

Property Includes \$40,000 per Annum from Chase Bank's Drive-Thru Banking Operation



FOR SALE | ASKING PRICE - \$5,800,000

ON DIXIE HIGHWAY

Fort Lauderdale, FL 33334

**13,797 SF Office Building
1.65 Acres**





PROPERTY HIGHLIGHTS

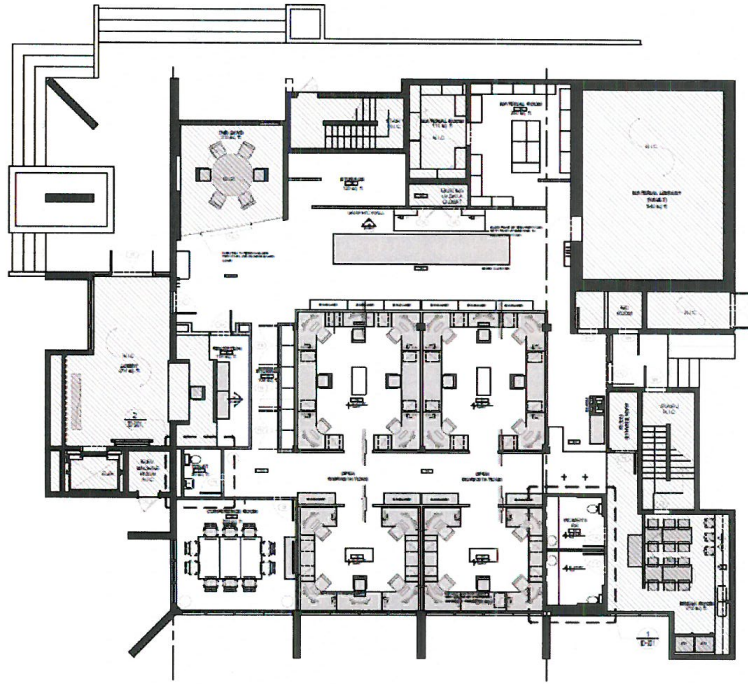
- Two-story office building with Class “A+” build-out and abundant natural light – including skylights over 2nd floor bullpen
- Design and finishes implemented by internationally renowned commercial and residential designer, IDDI
- Highly visible and amenitized location on Dixie Hwy. near Commercial Blvd. only 1.3 miles to I-95 interchange
- B-2 general business zoning allowing office, medical, multi-family, and retail use
- Current configuration offers built-in reception desk and waiting area, 50+ workstations, three (3) conference rooms, one (1) executive office w/ private bathroom, ten (10) private offices, two (2) kitchens, IT Room, and vault
- Secure building with reinforced concrete construction, gated perimeter, and fully wired security system
- Recently passed 25 year certification with new capital improvements made to HVAC, electrical, and elevator systems
- Income of over \$40,000 per annum with 5-drive thru banking lanes, currently under lease with Chase Bank
- 8.8/1,000 parking ratio offering 112 parking spaces



FLOOR PLANS

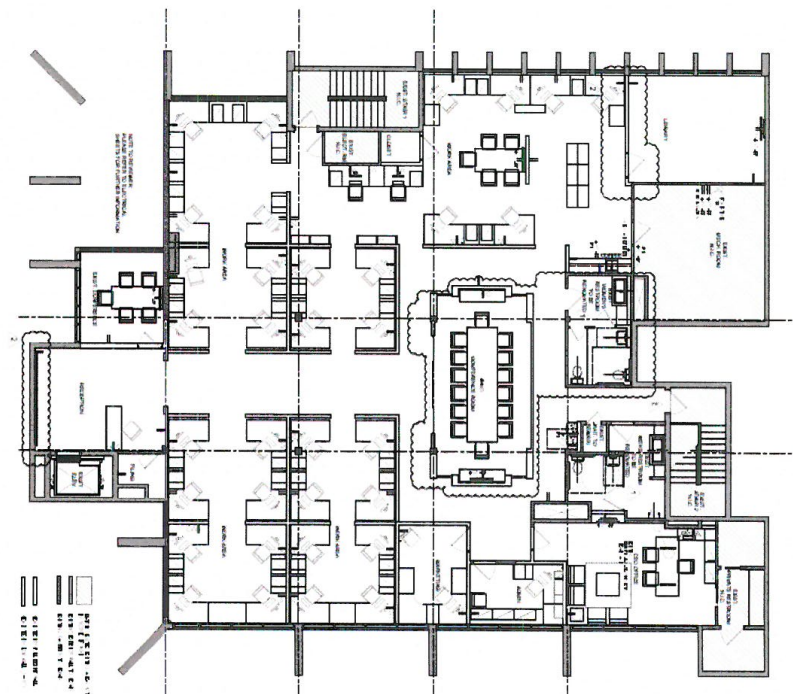
FIRST FLOOR

[MATTERPORT LINK TO 1ST FLOOR](#)

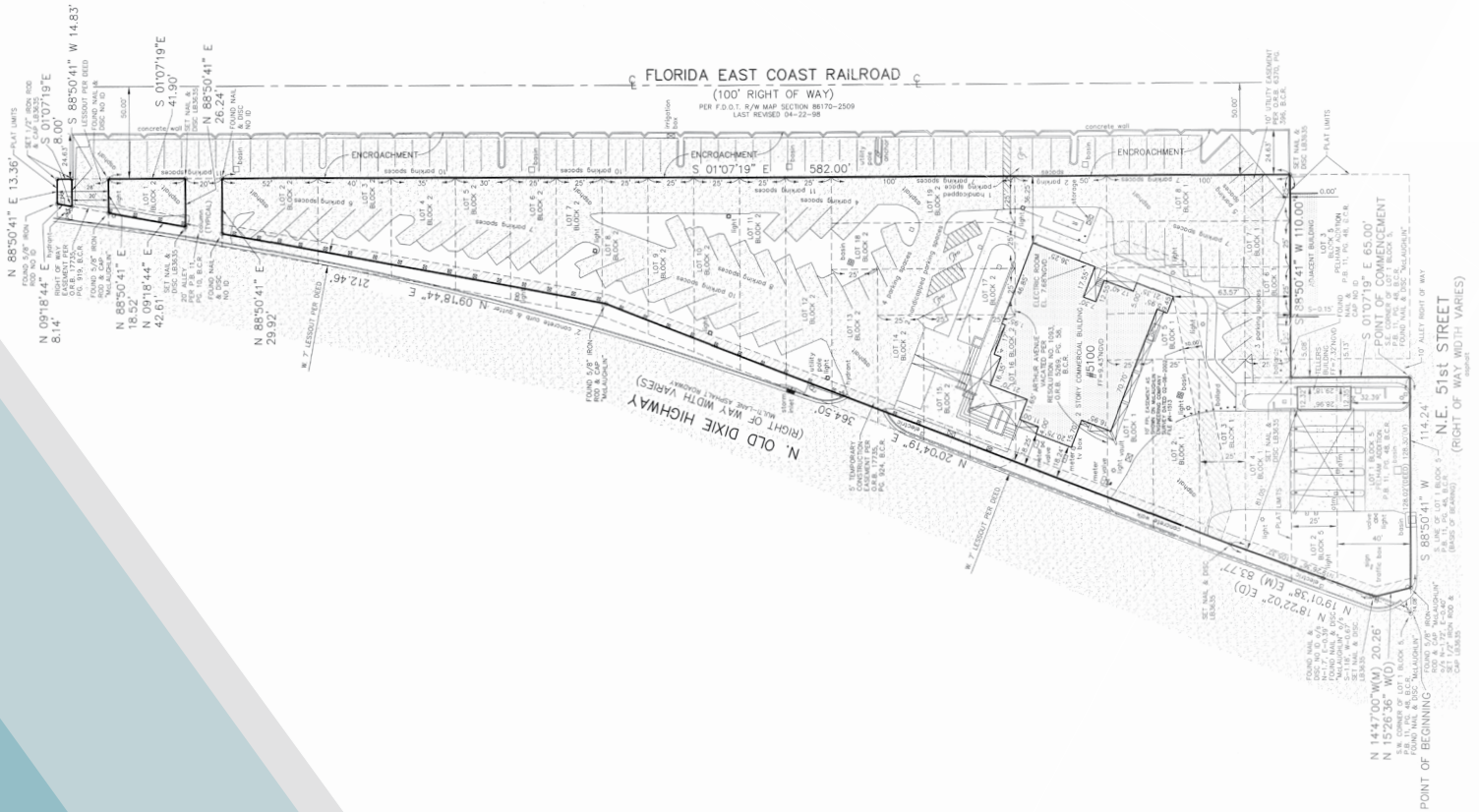


SECOND FLOOR

[MATTERPORT LINK TO 2ND FLOOR](#)



SITE PLAN



**FOR MORE INFORMATION,
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