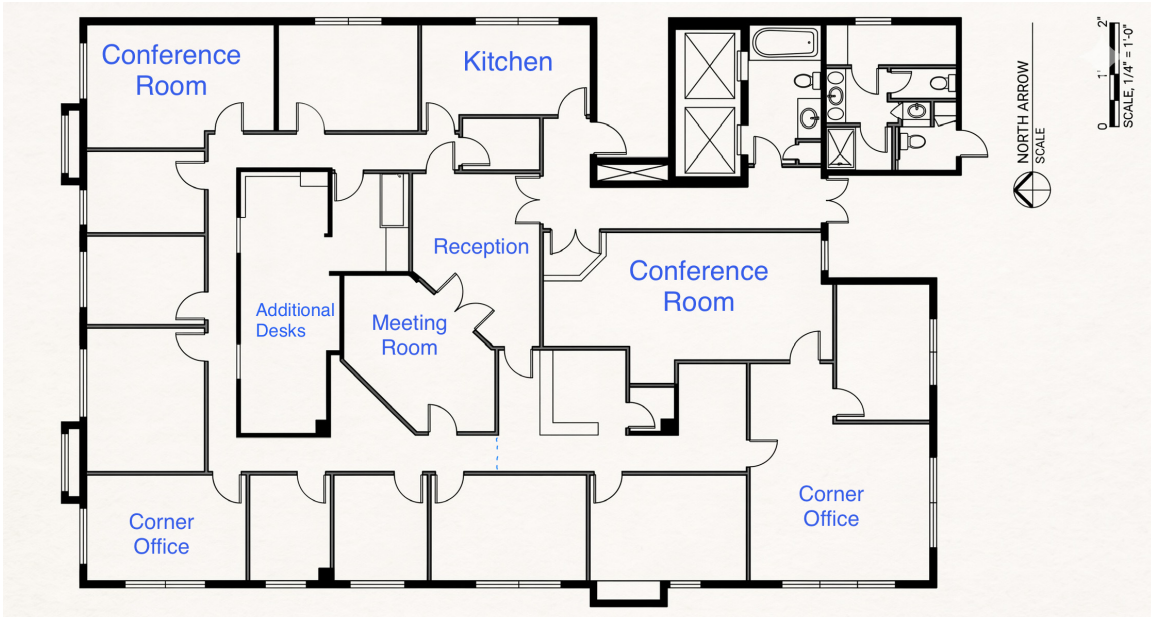
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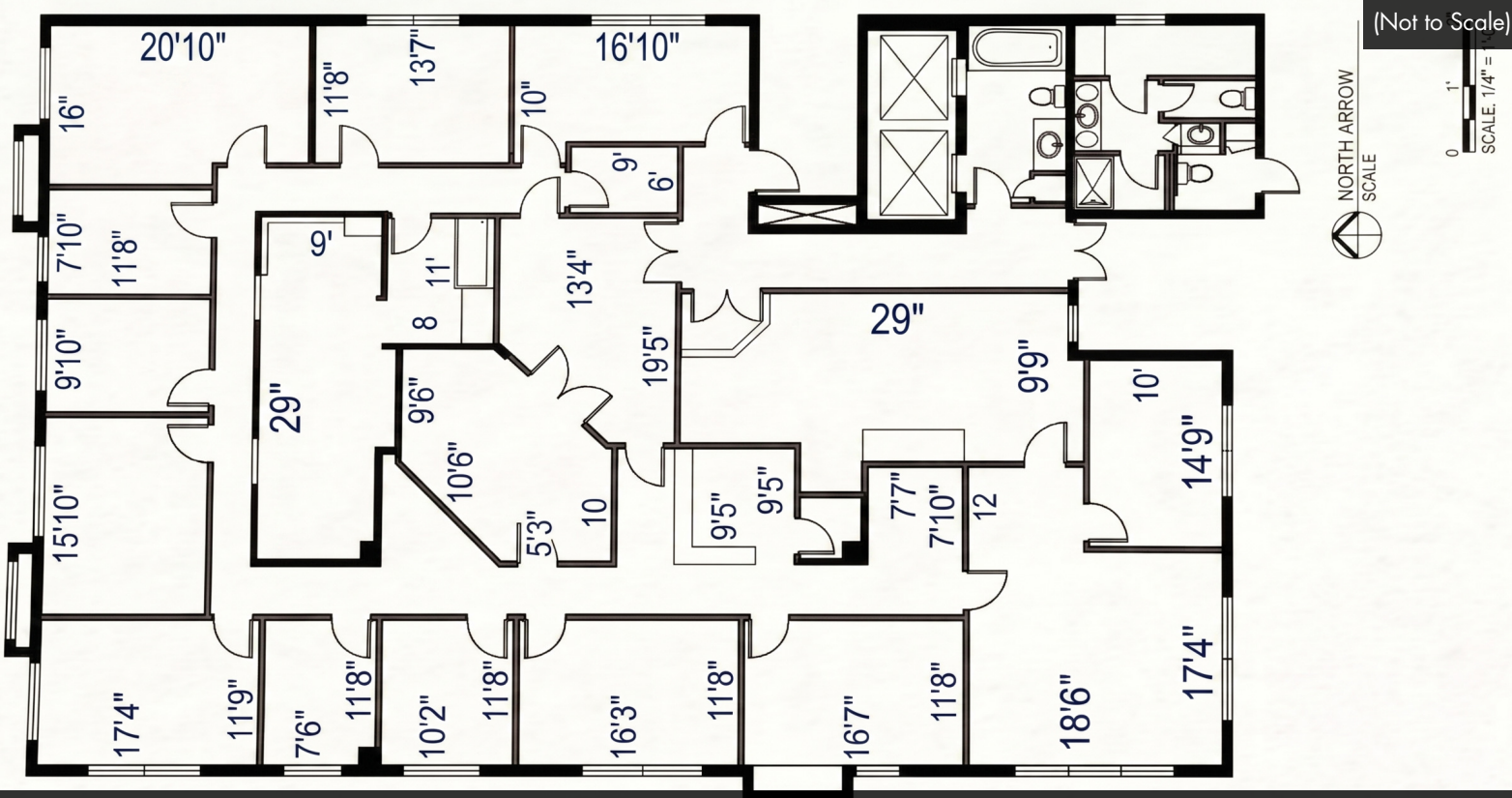


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

FLOOR PLANS



Room Descriptions



Dimensions

For more information:

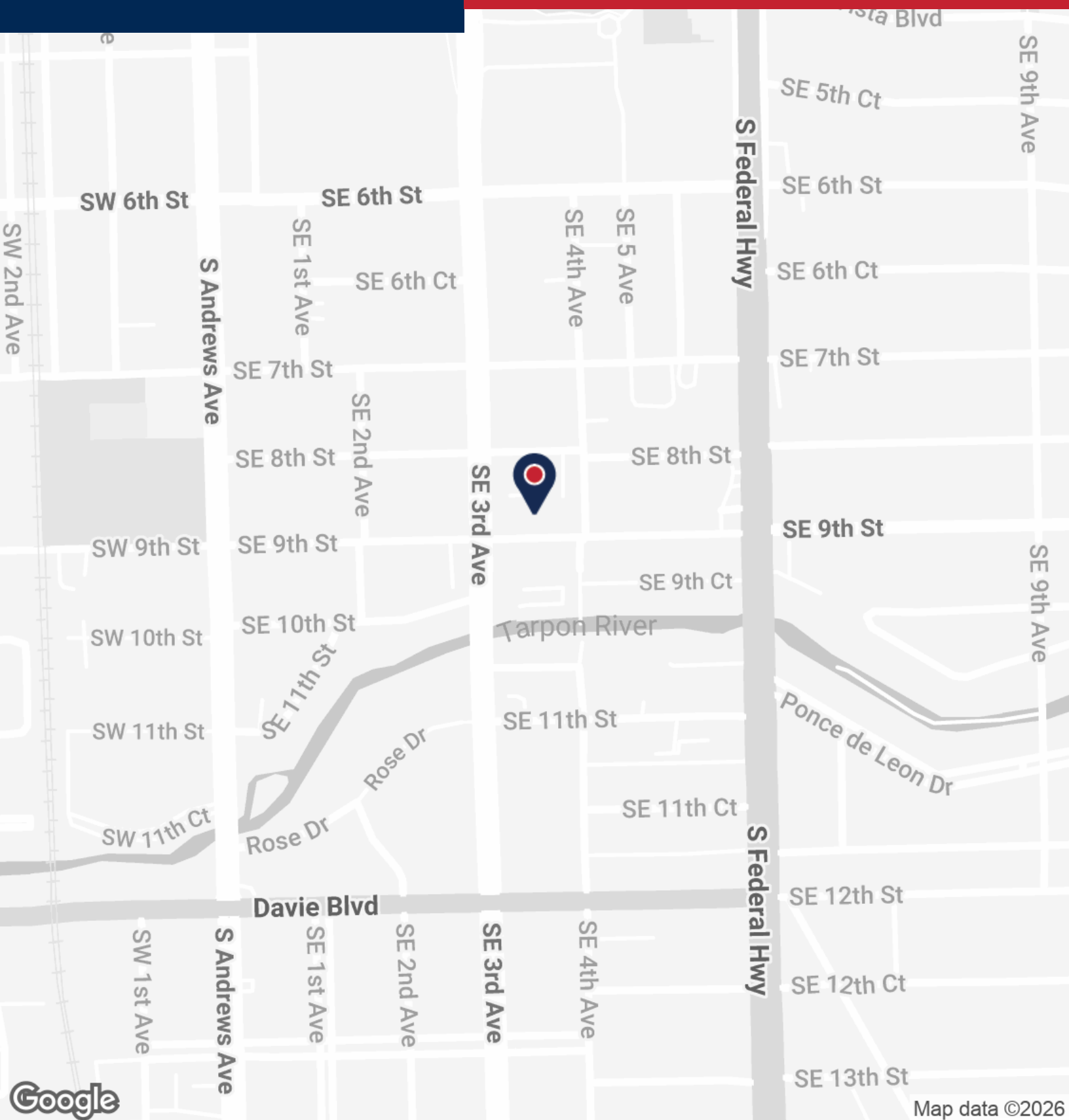
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