



5353 N Federal Hwy, Fort Lauderdale, FL 33308

\$23.99/SF/YR

\$2.00/SF/MO

5353 N Federal Hwy

Office | 1 space available | 3,853 SqFt



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Listing Added: 10/08/2025

Listing Updated: 10/08/2025



Building Details

Property Type	Office	Subtype	Medical Office
Tenancy	Multiple	Total Building SqFt	34,478
Vacant SqFt	3,853	Class	B
Year Built	1973	Year Renovated	1983
Buildings	1	Stories	4
Total Parking Spaces	Abundant	Elevators	Yes
Cross Street	Federal HWY	Zoning	B-1
APN	4942 13 06 3040	Submarket	Fort Lauderdale

Building Description

Spacious Medical Office Suite | Half or Full Sublease Available

Position your practice in a **recently renovated, modern medical office suite** located in a professional **4-story office building** with elevator access and **abundant on-site parking**. Situated at the highly visible intersection of **Federal Highway and Commercial Blvd**, this location offers exceptional exposure and convenience for both patients and staff.

The suite features a **spacious and efficient layout** with **14 treatment rooms/offices**, making it ideal for a variety of medical specialties and collaborative uses.

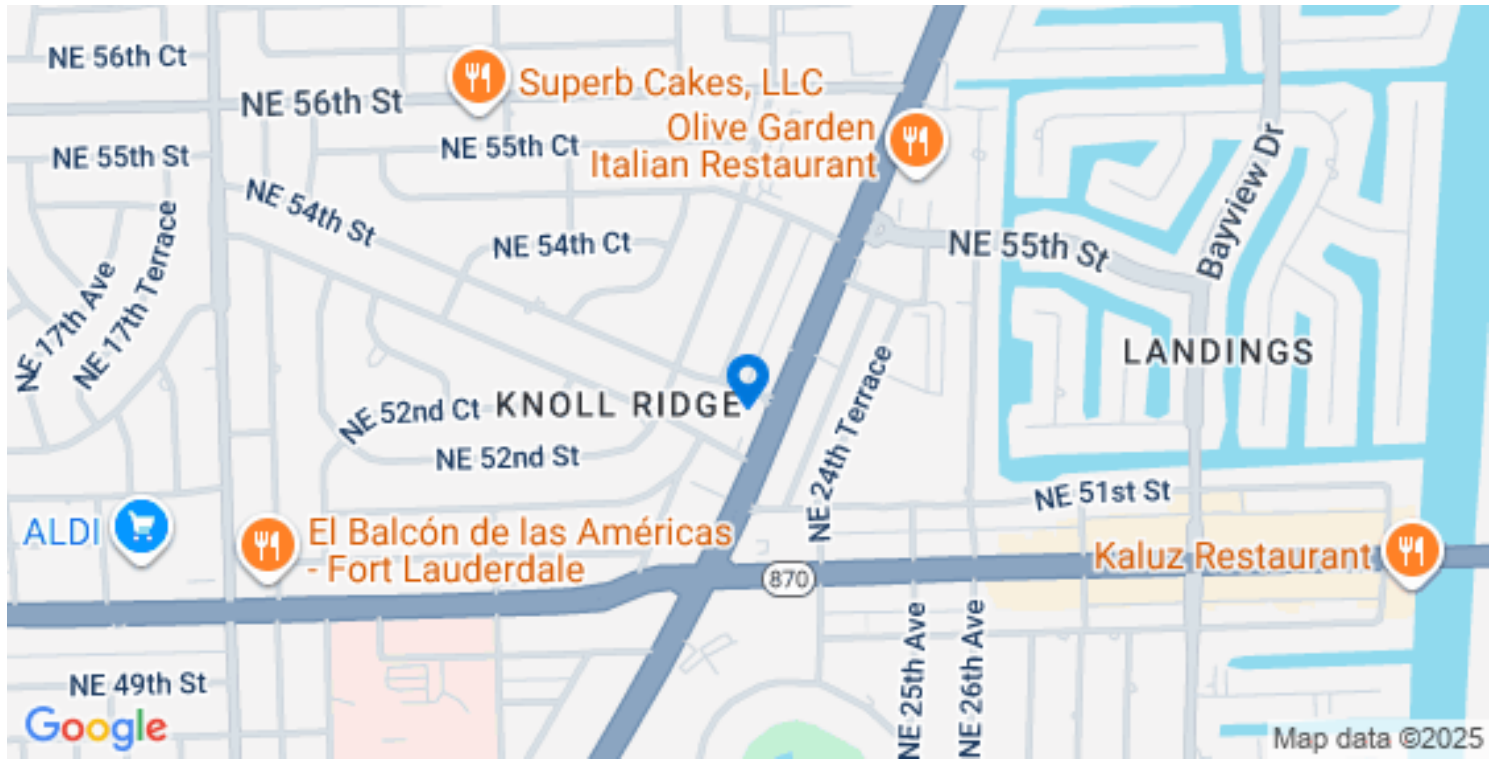
This is a **sublease opportunity** with **flexible configurations** available:

- Lease **up to half of the suite**, perfect for growing practices or shared users
- Or lease the **entire suite** for exclusive use

Property Highlights:

- Clean, modern finishes with recent renovations
- Elevator-served 4-story office building
- Ample surface parking for patients and staff
- High-visibility location on Federal Hwy & Commercial Blvd
- 14 treatment rooms/offices + spacious common areas
- Multi-tenant suite with flexible leasing options
- Ideal for medical, dental, wellness, or allied health professionals

Building Location (1 Location)



Available Space 1 Details

Prime medical office suite for sublease at Federal Hwy & Commercial Blvd. Recently renovated with modern finishes, this spacious suite features 14 treatment rooms/offices, elevator access, and abundant parking. Flexible options to lease half or the entire suite. Ideal for medical, dental, or wellness professionals seeking a clean, contemporary space in a highly visible Fort Lauderdale location.

Listing Type	Sublet	Space Subtype	Medical Office
RSF	3,853 SF	USF	3,853 SF
Space Available	10/8/25	Parking	Abundant
Rate (Per SF)	\$23.99 / SF / YR	Lease Type	Modified Gross
Lease term	Negotiable	Total CAM (Per SF/YR)	\$9.22
Total Rate (Per SF/YR)	\$33.21	Total Monthly Rent	\$10,662.79
Days on Market	0 days		

Property Photos (22 photos)

