

Geneva Building | Fort Lauderdale, FL

1915-1919 NE 45th Street, Fort Lauderdale, FL

INVESTMENT HIGHLIGHTS

EXCELLENT INVESTMENT OPPORTUNITY

- Recently renovated boutique office property with tremendous upside potential. The Building features impact glass windows, new modern finishes, and an outstanding location.
- Up-side in leasing up remaining vacant space (3,769 SF) and by talking advantage of high demand for smaller office suites and pushing rental rates.



- The 21,834 SF property features 37 office suites, which lowers the deal's risk profile.
- Multiple suites recently built out for immediate occupancy.



DESIRABLE LOCATION WITH STRONG DEMOGRAPHICS

- Outstanding location in close proximity to Holy Cross, and major thoroughfares – N. Federal Highway (44,500 VPD) and Commercial Boulevard (57,000 VPD).
- Surrounded by great restaurants and amenities in one of the strongest demographic areas in Broward County.
- Median household income over \$104K within a 1-mile radius.



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PRICE: 3,600,000
2% CO-BROKER FEE



PROPERTY STATS	
Addresses	1915-1919 NE 45th Street, Fort Lauderdale, FL
Building Type	Class B Office Building
Building SF	26,120 SF
Net Rentable Building Area	21,834 RSF
Land Size	31,737 SF / 0.73 AC
Occupancy	82.7%

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Partnership. Performance.

OUR TEAM:

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