

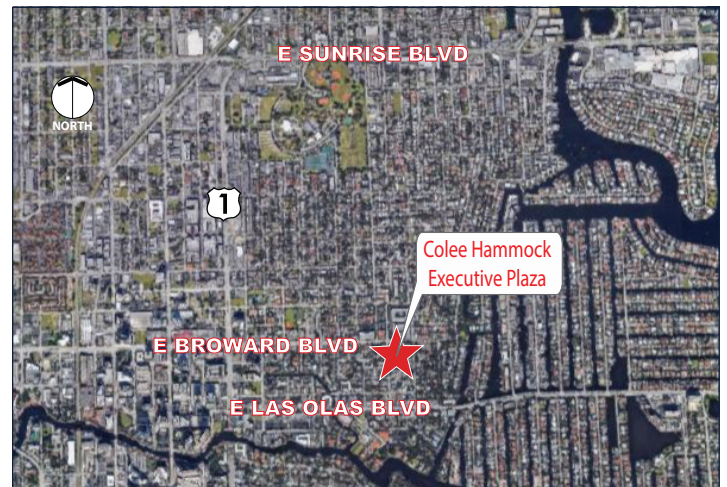


AVAILABLE FOR LEASE

PROPERTY FEATURES

- Located less than 1/2 mile east of Federal Highway on East Broward Boulevard in downtown Fort Lauderdale, three blocks from famous Las Olas Boulevard shopping and restaurants.
- Abundant free parking.
- This development contains approximately 32,000 rentable square feet of office space located on three (3) floors.
- Amenities include conference rooms, outdoor collaboration areas and a swimming pool.
- Full power backup generators; hurricane resistant windows.
- 100 MB fiber optic AT&T feed; 4 GB fiber optic back bone.
- 4/1,000 sf parking ratio.
- Located on approximately 88,100 square feet of land (2.02 acres).
- Zoning: RO (Residential Office).

2020 Demographics	1 mile	3 mile	5 mile
Total Employees	41,199	130,191	222,239
Avg. HH Income	\$ 131,349	\$ 100,604	\$ 91,118
Median Age	39.8	40.6	40.5
Total Population	22,622	124,504	260,770



Donald J. Clinton, CPM
Vice President
 954.903.3899
don.clinton@avisonyoung.com



Platinum member