

SPECTRUM OFFICE BUILDING

4901 NW 17TH WAY, FORT LAUDERDALE, FL 33309

PROPERTY SUMMARY



VIDEO

PROPERTY DESCRIPTION

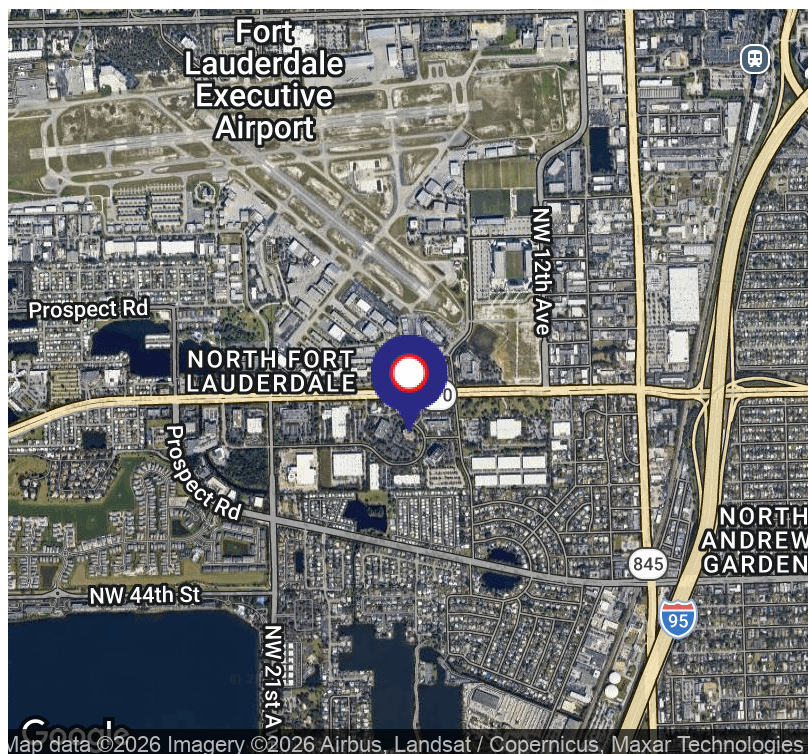
The Spectrum Building is a beautiful Class B+ multi-story office building located 1 mile west of I-95 off Commercial Boulevard and 3 miles east of the Turnpike. This six story 80,000 square foot mid-rise building is across the street from the Fort Lauderdale Executive Airport and international soccer stadium. The lobby has a skylight atrium, updated common areas, restrooms, and individual suites, and the building has 24-hour access with electronic security systems tailored to each tenant in the building. Nearby amenities and restaurants add to the high quality corporate atmosphere. The Spectrum Building is wired with fiber optic through FPL (Florida Power and Light) Fiber Net, has Class-A finishes, remodeled restrooms and common areas and LED lighting. CAM includes common area maintenance, real estate taxes, insurance and night janitorial. There is individually controlled air conditioning for the suites so there are no after-hours HVAC charges. Parking is plentiful with a ratio of 4 spaces per 1,000 square feet, and the on-site management office on the first floor makes it easy for tenants to deal with day-to-day property management needs.

PROPERTY HIGHLIGHTS

- Landlord provides janitorial and HVAC maintenance
- All spaces are separately metered for electric
- No after hours HVAC charges
- On-site management and leasing
- 4 Parking Spaces per 1,000 SF w/ car charging stations
- Landlord delivers all spaces Turnkey

JOSH LEVY

Chief Operating Officer
954.491.5505
josh@levyrai.com



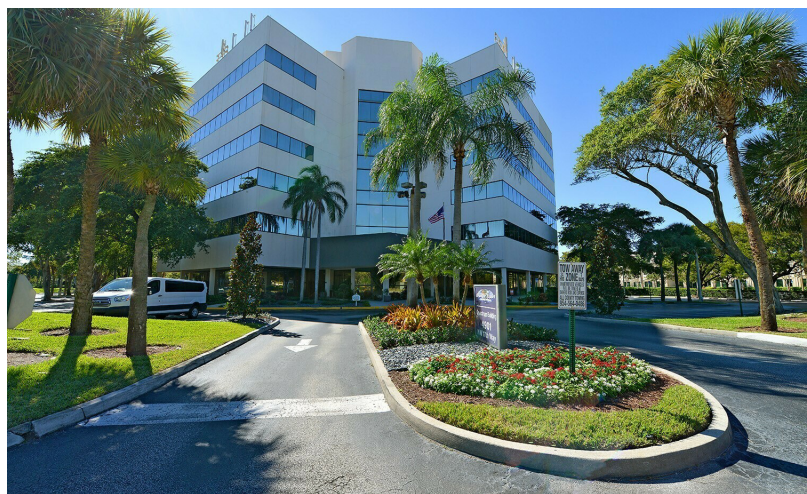
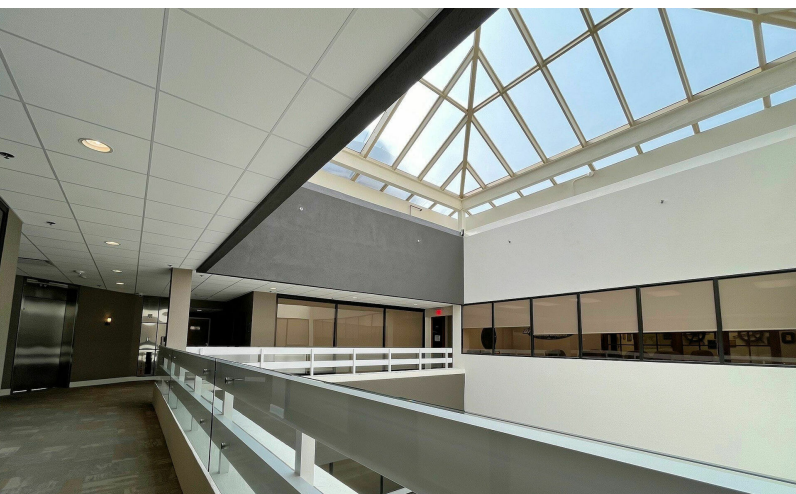
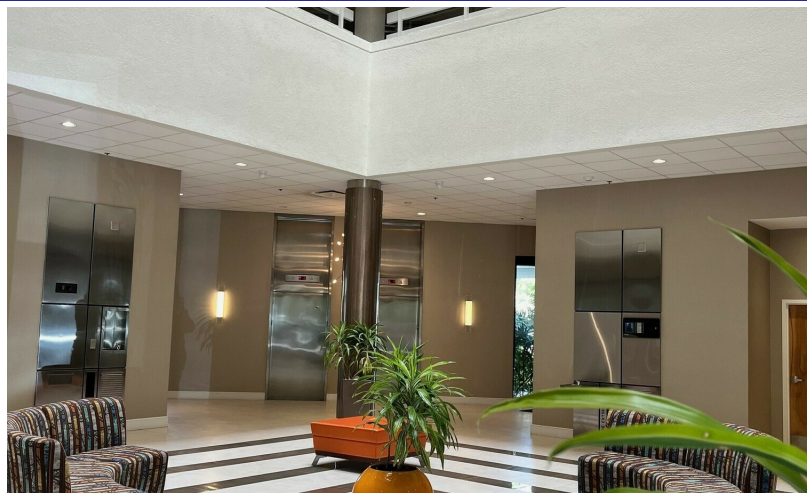
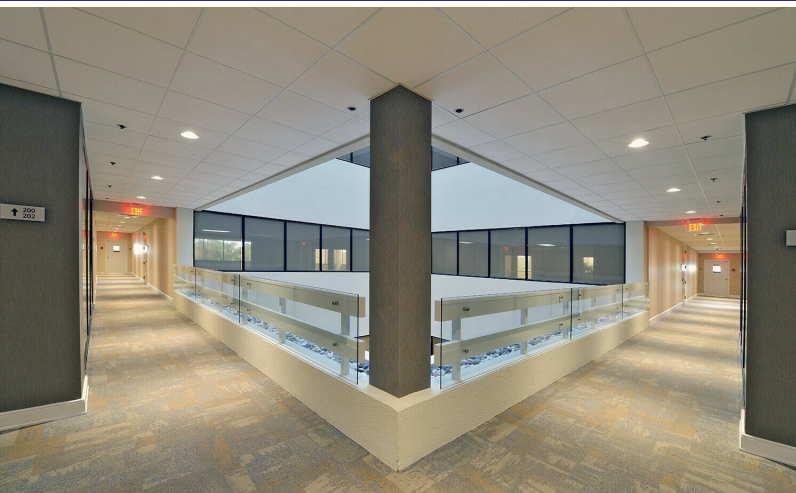
Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies



SPECTRUM OFFICE BUILDING

4901 NW 17TH WAY, FORT LAUDERDALE, FL 33309

PROPERTY PHOTOS



JOSH LEVY

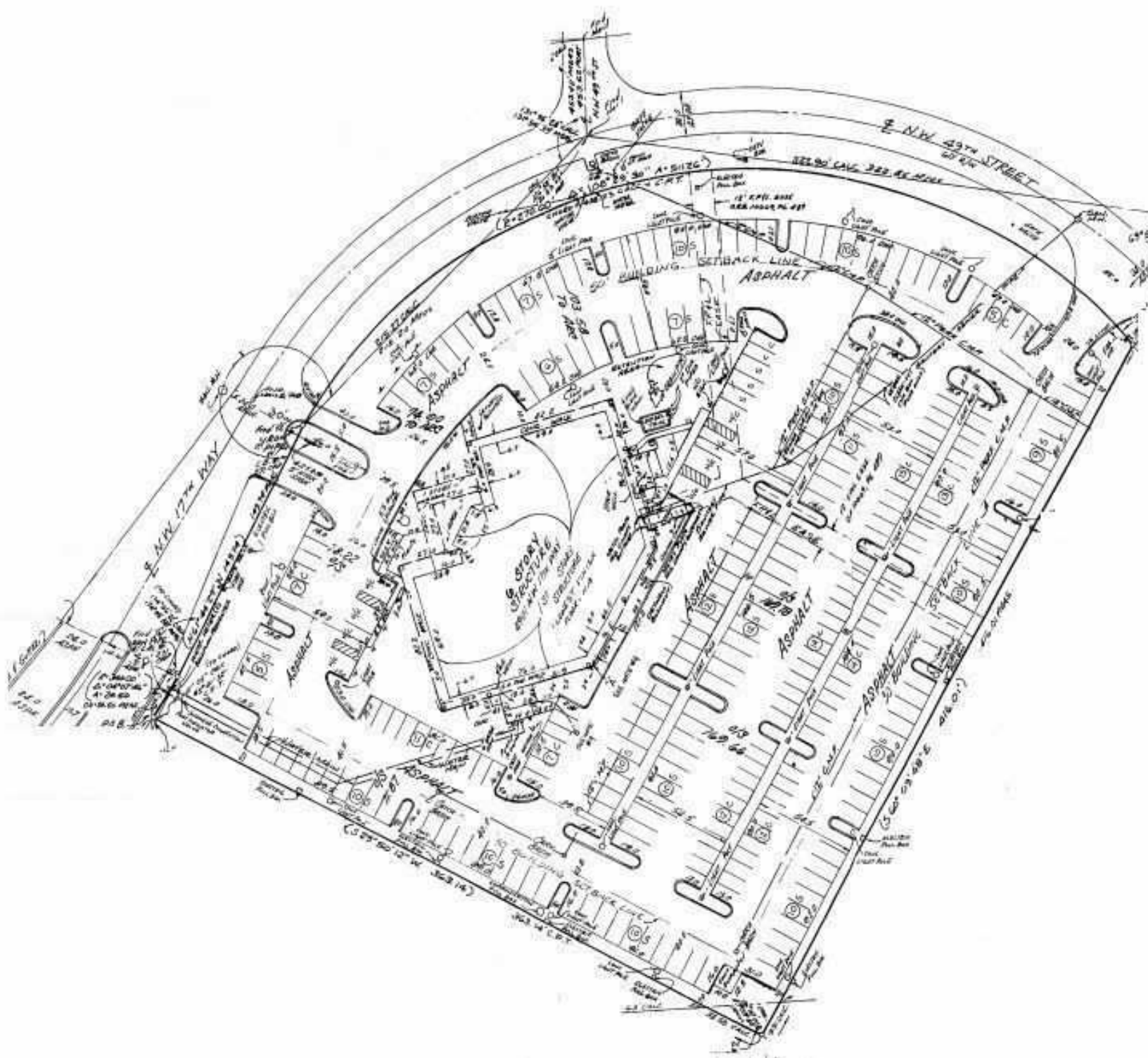
Chief Operating Officer
954.491.5505
josh@levyrai.com



SPECTRUM OFFICE BUILDING

4901 NW 17TH WAY, FORT LAUDERDALE, FL 33309

SITE PLAN



JOSH LEVY

Chief Operating Officer
954.491.5505
josh@levyrai.com

