

# DOWNTOWN FORT LAUDERDALE OFFICE FOR LEASE

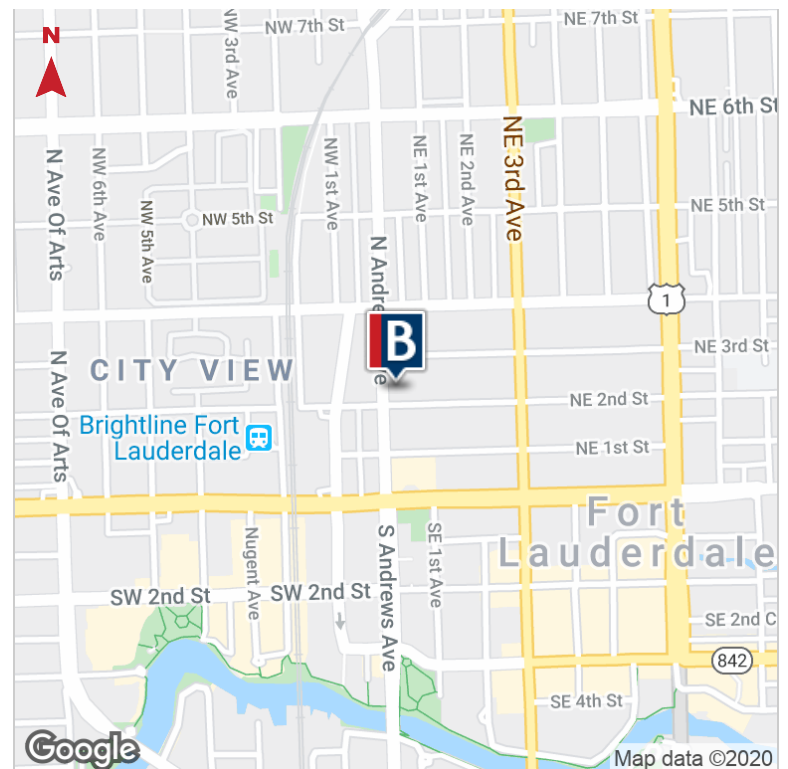
200 North Andrews Avenue, Fort Lauderdale, FL 33301

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## PROPERTY HIGHLIGHTS

- 9,600 +/- SF full floor office available for lease 4/1/2020
- 1,100 +/- SF first floor office available for lease 1/1/2020
- Rental rate is \$20.00 per square foot, modified gross
- Tenant pays electric, janitorial, and increases in taxes and insurance over base year.
- Reserved covered parking available
- Three story, three tenant building
- RAC-CC, City of Fort Lauderdale zoning
- Located a short distance from the Bright Line high speed rail station



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