

FOR LEASE

CORAL RIDGE OFFICE CENTER

3696 N. FEDERAL HWY. | FT. LAUDERDALE, FL 33308



RENNOVATIONS UNDERWAY

RENNOVATION HIGHLIGHTS



- » New ownership committed to long-term asset enhancement
- » Modernized lobby and common areas
- » Updated elevator landings and corridors
- » Renovated restrooms with contemporary finishes
- » Spec suites under development
- » New LED lighting throughout common spaces
- » Enhanced landscaping and curb appeal improvements
- » Building and monument signage opportunities

PROPERTY HIGHLIGHTS

- » High Visibility Office Opportunity
 - » Exterior building and monument signage fronting Federal Highway
 - » Close proximity to retail and restaurants
 - » Convenient access to I-95 and major thoroughfares
 - » Separately metered suites with 24/7
 - » HVAC access and control
 - » Parking Ratio: 3.5/1,000
- Covered parking available

RATE:
\$25.00 NNN

OPEX:
\$15.75
NET OF ELECTRICITY



AVAILABILITY

SUITE	SIZE
Suite 101	3,819 SF
Suite 200A	1,116 SF
Suite 202	4,489 SF
Suite 204	2,709 SF
Suite 205	1,056 SF
Suite 301	4,015 SF

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FOR MORE INFORMATION, PLEASE CONTACT:

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SITE MAP

