

# FOR LEASE

827, 2,213 or 3,824 SF Professional Office Suites in N.E. Ft. Lauderdale  
Convenient to Banks, Restaurants & I-95  
"Front Door Parking" – Class A Buildout



**1350 NE 56<sup>th</sup> Street, Suites 100, 180 & 300. Fort Lauderdale, FL**

**RENTAL RATE**  
~~\$16.50 P/SF NNN~~  
**NOW \$13.50 P/SF NNN**  
**OPEX \$13.05 P/SF**

- Suite 100 – 2,213 S.F.  
Suite 180 – 827 S.F.  
Suite 300 – 3,824 S.F.
- Flexible floor plans, see page 2.
- Meticulously maintained Garden-Style office complex.
- Abundant Parking with "Park at Your Front Door" convenience!
- Lots of natural light thru front/side floor-to-ceiling windows.
- Ideal location convenient to major restaurants and banking facilities. Near the Cypress Creek office submarket.
- Class "A" build-out with high-end amenities restrooms and kitchenette.



**Ideal Location for  
Your Business!**  
**Class "A" Buildout,  
Immaculately  
Maintained Property.**

Although the information contained herein is believed to be correct, Broker and Owner have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker expects prospective purchasers/lessee's to exercise their own independent due diligence in verifying all supplied and relevant information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this Memorandum or any of its contents, or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the proposed sale of the Property. A professional fee is earned by selling/leasing broker only upon consummation of a sale at closing or upon full execution of a lease on terms dictated by owner, not necessarily those forth above.

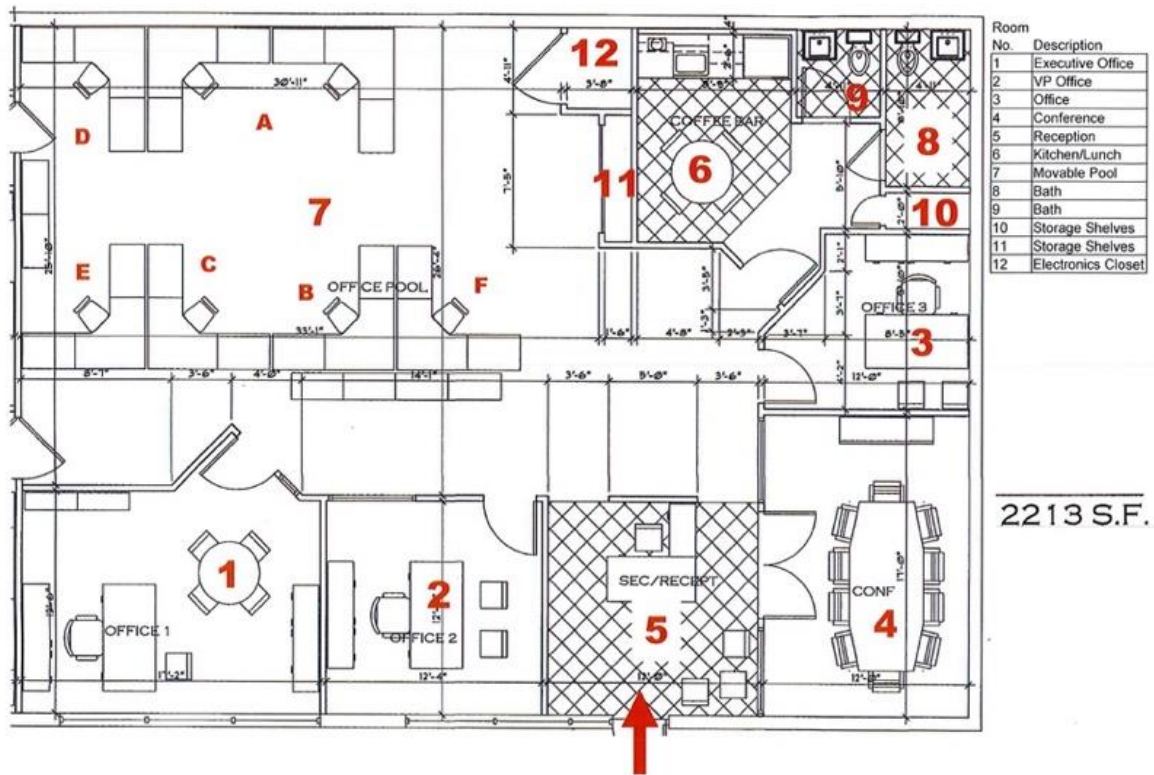
LOCAL KNOWLEDGE-LOCAL STRENGTH™



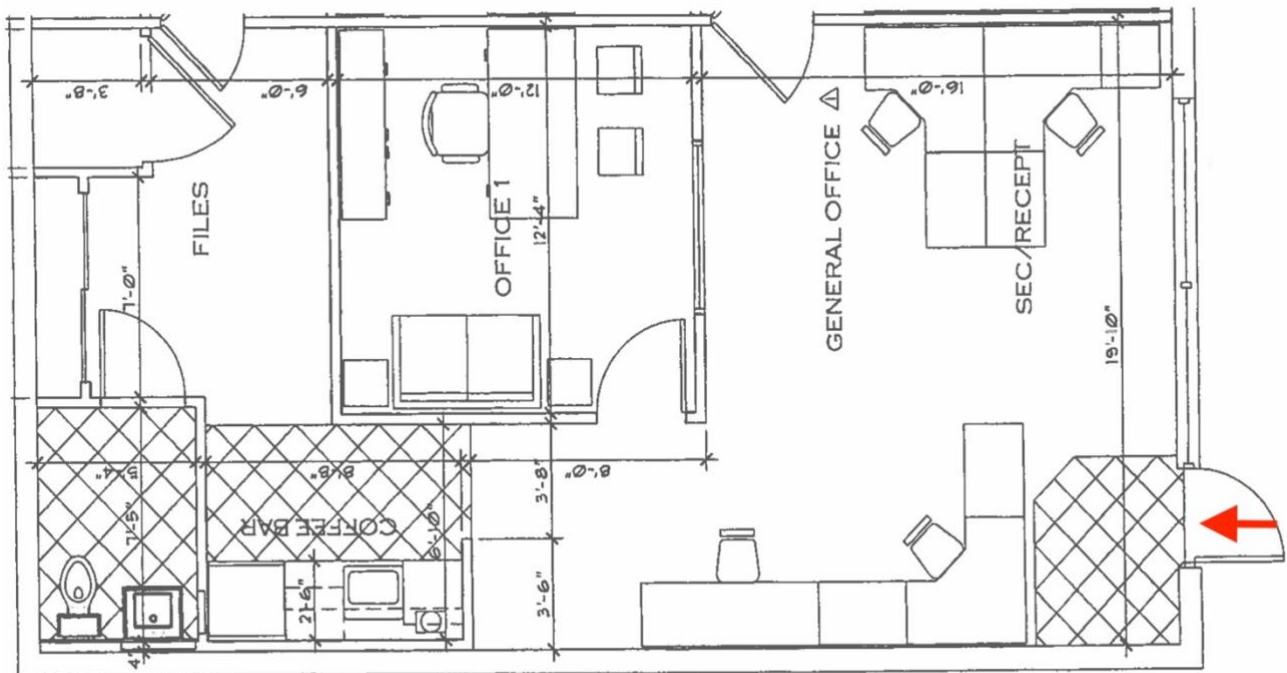
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# FLOOR PLANS - PAGES 2 & 3



FLOOR PLAN - SUITE 100



SUITE 180 - FLOOR PLAN

