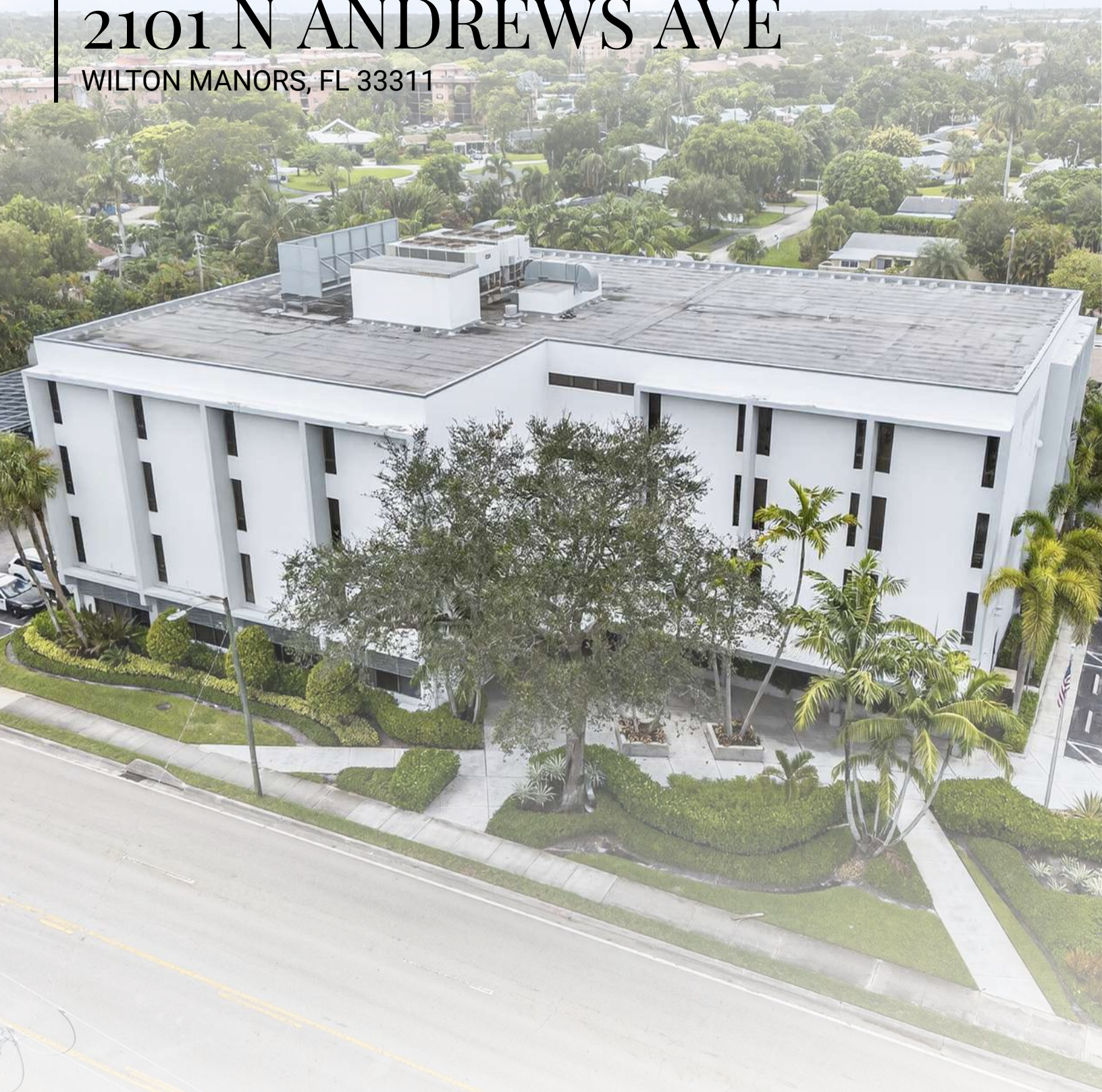


PREMIUM OFFICE LEASE

2101 N ANDREWS AVE

WILTON MANORS, FL 33311



ANTHONY FASANO

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PROPERTY SUMMARY:

Prime Second Floor Location: Dedicated 3,000 sq ft office suite offering visibility and professional presence within the HANDY building

Modern Workspace: Clean, well-maintained office environment ideal for client meetings, administrative operations, and collaborative workspaces

Convenient Access: Second floor positioning with dedicated building access and common area amenities

Professional Atmosphere: Located within a thriving commercial hub, positioning your business alongside established community-focused operations

Flexible Layout: Generous square footage allows for diverse office configurations—open collaboration areas, private offices, meeting rooms, or hybrid workspaces

Furnished & Move-In Ready: All furniture currently in the space is included in the lease, eliminating setup costs and allowing for immediate operational readiness

Building Amenities: Access to first floor shared amenities and services supported by HANDY's established operations

Backup Power & Reliability: Full building generation backup ensures continuous operations during power disruptions

Abundant Parking: Ample parking available for clients, staff, and

OFFERING SUMMARY

Lease Rate:	\$36.00 SF/yr (Gross)
Available SF:	3,000 SF
Lot Size:	84,665 SF
Building Size:	43,902 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,131	2,844	10,225
Total Population	1,970	5,461	21,472
Average HH Income	\$112,014	\$106,180	\$99,958

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LOCATION:

Strategic Wilton Manors Position: Centrally situated in one of Broward County's most desirable business communities, with strong visibility and accessibility

Proximity to Major Markets: Minutes from Fort Lauderdale's thriving downtown, Las Olas Boulevard, and the greater Miami-Fort Lauderdale metropolitan area

Transportation Access: Seamless connectivity to I-95, US-1, and Fort Lauderdale Executive Airport for clients and business partners

Growing Business Corridor: Wilton Manors is experiencing significant commercial growth with an influx of service-oriented businesses and professional firms

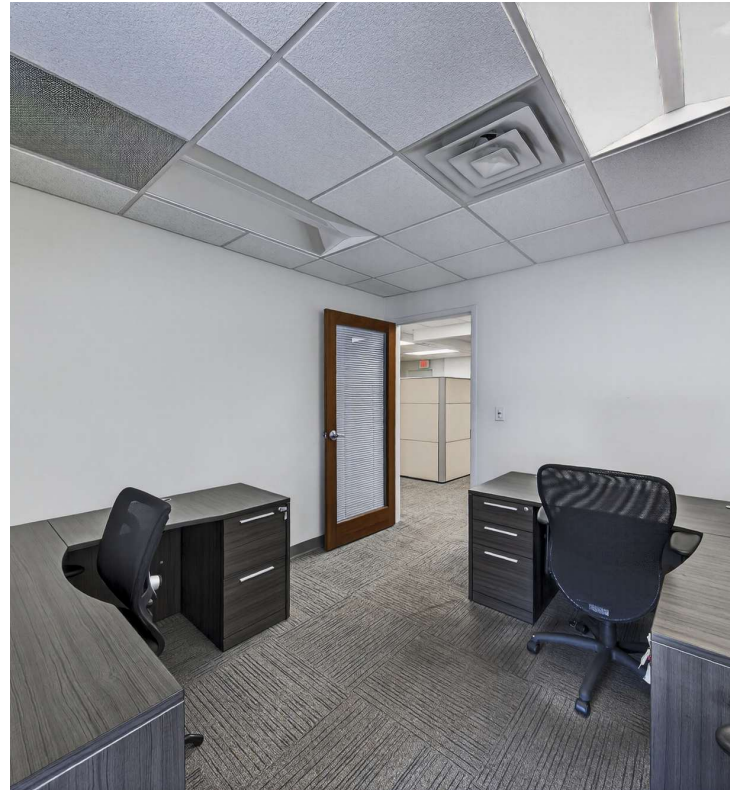
Community Integration: Positioned within an active nonprofit ecosystem committed to community development and social impact

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IDEAL USES:

Social Services & Nonprofit Organizations – Synergistic partnership with HANDY's mission-driven work in community support and resource development

Primary Adolescent Healthcare Providers – Ideal for pediatric practices, adolescent health clinics, and youth-focused medical facilities seeking a community-based location with strong mission alignment

Professional Services – Accountants, consultants, business advisors, and corporate offices seeking professional workspace

Healthcare Administration – Medical practices, therapists, counselors, or health-related administrative offices

Educational Services – Training centers, tutoring firms, or educational nonprofits aligned with community development

Corporate Back-Office Operations – Administrative hubs, customer service centers, or regional headquarters

Creative Agencies & Design Studios – Marketing firms, graphic design studios, or digital agencies requiring professional office presence

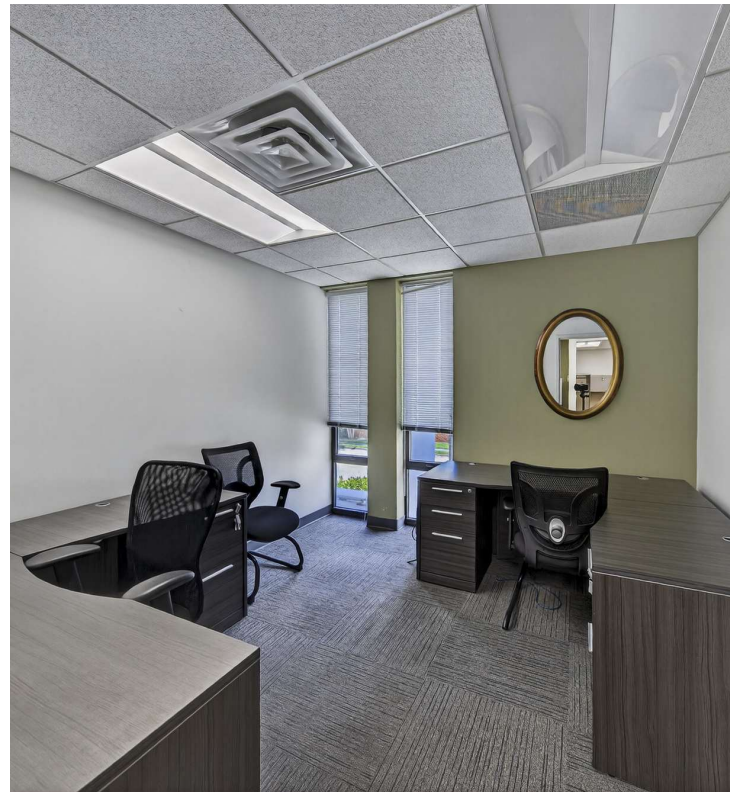
Complementary Community Services – Organizations working in job training, financial literacy, or workforce development that align with HANDY's community mission

WHY?

2101 N Andrews Ave presents an exceptional opportunity to establish your professional presence within a purpose-driven commercial ecosystem. By leasing office space within the HANDY building, your organization gains more than just square footage—you become part of a collaborative community dedicated to meaningful impact.

This is a rare opportunity for nonprofits, social enterprises, and service-oriented businesses to align operations with HANDY's established reputation and community roots. The professional office environment, coupled with the intangible benefit of operating alongside an organization committed to real community change, creates an ideal setting for growth, partnership, and shared mission fulfillment.

Whether you're an established nonprofit seeking to expand your administrative capacity or a professional services firm seeking to embed your work within the Wilton Manors community, this office space offers the infrastructure, location, and collaborative environment to help your vision thrive and create lasting community impact.

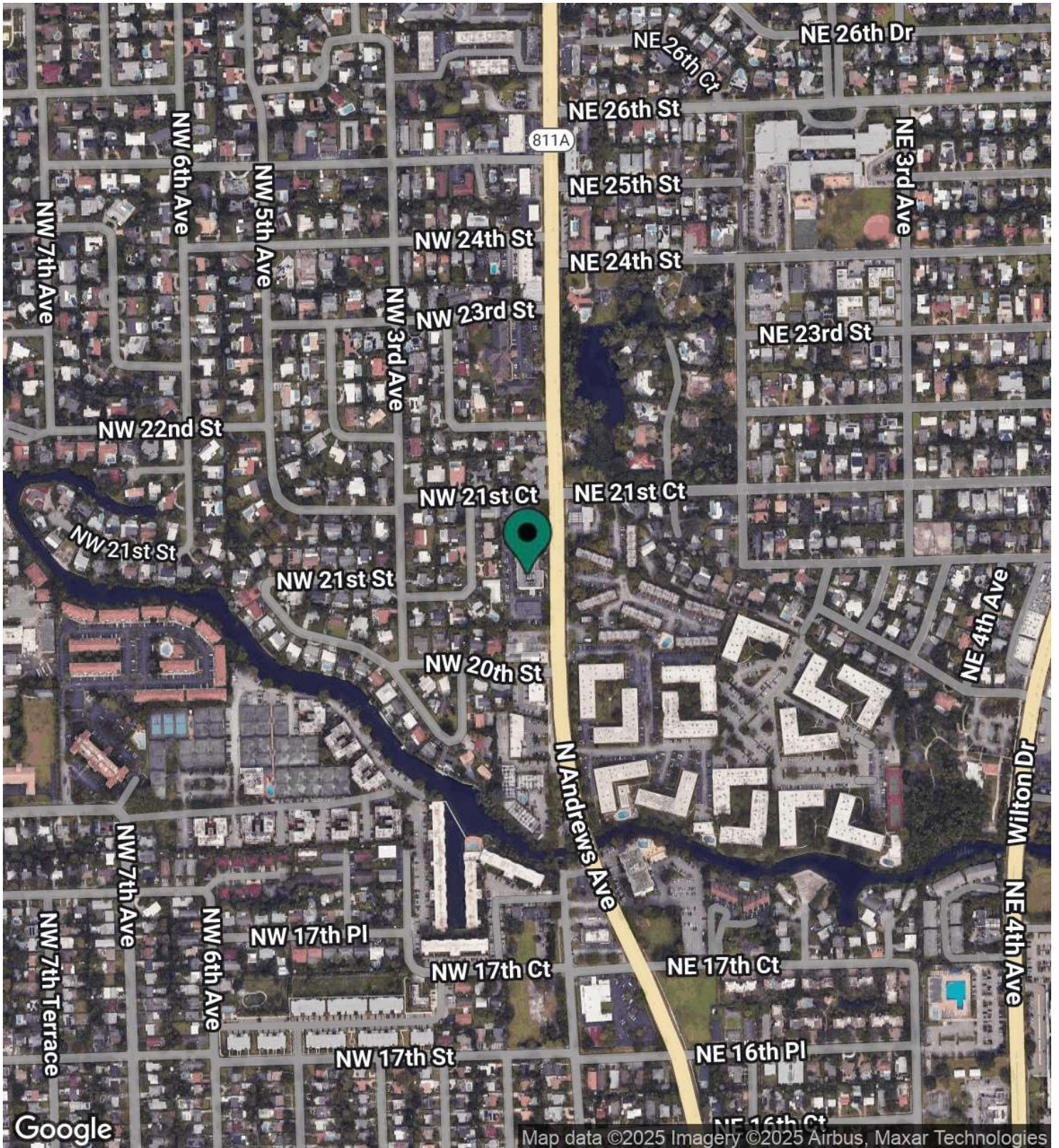


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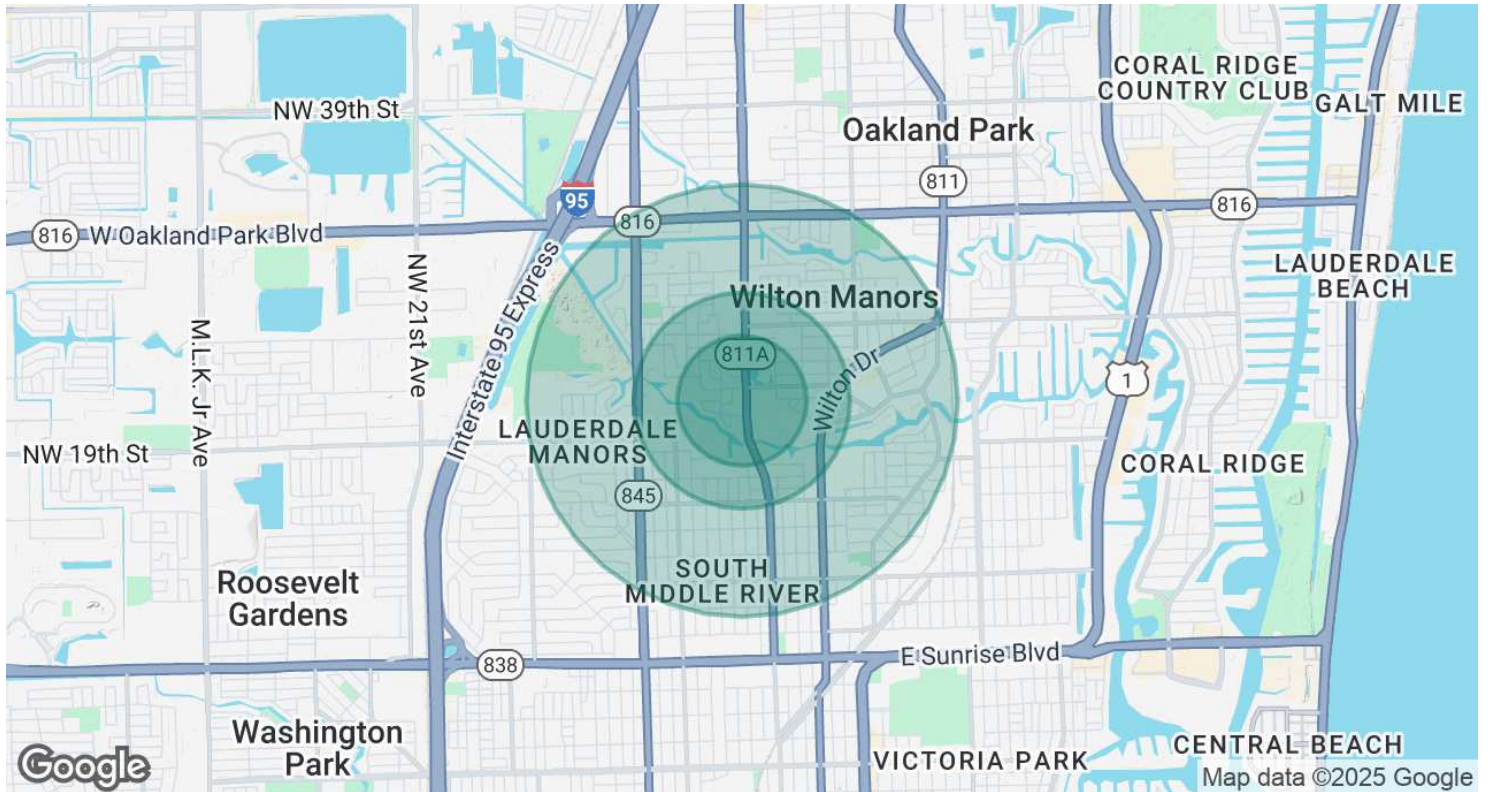
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,970	5,461	21,472
Average Age	50	48	45
Average Age (Male)	51	49	46
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,131	2,844	10,225
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$112,014	\$106,180	\$99,958
Average House Value	\$373,827	\$417,735	\$458,776

Demographics data derived from AlphaMap

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