

FOR LEASE

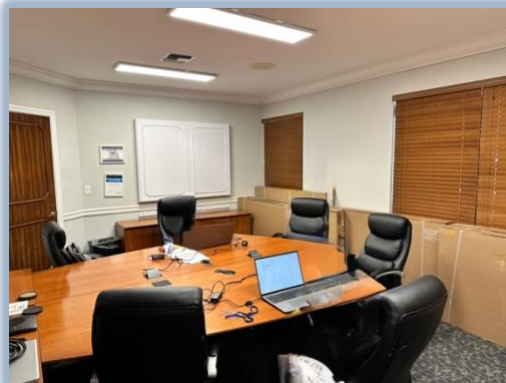
827 or 3,824 SF Professional Office Suites in N.E. Ft. Lauderdale
Convenient to Banks, Restaurants & I-95
"Front Door Parking" – Class A Buildout



RENTAL RATE
NOW \$13.50 P/SF NNN
OPEX (CAM) \$14.40 P/SF

1350 NE 56th Street, Suites 100, 180 & 300. Fort Lauderdale, FL

- Suite 100 – 2,213 S.F. **LEASED!**
Suite 180 – 827 S.F.
Suite 300 – 3,824 S.F.
- Flexible floor plans, see page 2.
- Meticulously maintained Garden-Style office complex.
- Abundant Parking with "Park at Your Front Door" convenience!
- Lots of natural light thru front/side floor-to-ceiling windows.
- Ideal location convenient to major restaurants and banking facilities. Near the Cypress Creek office submarket.
- Class "A" build-out with high-end amenities restrooms and kitchenette.
- Some furniture/cubicles available.



**Ideal Location for
Your Business!**

**Class "A" Buildout,
Immaculately
Maintained Property.**

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LOCAL KNOWLEDGE-LOCAL STRENGTH™



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The floor plan of the second floor includes the following areas and dimensions:

- FILES:** Located in the top left corner.
- OFFICE 1:** A large office in the top center, measuring 12'-0" by 12'-4".
- GENERAL OFFICE:** A large open area in the top right, measuring 16'-0" by 19'-10".
- SEC/RECEPT:** A reception area within the General Office.
- COFFEE BAR:** Located in the bottom left, measuring 8'-8" by 8'-10".
- Restrooms:** Two restrooms are located near the Coffee Bar, with dimensions 7'-5" and 4'-10".
- Entrance:** A red arrow points to the entrance on the right side of the floor.

Room Dimensions and Numbers:

- 22: 30' 3" x 18'
- 15: 12' x 8' 8"
- 14: 9' 10" x 12' 8"
- 10: 14' 1" x 15' 6"
- 9: 10' 11" x 10' 6"
- 8: 9' 10" x 12' 9"
- 6: 9' 10" x 12' 9"
- 5: 11' 11" x 12' 5"
- 4: 11' 6" x 12' 8"
- 3: 19' 8" x 13' 5"
- 2: 14' 11" x 10' 2"
- 1: 9' 11" x 10' 2"
- 18: 10' 4" x 10' 2"
- 19: 10' 4" x 10' 2"
- 20: 12' 5" x 10' 2"
- 21: 8' 5"
- 17: 33' 10" x 9' 4"
- 16: 12' x 9' 4"
- 13: 12' x 8' 8"
- 12: 12' x 8' 8"
- 11: 25' 4" x 8' 11"

Legend:

1	Reception	12	Restroom Unisex
2	Jr. Executive Office	13	Copy & Network Equip.

NTS	3824 S.F.
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12	Restroom Unisex
13	Copy & Network Equip.
14	Office
15	Office
16	Office
17	Workstations (3)
18	Office
19	Office
20	Office
21	Shipping Mgr. Area
22	Shipping & Storage