

FOR LEASE

3536 N FEDERAL

3536 N Federal Highway, Ft. Lauderdale, FL 33308



MEDICAL | GENERAL OFFICE

FULL BUILDING RENNOVATIONS UNDERWAY

CBRE

HIGH-VISIBILITY OFFICE + MEDICAL OPPORTUNITY

Position your practice or business at 5556 N Federal Highway, a high-visibility medical office building in East Fort Lauderdale's premier corridor. New ownership is delivering upgraded, modern finishes throughout. The property offers strong frontage, ample parking, and flexible suites from ±2,000 SF to full-building occupancy.



PROPERTY IMPROVEMENTS UNDERWAY

- Exterior repainting and selective cladding upgrades
- Asphalt repaving
- Enhanced landscaping
- New exterior and interior signage
- Monument sign upgrade
- Elevator cab finish upgrades
- Architectural feature lighting for the building
- ADA-compliant exterior improvements
- First-floor main entry lobby renovation

PROPERTY HIGHLIGHTS

- North Federal Highway Frontage
- Building and monument signage
- 5.00/1,000 Parking Ratio
- Impact windows
- Minutes to Holy Cross Hospital
- Over 700,000 SF of medical within 1.5 miles
- Flexible on demising space
- Great visibility

AVAILABILITY

SUITE	SIZE
1st Floor	2,030-5,800 SF
2nd Floor	2,912-5,800 SF
Full Building	11,600 SF

RATE:
\$32.50-\$35.00

OPEX:
\$11.50



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PLEASE CONTACT:

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