



## *Ready to move in office – Sub-Lease*

6454 & 6456 NW 5th Way  
Fort Lauderdale FL 33309

*For Sub-Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Prime location in Fort Lauderdale with ample parking, affordable (appx \$2,500 + sales tax per month per unit) all-inclusive rent, quiet, and professional offices available to sub-lease.

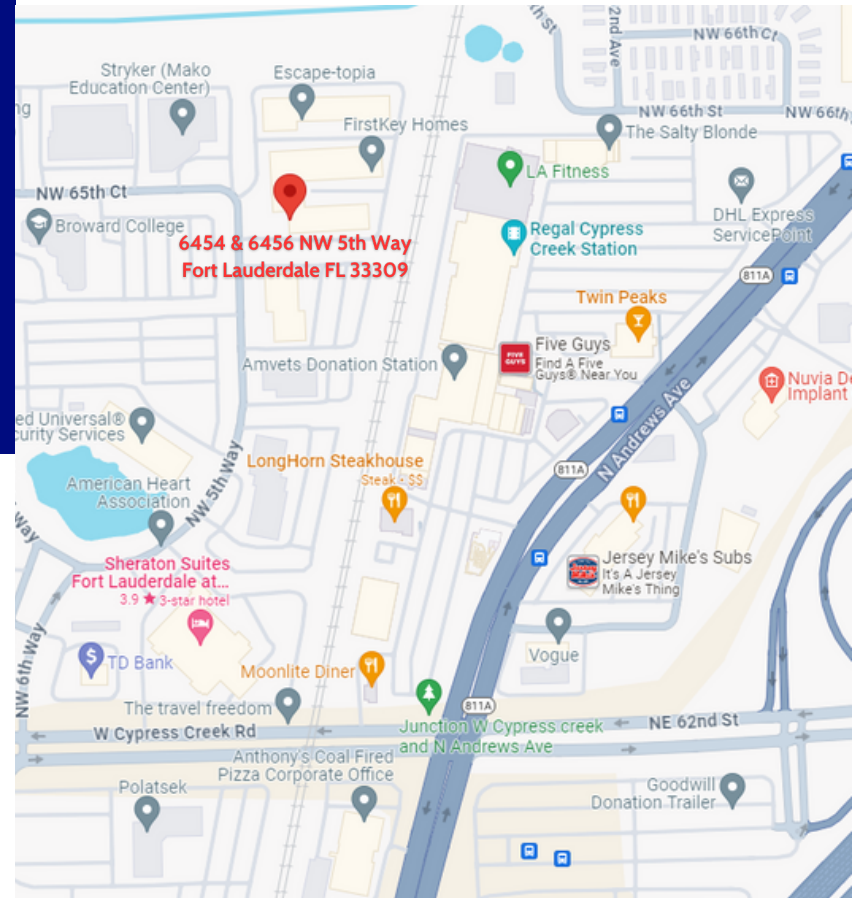
There are 2 units (each appx 1,600 SF - subject to verification) for a total of 3,200 SF. The master lease term ends July 31st, 2025.



*Sub-Lease Price: \$19.00/SF Gross*

*Office Size: Appx 1,600 SF per unit*

*Property Type: For general office use*



## HIGHLIGHTS

- Appx \$2,500 + sales tax/month
- Plenty of parking
- Clean and professional offices
- Ready to move-in

## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	47,104	372,185	1,166,218
2023 Households	20,201	157,711	480,134
Average Household Income	\$74,870	\$80,039	\$84,707

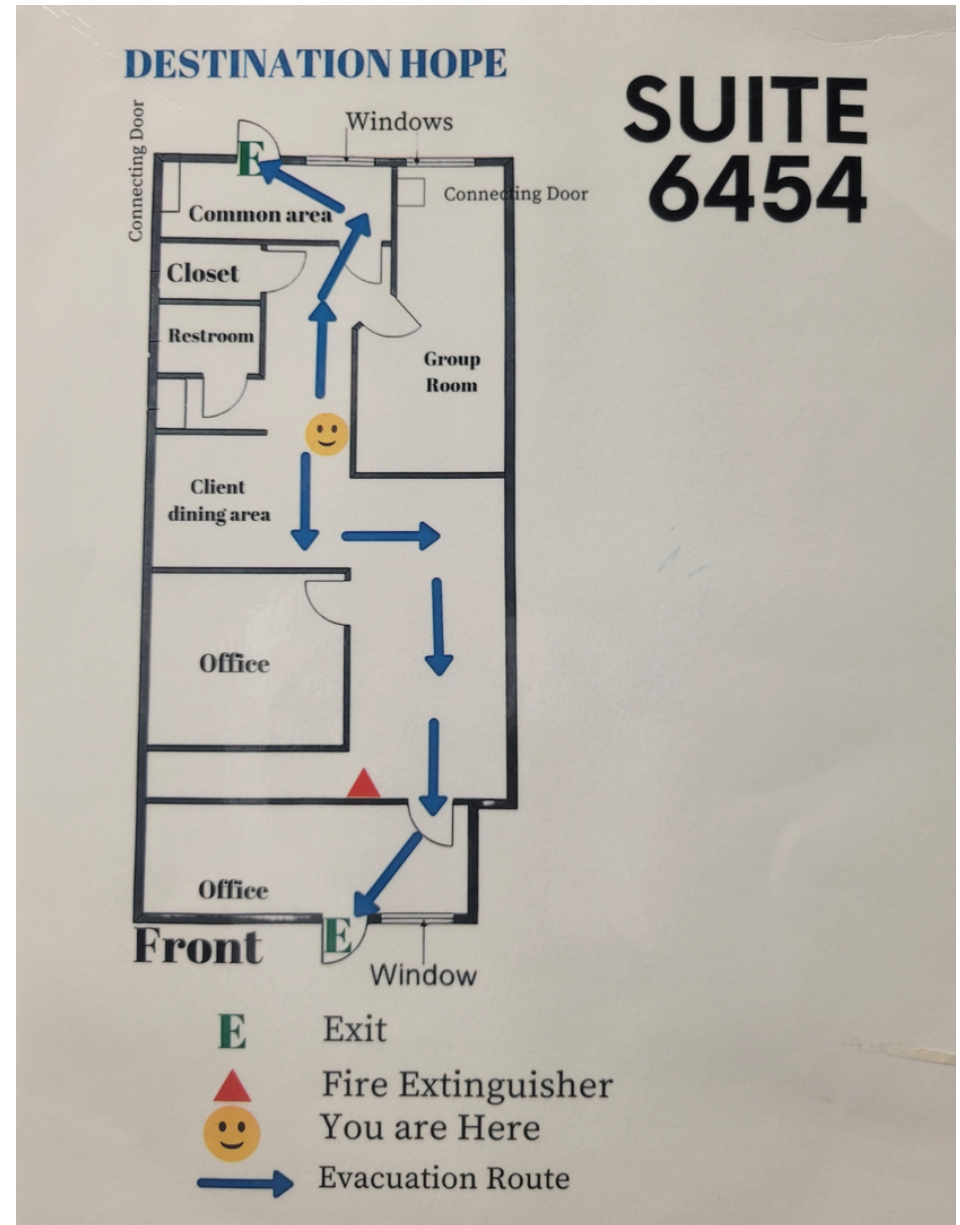
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# Floor Plan

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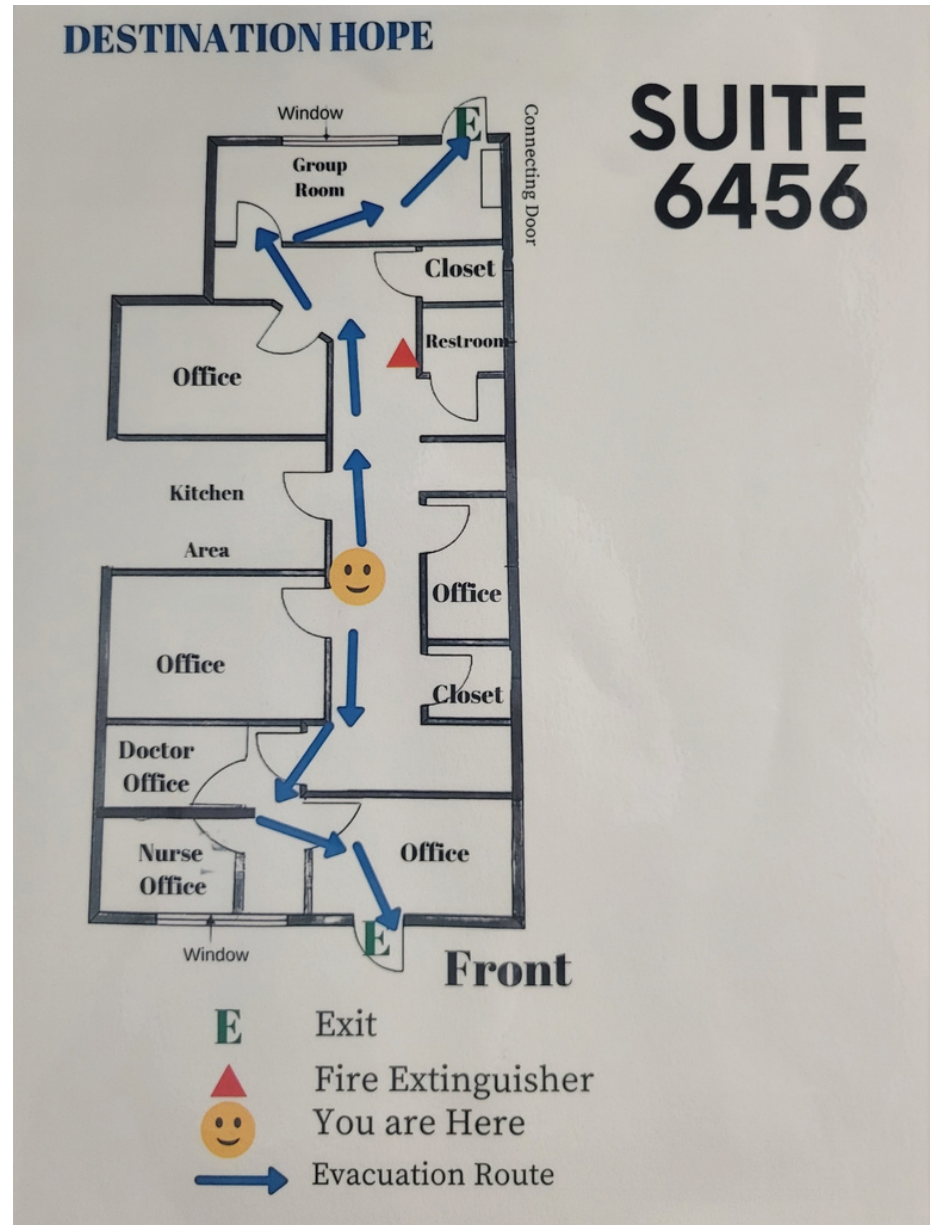
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## *Aerial Shot*

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