



# 5<sup>th</sup> FLOOR

## Suite 510



6400 N Andrews Avenue  
Fort Lauderdale, FL 33309

**FOR LEASE**

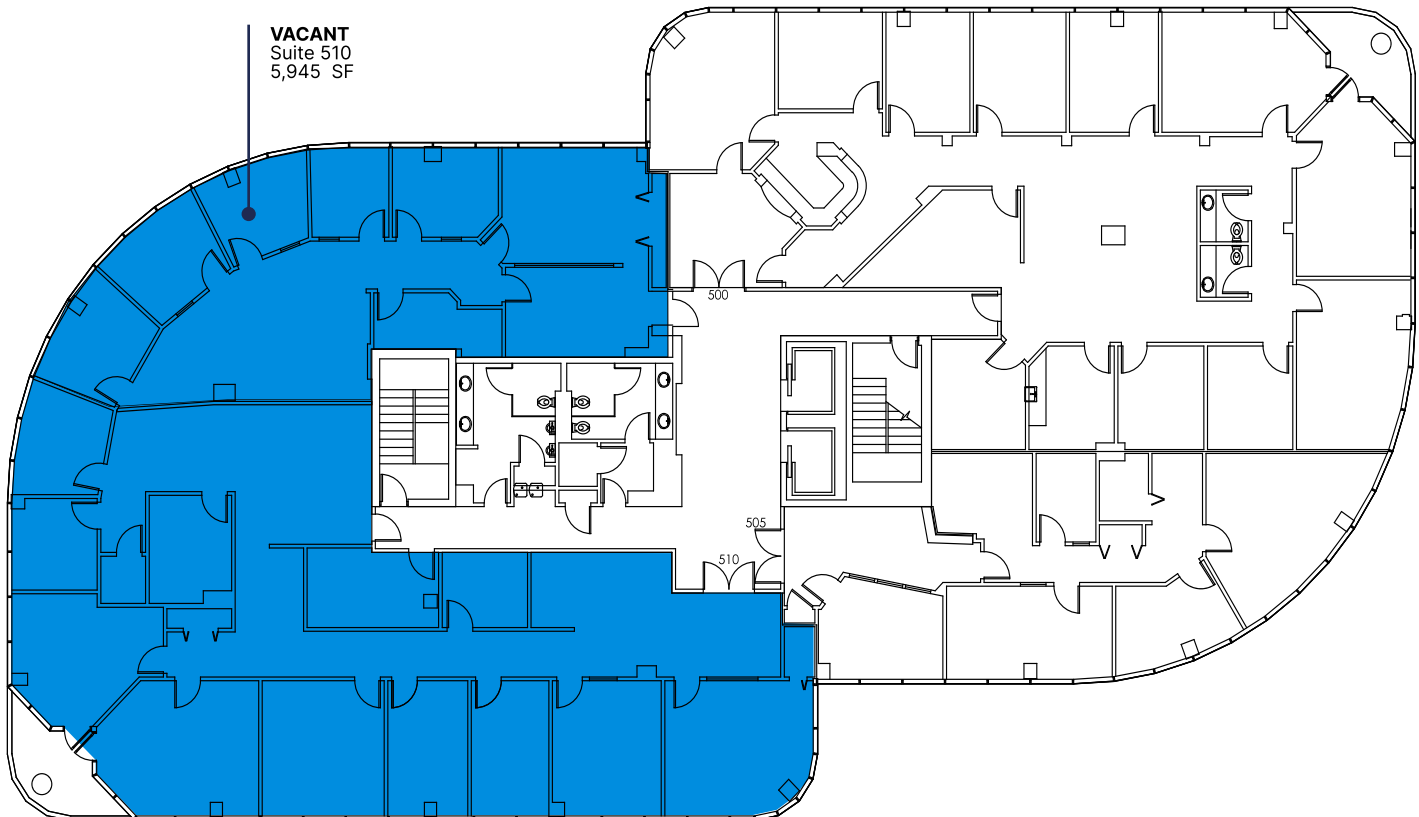
[www.the6400building.com](http://www.the6400building.com)

# 510 SUITE

5,945 / SQ SF



## SUITE 510 FLOORPLAN

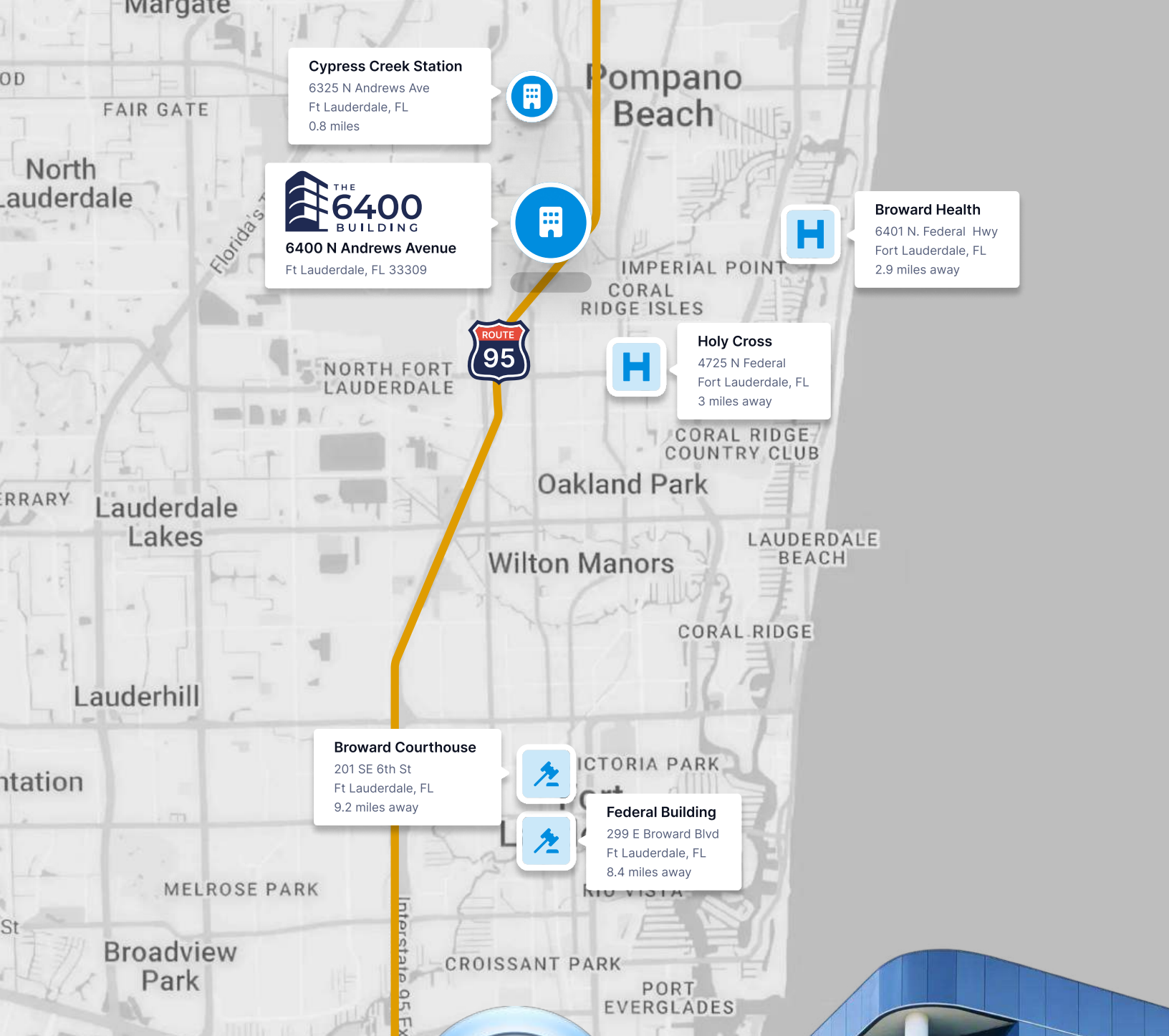




## PROPERTY HIGHLIGHTS

- ✓ 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.