

# 10,638 SF | For Sublease

1604 NW 23rd Ave  
Fort Lauderdale, FL 33311



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**Contact  
For Rates**

**J.R. Steinbauer, Jr., SIOR**

Steinbauer Associates, Inc  
jrs@steinbauer.com  
305-793-8852



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**WHITEBOX**  
REAL ESTATE

- Term Through August 31, 2029
- +/- 700 SF Office
- 24' Clear Height
- (2) Dock Doors
- 3 Phase Electric
- Furniture Negotiable
- Direct I-95 Frontage
- Easy Access to I-95 from Oakland Park/Sunrise Blvd

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**Brendan Zrowka**

Managing Director  
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**Lauren Pesqueda**

Senior Transaction Manager  
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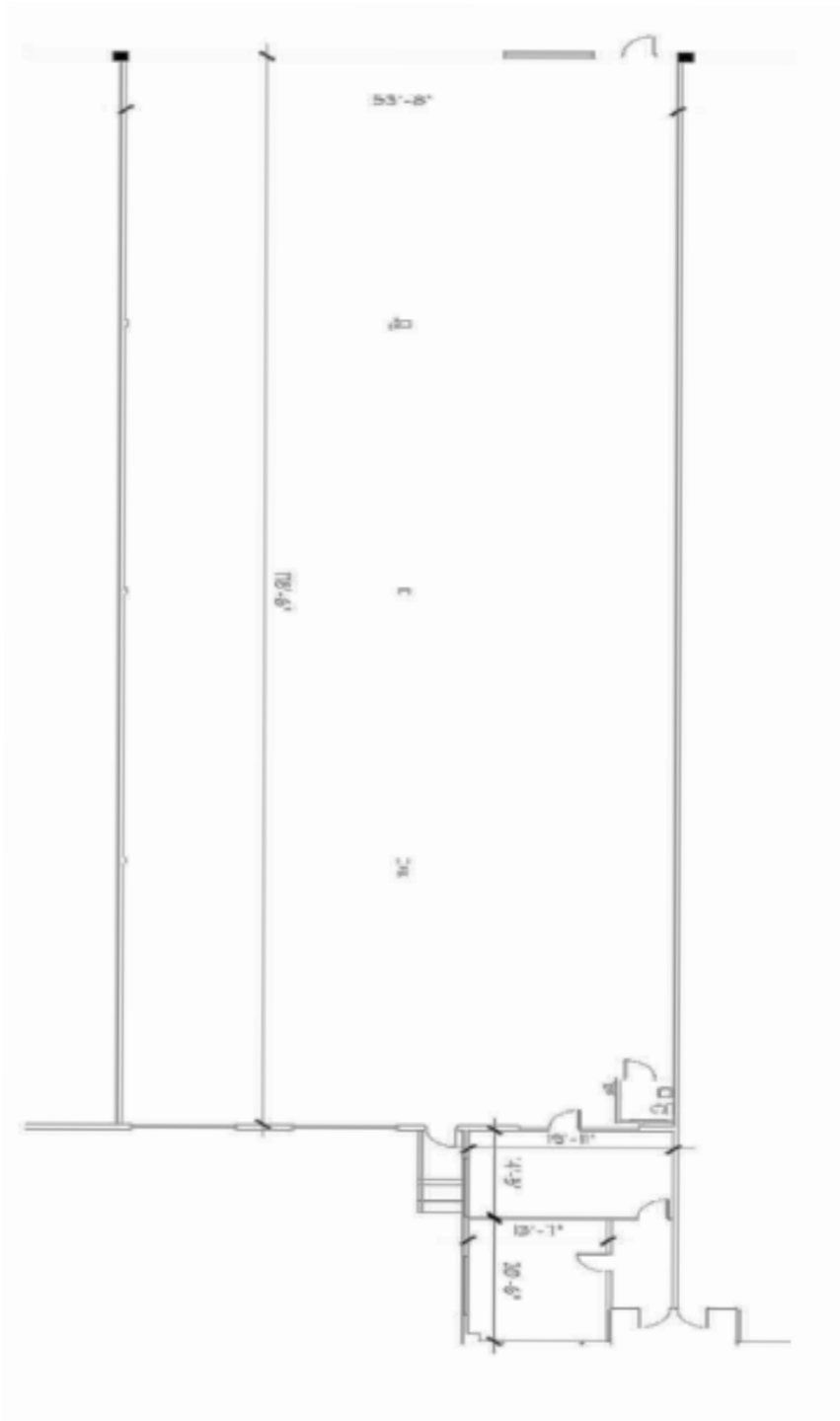
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