

# 514 NE 13TH STREET

## Fort Lauderdale



514 N.E. 13th Street Fort Lauderdale, FL 33304

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# OVERVIEW

**Address:** 514 N.E. 13th Street  
Fort Lauderdale, FL 33304

**Size:** 6,250-7,500 sq. feet

**Price:** \$25/ft NNN (\$3.80)

**Parking:** 40 cars on-site + street  
parking (5+/1000 parking ratio)

**Availability:** Q1 2019

Turn-key office space

Centrally located in East Fort Lauderdale

Ample on-site parking (some covered spaces)

Walking distance to coffee shop, bakery, and restaurants

Overview | 514 N.E. 13th Street Fort Lauderdale, FL

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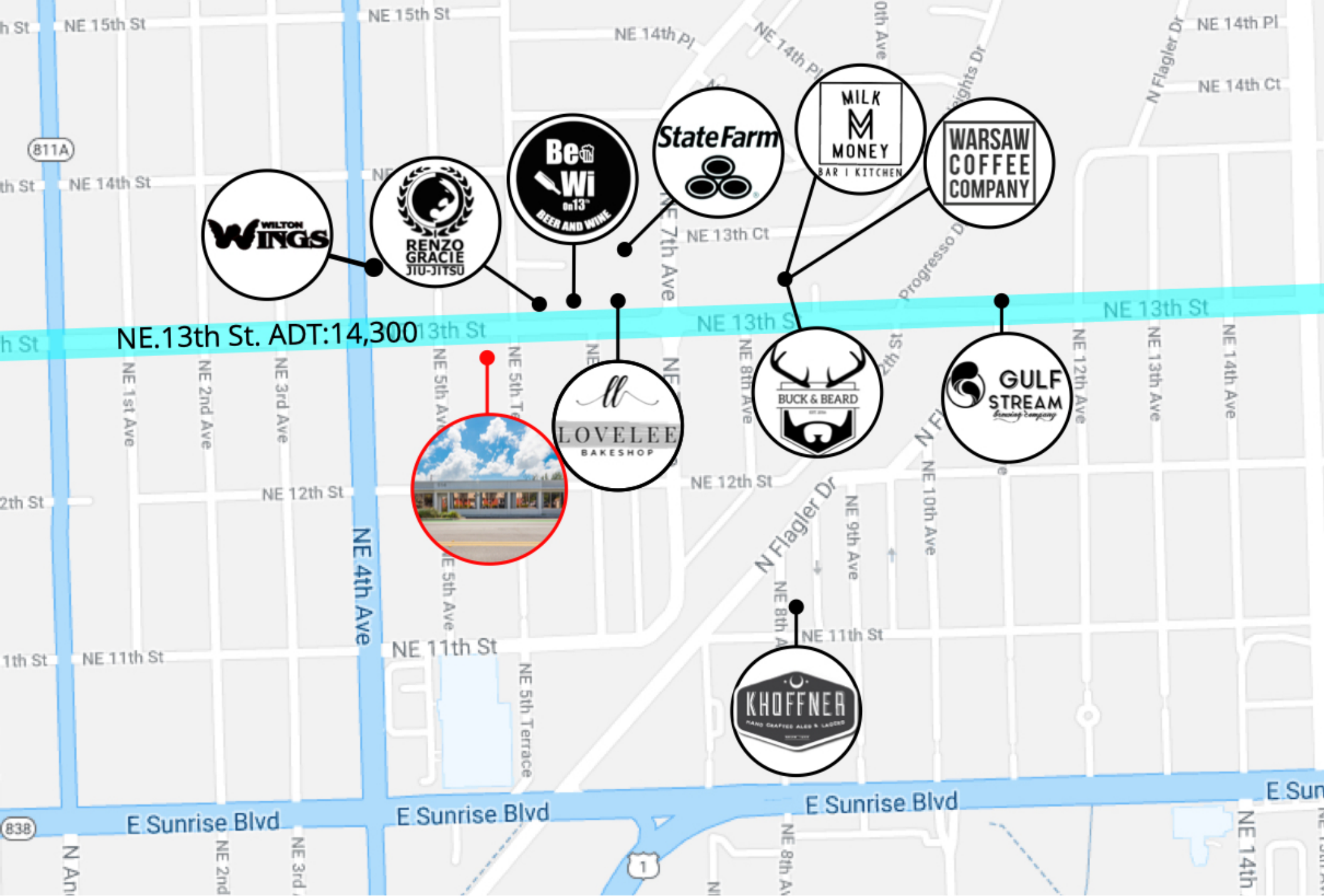
Native Realty is excited to bring 514 N.E. 13th Street to market. This turn-key office space is located directly on the burgeoning 13th street corridor, and is centrally located in East Fort Lauderdale. The site provides ample on-site parking, several private offices, large conference room, full kitchen and private restrooms. The building is freestanding on a hard corner and provides strong signage and building naming rights. The site is easily accessible from US-1 & I-95 via Sunrise Blvd and is well connected with surrounding sub-markets such as Wilton Manors, and Oakland Park through Dixie Highway. The site presents a rare opportunity to get a freestanding office building with ample parking in the urban core of Fort Lauderdale. Forget the hassles of waiting in a parking garage at the end of the day when you're ready to leave work, or commuting into the distant suburbs to find suitable parking. This property provides competitive rates, a few blocks from the Central Business District and on-site parking and building naming rights on the heavily trafficked 13th street (14,300 vehicles per day). Come see this rare opportunity today.



Summary | 514 N.E. 13th Street Fort Lauderdale, FL

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NE.13th St. ADT:14,300

Aerial Map | 514 N.E. 13th Street Fort Lauderdale, FL

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An aerial photograph of a coastal city, likely Miami, showing a mix of modern high-rise buildings and older structures. A prominent road runs parallel to a sandy beach and the ocean. The water is a vibrant turquoise color. The sky is clear and blue.

# NATIVE REALTY

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