



1st FLOOR

Suite 120



6400 N Andrews Avenue
Fort Lauderdale, FL 33309

FOR LEASE

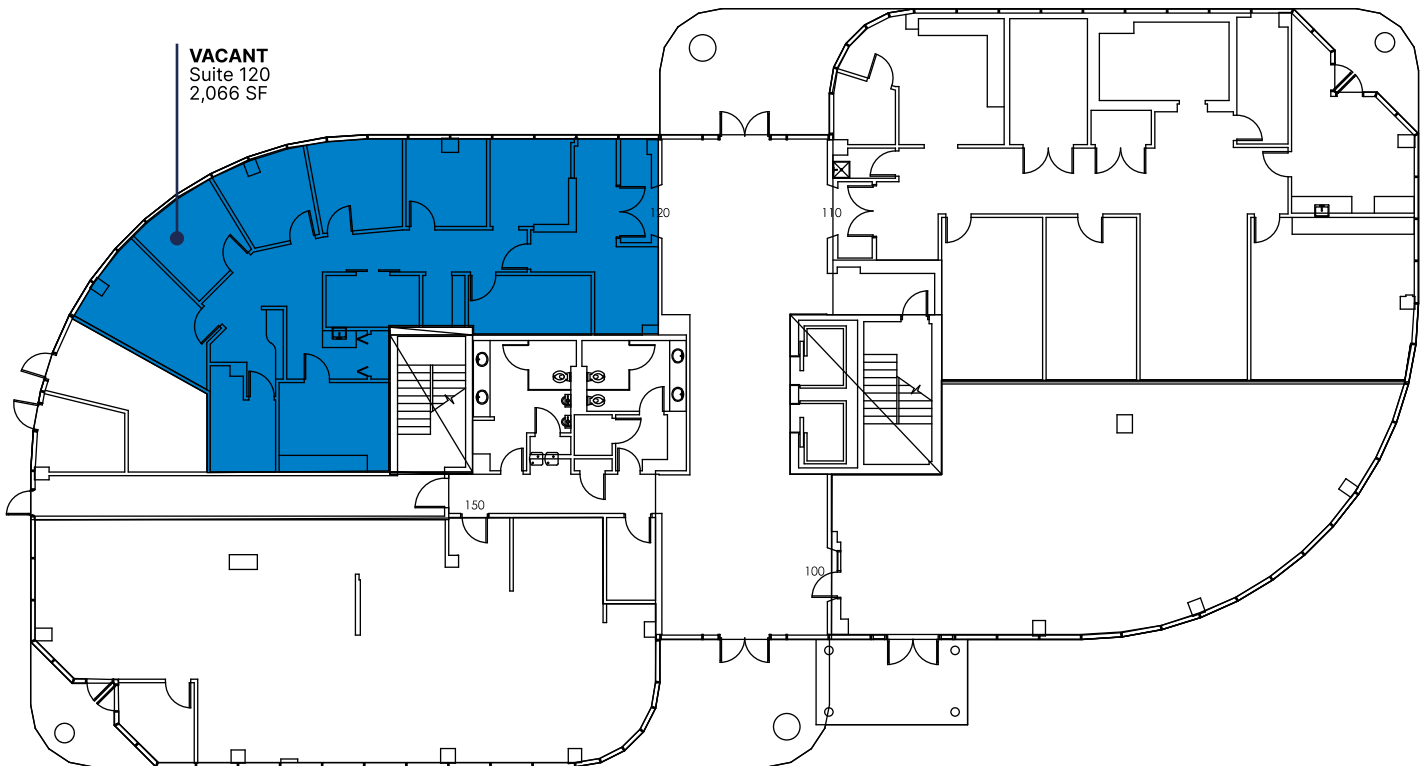
www.the6400building.com

120 SUITE

2,066 / SQ SF



SUITE 120 FLOORPLAN

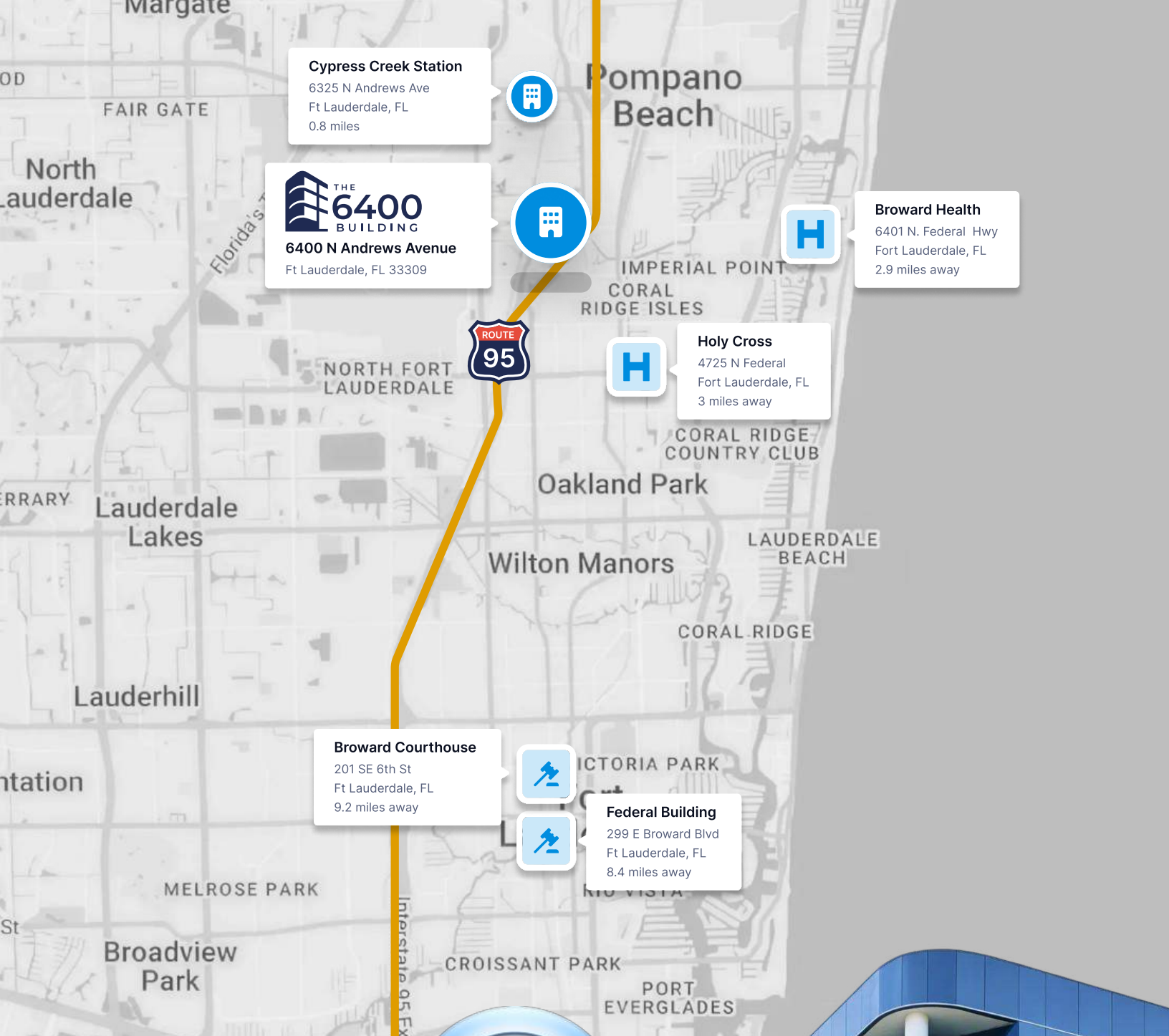




PROPERTY HIGHLIGHTS

- ✓ Five-story boutique office building totaling 55,585 square feet
- ✓ High-profile signage visible to roughly 260,000 vehicles daily
- ✓ Direct access to I-95, Cypress Creek Road, and major arterial routes
- ✓ Generous parking ratio of 4.3 per 1,000 square feet
- ✓ Every suite is equipped with kitchen / breakroom
- ✓ 24/7 secure key FOB access





Cypress Creek Station
6325 N Andrews Ave
Ft Lauderdale, FL
0.8 miles

THE 6400 BUILDING
6400 N Andrews Avenue
Ft Lauderdale, FL 33309

Broward Health
6401 N. Federal Hwy
Fort Lauderdale, FL
2.9 miles away

Holy Cross
4725 N Federal
Fort Lauderdale, FL
3 miles away

Broward Courthouse
201 SE 6th St
Ft Lauderdale, FL
9.2 miles away

Federal Building
299 E Broward Blvd
Ft Lauderdale, FL
8.4 miles away

BUILDING LOCATION



The 6400 building offers direct and highly visible access to I-95 and is minutes from the Tri-Rail. First-class restaurants, fitness centers, and shopping are also within walking distance, with convenient access to nearby existing and planned housing.



LEASING INFORMATION



VIKTORIIA SPITZER

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PROPERTY MANAGEMENT

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 the6400building.com



The 6400 Building is a well-maintained, professionally positioned office asset serving both medical and professional tenants.