

For Lease By



AVAILABLE FOR LEASE

TURNKEY OFFICE SUITE

±1,700 SF · GROUND FLOOR

100 E COMMERCIAL BLVD

Fort Lauderdale, FL 33334

\$20

SF / YR NNN

±1,700

SQUARE FEET

53,500

AADT · COMMERCIAL BLVD

B-1

ZONING

PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Exceptional leasing opportunity for a fully built-out professional office located along highly traveled E Commercial Boulevard in Oakland Park. This ±1,700 SF first-floor suite offers an efficient office layout with excellent visibility, abundant natural light, and immediate functionality for a wide range of professional users.

The suite is configured with a large reception / open area, four private offices, two restrooms and a small kitchenette. Formerly a pediatric medical office, the layout suits legal, accounting, insurance, financial services, title, real estate, engineering, non-profit, counseling and general professional office users — as well as medical and wellness practices.

A pediatric practice occupies the entire second floor of the building and is offering the ±1,700 SF first-floor suite for lease.

Positioned within a well-maintained two-story office building, the property provides convenient access to I-95, US-1, Federal Highway, and surrounding Fort Lauderdale and Oakland Park business districts. The location benefits from strong daily traffic counts and excellent frontage along Commercial Boulevard.

OFFERING SUMMARY

Base Rent	\$20.00 SF/yr (NNN)
NNN	Estimated \$8.73 / SF
Available SF	±1,700 SF
Building Size	3,711 SF

PROPERTY HIGHLIGHTS

- ◆ Former pediatric office with turnkey improvements in place
- ◆ High-exposure location on E Commercial Boulevard
- ◆ Excellent visibility with building signage opportunities
- ◆ B-1 zoning allowing a wide variety of professional and medical uses
- ◆ Convenient access to I-95, US-1, and Downtown Fort Lauderdale

DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Households	56,809	162,821	279,434
Total Population	129,931	382,182	682,398
Average HH Income	\$103,414	\$100,794	\$97,165

WHY THIS SPACE

THE TURNKEY ADVANTAGE

The office build-out is already in place. Open without spending months on design, permitting and construction.

±1,700

SQUARE FEET · 1ST FLOOR

FOUR

PRIVATE OFFICES

B-1

ZONING

\$4,070

PER MONTH, ALL-IN

THE SPACE

- ◆ Large reception / open area
Greeting, seating and administrative work in one flexible space
- ◆ Four private offices
Individual offices, consultation rooms or a small conference room
- ◆ Two restrooms
- ◆ Small kitchenette
- ◆ Former pediatric office
Readily adapted to general professional office use

Tile flooring throughout, drop ceiling with recessed lighting and HVAC distribution, roller shades on the window line, and ground-floor entry directly off the parking area.

Who it fits — legal, accounting, insurance, financial services, title, real estate, engineering, non-profit and general professional office users, plus medical, dental and wellness practices.

OCCUPANCY COST

	PER SF	ANNUAL	MONTHLY
Base Rent	\$20.00	\$34,000	\$2,833
NNN (est.)	\$8.73	\$14,841	\$1,237
Total	\$28.73	\$48,841	\$4,070

LEASE TYPE	TERM	TIMING	PARKING
NNN	Negotiable	30-Day Availability	4/1,000

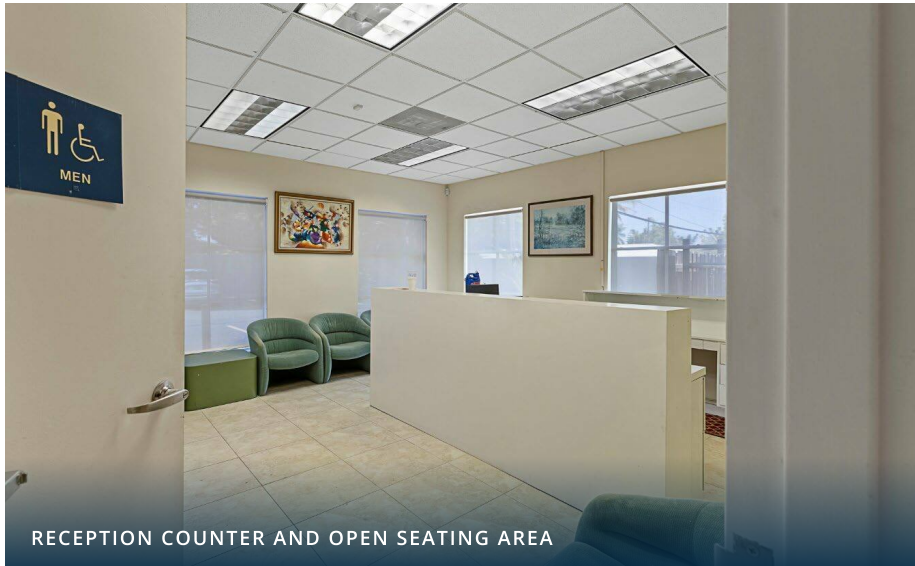
Calculated on ±1,700 SF. NNN is an estimate, reconciled annually. Figures are for discussion purposes only and do not constitute an offer or a binding lease term.

**MOVE IN,
DON'T BUILD OUT.**

Building out an office from shell is the slowest and most expensive way to open — partitions, ceilings, lighting, plumbing, casework and permitting routinely add months and significant capital before the first day of business. Here, that work already exists.

RECEPTION & SUPPORT

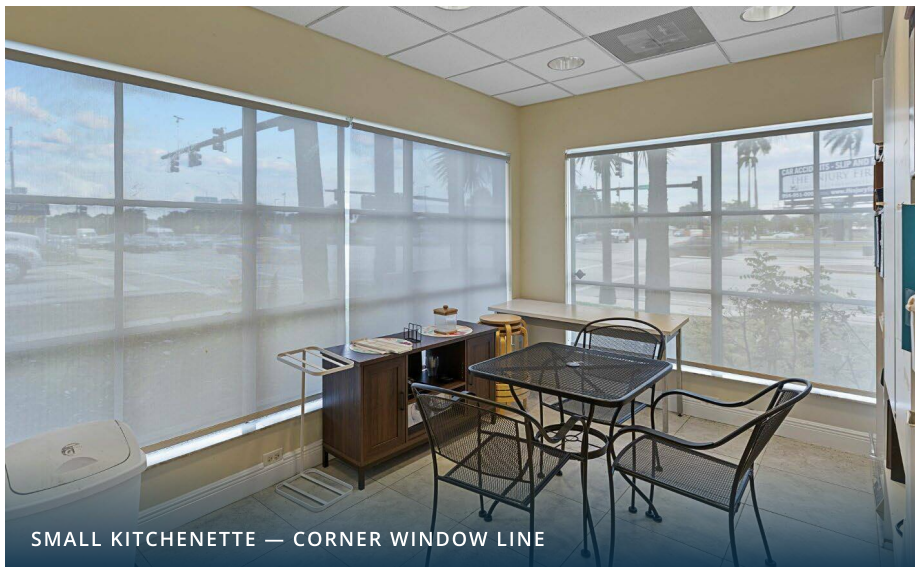
The suite opens to a large reception and open area, with a work area, storage room and a kitchenette behind it — ready for your signage and branding.



RECEPTION COUNTER AND OPEN SEATING AREA



WORK AREA, STORAGE ROOM AND UTILITY SINK



SMALL KITCHENETTE — CORNER WINDOW LINE

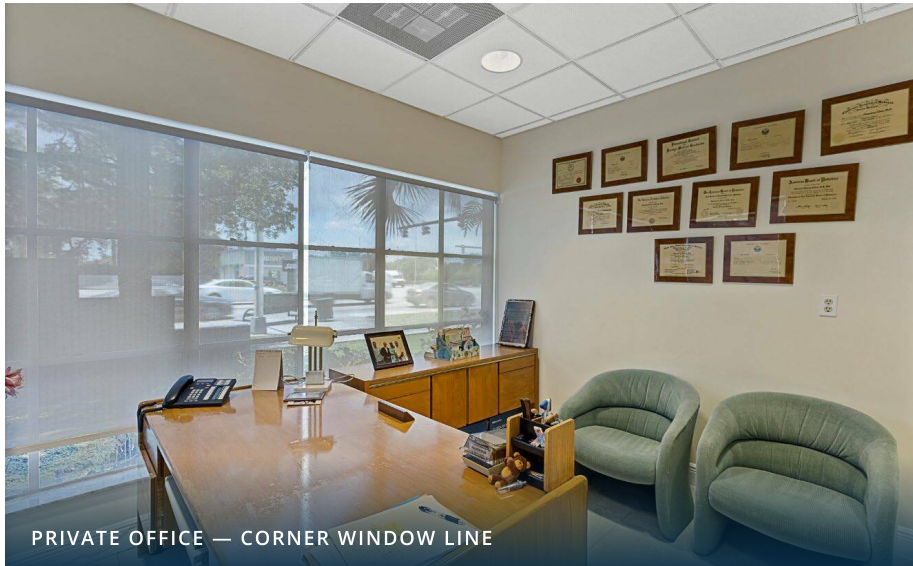
ABOUT THE BUILDING

- ◆ Two-story office building of 3,711 SF total
- ◆ A pediatric practice occupies the entire second floor
- ◆ The ±1,700 SF first-floor suite is the space offered for lease
- ◆ B-1 zoning — a wide range of professional and medical uses
- ◆ Ground-floor entry directly off the parking area

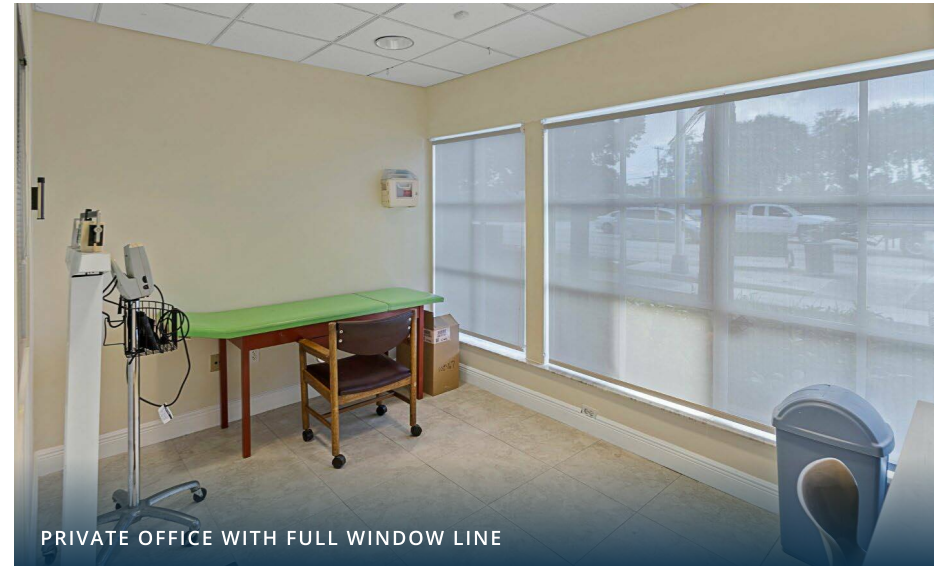
The office build-out is in place — take occupancy without a construction period.

FOUR PRIVATE OFFICES

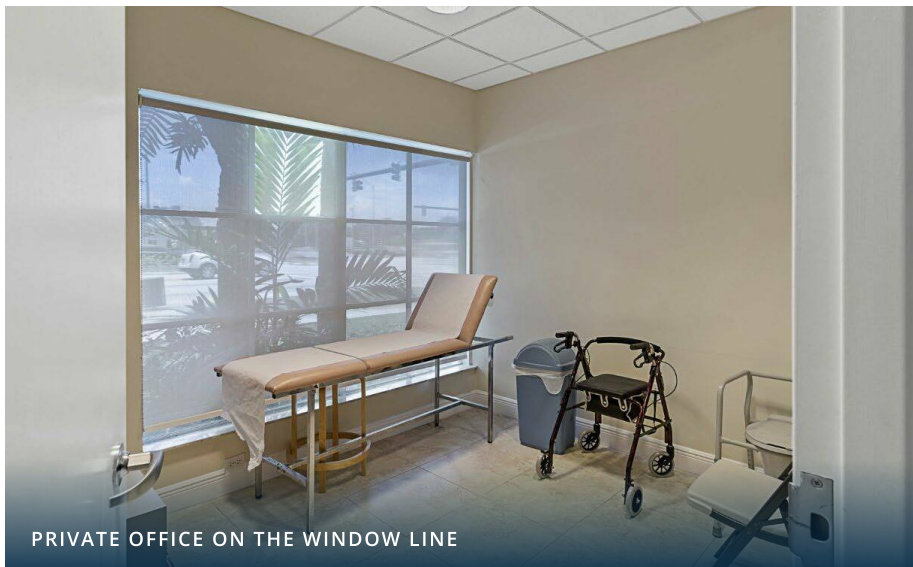
Four private offices open off the reception area, with full-height glass along the window line. Each works as an individual office, a consultation room or a small conference room.



PRIVATE OFFICE — CORNER WINDOW LINE



PRIVATE OFFICE WITH FULL WINDOW LINE



PRIVATE OFFICE ON THE WINDOW LINE

PRIVATE OFFICE HIGHLIGHTS

- ◆ Four private offices, each opening off the reception area
- ◆ Full-height glass along the window line
- ◆ Suited to individual offices, consultation rooms or a small conference room
- ◆ Doors, lighting, HVAC and finishes already in place

No demolition or reconfiguration needed to put a team to work.

TRADE AREA & NEARBY RETAIL



THE LOCATION

COMMERCIAL BLVD FRONTAGE

The suite fronts one of Broward County's principal east-west corridors, minutes from the I-95 interchange and moments from US-1 / Federal Highway — reachable by staff and clients from Fort Lauderdale, Oakland Park, Wilton Manors and Pompano Beach without leaving a main road.

53,500

AADT
E Commercial Blvd

19,300

AADT
N Andrews Ave

ACCESS & CONNECTIVITY

- ◆ Direct I-95 interchange at Commercial Boulevard
- ◆ US-1 / Federal Highway and Dixie Highway within blocks
- ◆ Powerline Road and Andrews Avenue corridors nearby
- ◆ Straight shot east to A1A and the beach communities
- ◆ Fort Lauderdale Executive Airport and the Central Business District close by

SURROUNDING DRAWS

- ◆ Holy Cross Health facility in the immediate trade area — referral and co-tenancy value
- ◆ Publix, Walgreens and neighborhood retail within minutes
- ◆ Chase, Bank of America and Truist banking on the corridor
- ◆ Dense established residential on both sides of the boulevard



CONTACT US

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All information contained herein has been obtained from sources deemed reliable but is not guaranteed. Square footages, rental rates, operating expense estimates and zoning references are approximate and subject to change, prior lease, or withdrawal without notice. Prospective tenants should independently verify all information, including permitted use and occupancy requirements, prior to lease execution.