

CONFIDENTIAL INVESTMENT SALES MEMORANDUM

955 S. Federal Highway

RENOVATED OFFICE BUILDING WITH STRUCTURED PARKING AND LEASE-UP UPSIDE

955 S FEDERAL HIGHWAY

FORT LAUDERDALE, FLORIDA 33316

BROWARD COUNTY

STABILIZED CAP RATE

8.1%

PRICE GUIDANCE

\$11,950,000

GROSS BUILDING AREA

48,106 SF

CHABERMAN
ADVISORY

EXCLUSIVELY OFFERED BY CHABERMAN ADVISORY

THE OFFERING

Acquire a Renovated Office Asset with Immediate Cash Flow and Embedded NOI Growth

Chaberman Advisory is pleased to present the exclusive opportunity to acquire a fully renovated, institutional-quality office asset positioned two blocks from the new \$245 million U.S. Federal Courthouse. The property offers stable in-place cash flow, defined lease-up upside, structured covered parking, and long-term optionality in one of Fort Lauderdale's fastest-evolving office corridors.

The building comprises 23,784 rentable SF across floors 3–4: a dense executive-suite floor of 42 private offices, and a hybrid coworking floor master-leased through December 2027 to SkySpaces, the building’s established flexible-workspace operation.

Offered at \$11,950,000, a 7.1% going-in cap rate on in-place income, rising to 8.1% on lease-up of nine vacant suites, with a master-leased coworking floor underwriting the base through December 2027.

PRICING SUMMARY

Price Guidance	\$11,950,000
Price per Gross SF	\$248
Going-In Cap Rate (In-Place)	7.1%
Stabilized Cap Rate	8.1%
Occupancy	33 Leased · 9 Vacant · 42 Total
Floor 4 Master Lease	Through Dec 2027
Building / Rentable SF	48,106 / 23,784 SF
Covered Parking	53 Spaces · 2 Garage Floors
Built / Renovated	1975 / 2020
Zoning	RAC-RPO

Renovated Office Investment with Multiple Value Drivers

- 01**

Courthouse-Driven Demand

Positioned two blocks from the new \$245 million U.S. Federal Courthouse, a long-term demand catalyst expected to lift office occupancy and rental growth across the South Federal corridor.
- 02**

Renovated, Institutional-Quality Asset

Complete gut renovation in 2020 — the building was taken down to the slab and portions of the original structure, with all-new building systems, common areas and professional finishes, minimizing near-term capital requirements.
- 03**

Stable Income with Embedded Lease-Up Upside

Strong in-place cash flow today, with additional upside through lease-up of existing vacancy and mark-to-market opportunities as leases roll.
- 04**

Flexible Multi-Tenant Office Configuration

Efficient suite sizes align with the majority of Broward County office leasing demand while preserving flexibility for future ownership strategies.
- 05**

Structured Covered Parking

Two levels of structured parking provide 53 covered spaces, a meaningful competitive advantage in a market where parking is often constrained.
- 06**

Below Replacement Cost

Acquiring at a meaningful discount to replacement cost provides downside protection while preserving future appreciation potential.

Property Overview



FEDERAL HIGHWAY FRONTAGE · TWO GARAGE FLOORS BELOW OFFICE LEVELS

PROPERTY FACTS

ADDRESS

955 S Federal Highway, Fort Lauderdale, FL 33316

FOLIO

50-42-15-01-0130

BUILDING SIZE

48,106 SF · 4 Stories

RENTABLE AREA

23,784 SF (Floors 3–4)

SITE AREA

±0.36 Acres · On US-1

PARKING

53 Covered Spaces · Floors 1–2

RENOVATED

2020 Complete Gut Renovation · Built 1975

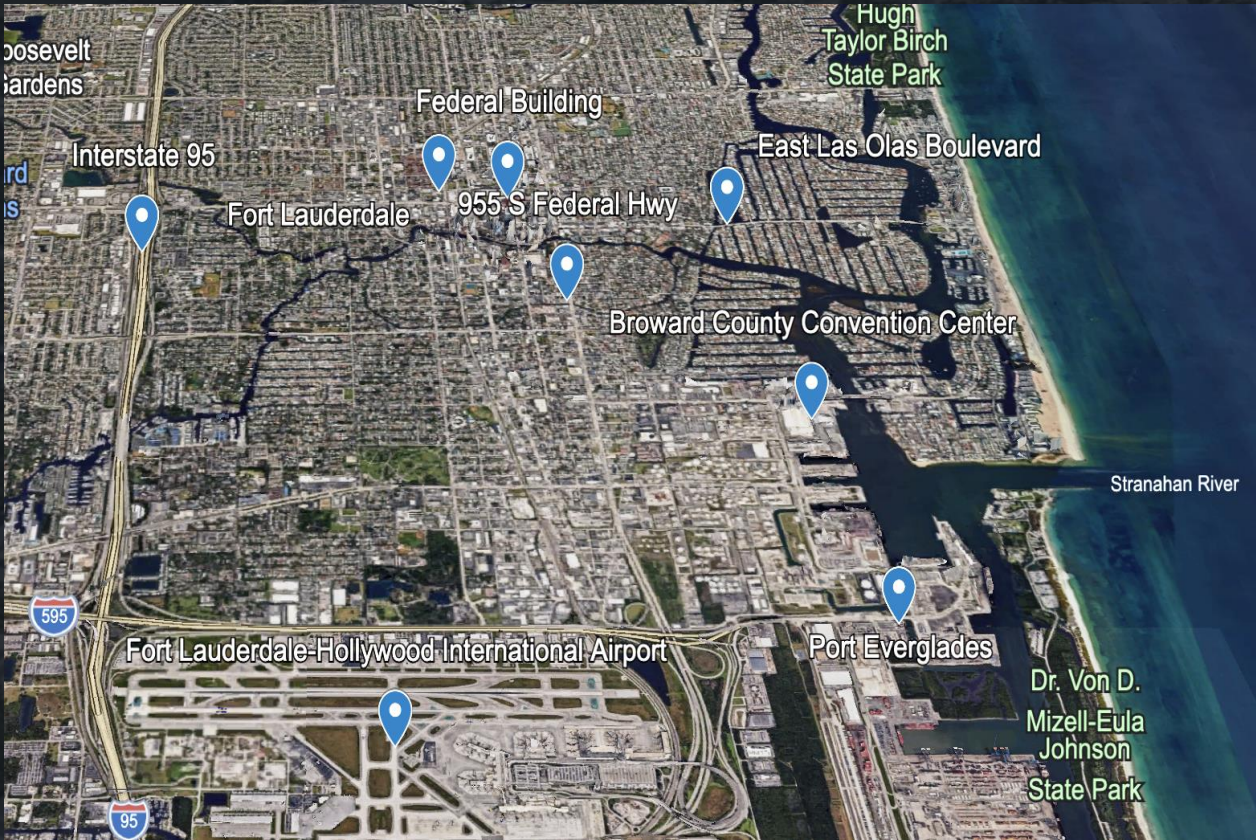
ZONING

RAC-RPO — Regional Activity Center

OCCUPANCY

33 of 42 Suites Leased · 9 Vacant

Front-Row on US-1, at the South Edge of Downtown Fort Lauderdale



ACCESS TO MAJOR DEMAND DRIVERS

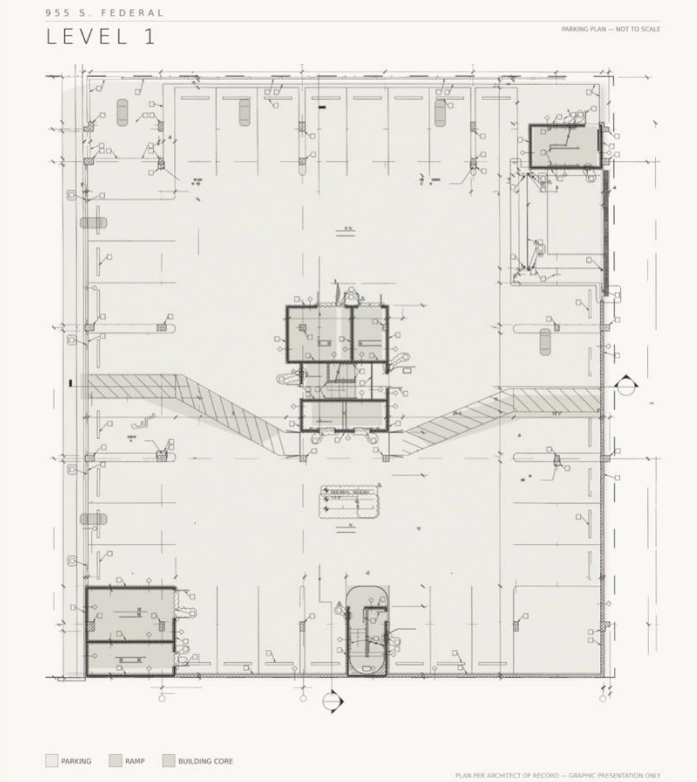
U.S. Federal Courthouse	2 blocks / 3 min walk
Las Olas Boulevard	0.8 mi / 4 min
Brightline Station	1.5 mi / 6 min
I-95	2.0 mi / 5 min
Broward Convention Center	2.2 mi / 7 min
Port Everglades	2.7 mi / 8 min
Fort Lauderdale-Hollywood Int'l Airport	4.0 mi / 10 min

MAJOR EMPLOYERS WITHIN 2 MILES

Broward Health Medical Center
Broward County Government Center
AutoNation (NYSE: AN) Global HQ
Cloud Software Group · Kaplan · Bank of America

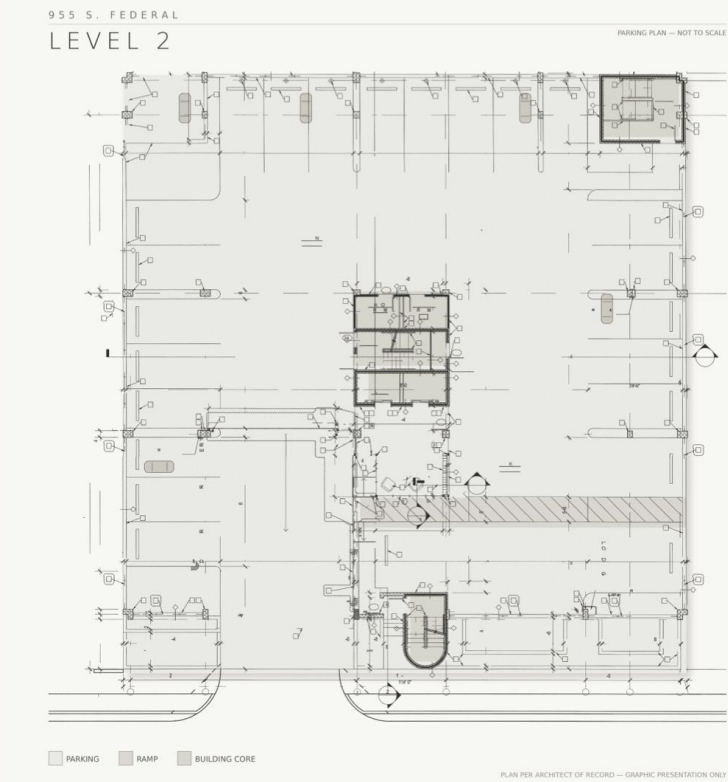
STRUCTURED PARKING

Two Full Levels of Covered Parking



LEVEL 1 • GROUND PARKING DECK

Covered parking and back-of-house, entered directly off S. Federal Highway.



LEVEL 2 • PARKING + OFFICE LOBBY

Second covered deck and the building's office lobby. 53 structured spaces across the two levels.

Floors 3 and 4 — 23,784 SF of Rentable Area

FLOOR PLAN — NOT TO SCALE



TENANT SUITES CONFERENCE AMENITY CIRCULATION BUILDING CORE

Private junior, standard and master suites with shared conference rooms, reception, lounge and galley.

FLOOR PLAN — NOT TO SCALE

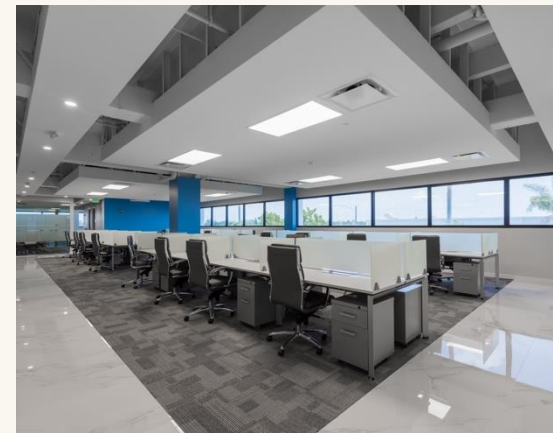


TENANT SUITES CONFERENCE AMENITY CIRCULATION BUILDING CORE

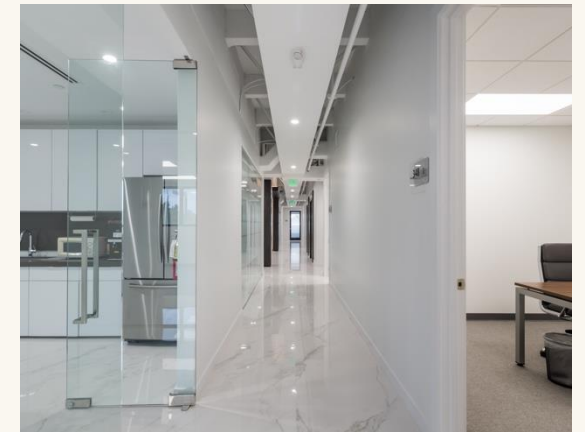
Open coworking, private suites, video-conference rooms and social areas. Master-leased through December 2027.

TURNKEY PRODUCT

Institutional Finish, Suite-Ready Today



Private Offices, Conference Rooms and Shared Amenity Corridors



THE CATALYST

\$245M U.S. Federal Courthouse — Two Blocks South

A ~255,000 SF, 10-story federal courthouse, 12 courtrooms and 17 judges' chambers, is under construction on SE 11th Street, opening phased from early 2027, a two-minute walk from the property.

The courthouse is expected to generate demand from law firms, litigation support services, title companies, mediators, consultants, and other professional users seeking immediate proximity to the federal judicial complex.

The timing is the trade: a significant portion of the rent roll reprices within approximately 18 months of acquisition, coinciding with the courthouse opening and providing investors an opportunity to capture rental growth.



COURTHOUSE UNDER CONSTRUCTION, 2026



SUBJECT & COURTHOUSE SITE — TWO BLOCKS

OPENING PHASED FROM

Early 2027

12 courtrooms · 17 judges' chambers

The Broward Office Market Favors This Product

AVG BROWARD LEASE SIZE

3,052 SF

AVG ASKING RENT / SF

\$42.38

INVENTORY UNDER CONSTR.

<1%

'25 OFFICE SALES GROWTH

+93%

Small and Mid-Sized Office Demand Remains the Market's Largest Leasing Segment

— The property's suite configuration aligns closely with the size requirements of the majority of office leasing activity throughout Broward County.

— Renovated Class A and Class B+ office properties continue to outperform older competitive inventory, supporting occupancy and rental growth.

— Flight-to-quality is real: renovated buildings hold occupancy while unrenovated Class B struggles. The 2020 complete gut renovation — taken to slab and structure — matters.

— Broward was South Florida's fastest-growing office investment market in 2025 (\$651.5M, +93%) while Miami-Dade fell 26%. Liquidity found this county.

Fort Lauderdale — Growth on Every Side

The property occupies a strategic position between Downtown Fort Lauderdale, the Las Olas corridor, Port Everglades, and Fort Lauderdale-Hollywood International Airport. Continued residential development, convention center expansion, and public investment are strengthening long-term office demand throughout the surrounding submarket.

The location benefits from multiple independent demand drivers rather than reliance on a single employment node.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	25,751	127,438	277,113
Avg. Household Income	\$131,067	\$108,242	\$97,124

27,000

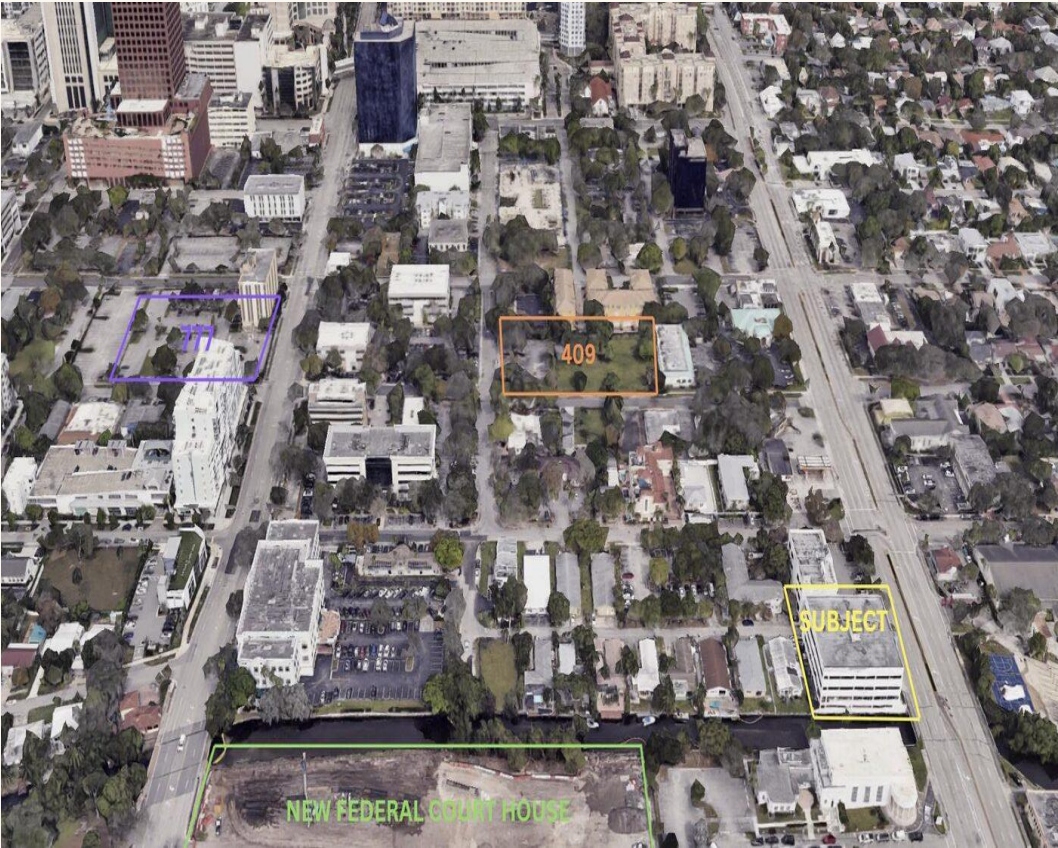
DOWNTOWN UNITS IN PIPELINE

1.2M SF

CONVENTION CENTER EXPANSION

0%

STATE INCOME TAX



NEW DEVELOPMENT SURROUNDING THE SUBJECT — COURTHOUSE & RESIDENTIAL TOWERS

SUMMARY

Investment Summary

STABILIZED CAP RATE

8.1%

On lease-up of nine vacant suites

PRICE GUIDANCE

\$11.95M

\$248 / gross SF · \$502 / rentable SF

GOING-IN CAP RATE

7.1%

In-place income · 5/19/26 roll

BUILDING

48,106 SF

23,784 RSF · built 1975 · gut renovated to slab 2020

COVERED PARKING

53

Structured spaces · two garage floors

LEASE-UP UPSIDE

9 Suites

Turnkey suites · no capex to deliver

EXCLUSIVELY OFFERED BY

CHABERMAN

— ADVISORY —

Daniel Chaberman

FOUNDER · CHABERMAN ADVISORY

EMAIL

daniel@chabermanadvisory.com

TELEPHONE

+1 (646) 323-7859

WEB

chabermanadvisory.com

COVERAGE

Florida Statewide

CONFIDENTIALITY

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CHABERMAN ADVISORY