



## 720 NE 3rd Ave Office Building

**Address:** 720 NE 3rd Ave, Fort Lauderdale, FL 33304

**Asset Type:** Office

**Offering Type:** For Lease

### Executive Summary

This offering presents a compelling opportunity to lease a well-located office property in the urban core of Fort Lauderdale. Positioned just minutes from Downtown Fort Lauderdale and Flagler Village, the property offers a functional and efficient office environment suitable for professional users seeking proximity to major business corridors and amenities.

### Property Details

- Building Size: ±1,000 SF
- Lot Size: ±6,250 SF (±0.14 acres)
- Year Built: 2001
- Zoning: RAC-UV (Regional Activity Center – Urban Village)
- Parking: 6
- Construction: Concrete / Masonry

### Investment Highlights

- Central location near Downtown Fort Lauderdale and Flagler Village
- Ideal for professional or small office users
- Modified gross lease structure
- Strong accessibility to I-95 and major roadways

### Terms & Pricing

- Rental Rate: \$1,750 per month
- Lease Type: Modified Gross

### Contact Information

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