



## **2525 Marina Bay Dr W**

2525 Marina Bay Dr W, Fort Lauderdale, FL 33312

### **Noelia Echeverria**

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# 2525 Marina Bay Dr W

\$68.40 /SF/YR

Located along the prominent North Federal Highway corridor, this two-story office building offers excellent visibility and accessibility in Fort Lauderdale's established commercial district. The property features floor-to-ceiling windows that provide abundant natural light and a modern aesthetic, complemented by built-in glass cubicles for efficient space utilization. Interior amenities include two conference rooms, kitchens, a reception area, and an elevator, creating a functional and professional environment for tenants.

The site spans approximately 0.41 acres and includes 45 parking spaces, delivering a strong parking ratio of 4.37 spaces per 1,000 square feet. Monument and building signage opportunities enhance brand exposure along this high-traffic route. The property is zoned B-1 (Neighborhood Business), supporting a range of professional and commercial uses.

Strategically positioned near major thoroughfares, the building provides convenient access to Interstate 95, Downtown...

- Convenient on-site parking
- Access to community amenities
- Located within the Marina Bay business community



Rental Rate:	\$68.40 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	9,631 SF
Year Built:	2002
Walk Score ©:	30 (Somewhat friendly)
Transit Score ©:	20 (Somewhat friendly)
Taxes:	\$8.75 USD/SF/MO
Operating Expenses:	\$291.67 USD/SF/MO
Rental Rate Mo:	\$5.70 /SF/MO

## Rich Resort Style Amenities

- 150 Slip Floating Dock Marina
- Free-form Heated Swimming Pool with Water Volleyball
- Jacuzzi
- Movie Viewing Cinema
- Scenic 1.0 Mile Dockside Vita Course with Exercise Stations. Eight Foot Width Allows for Running, Rollerblading and Biking
- Massage Salon // Fitness Center
- Electric Boat Rentals
- Floating Hotel Rooms
- Guest Suites
- Auto Rentals
- Dockside Restaurant & Sports Bar
- Marine Store
- Gated Community
- Picnic Tables and Barbeques
- Dog Walk Areas
- Flowering Gardens
- Dock Boardwalk

## 2nd Floor Ste 201

Space Available	523 SF
Rental Rate	\$68.40 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Office
Space Type	Relet
Space Use	Office
Lease Term	1 Years

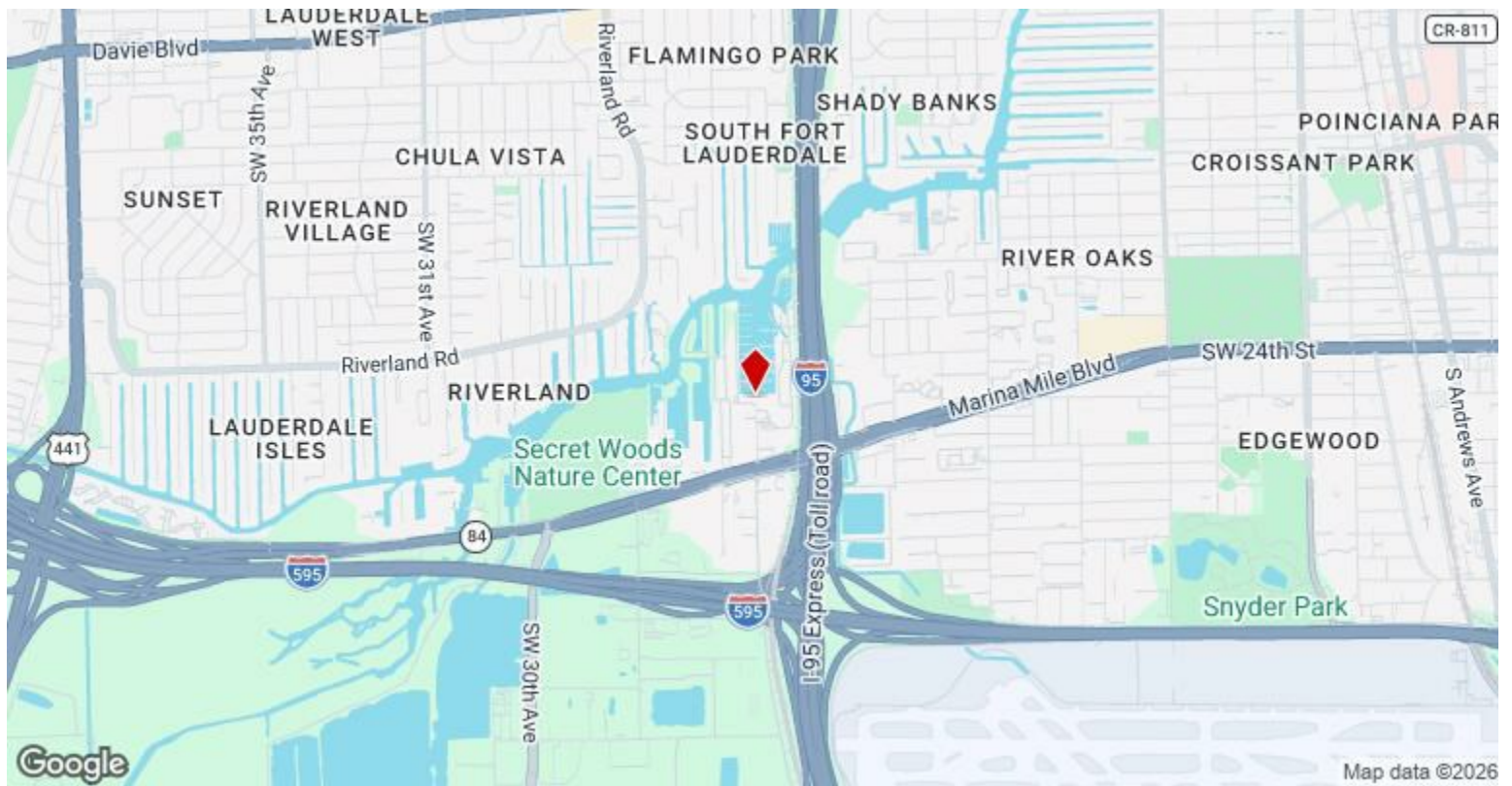
Let the heart of Marina Bay community inspire your work! Step into this 523 sq. ft. private office on the second floor at 2525 Marina Bay Drive West, available for \$3,000/month on a one-year lease. Designed to be move-in ready, the office includes some furniture, convenient on-site parking, and access to a bathroom on site, as well as a variety of community amenities to support your productivity. Perfect for professionals or small businesses, this space offers both functionality and prestige while being part of a vibrant business community. With easy access to major highways, Fort Lauderdale international airport, and nearby restaurants and shops, this office provides the perfect environment to grow your business and engage with like-minded professionals

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
26 North Yachts	-	
Atlantic Coast Audio Video Inc	-	
Captain Dan's, Inc.	-	
Creative Windows And Doors	-	
Independent Stylist	-	
Marina Bay	-	
Maritimo Offshore Yacht Sales Inc	-	
Paul Barnett Seafood Inc	-	
ReloRent.Com, Inc	-	
Rendezvous	-	



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Strategically positioned near major thoroughfares, the building provides convenient access to Interstate 95, Downtown Fort Lauderdale, and the surrounding residential neighborhoods. The location benefits from proximity to retail, dining, and service amenities, making it an attractive option for businesses seeking a well-connected and visible office address in Broward County.

# Property Photos



Building Photo



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Building Photo



Interior Photo

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