

HANDY OFFICE BUILDING

2101 N ANDREWS AVE, WILTON MANORS, FL 33311



ANTHONY FASANO

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SANO GROUP | OFFICE BUILDING FOR LEASE



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PROPERTY DESCRIPTION

- * Prime Second and Fourth Floor Locations: Combined 18,000 sq (4th floor=10,000sqft 2nd Floor=8,000 sqft) ft office suites offering visibility and professional presence within the HANDY building
- * Modern Workspace: Clean, well-maintained office environment ideal for client meetings, administrative operations, and collaborative workspaces
- * Convenient Access: 2nd and 4th floor positioning with dedicated building access and common area amenities
- * Professional Atmosphere: Located within a thriving commercial hub, positioning your business alongside established community-focused operations
- * Flexible Layout: Generous square footage allows for diverse office configurations—open collaboration areas, private offices, meeting rooms, or hybrid workspaces
- * Furnished & Move-In Ready: All furniture currently in the space is included in the lease, eliminating setup costs and allowing for immediate operational readiness
- * Building Amenities: Access to first floor shared amenities and services supported by HANDY's established operations
- * Backup Power & Reliability: Full building generation backup ensures continuous operations during power disruptions
- * Abundant Parking: Ample parking available for clients, staff, and visitors

PROPERTY HIGHLIGHTS

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OFFERING SUMMARY

Lease Rate:	\$36 SF/yr (Gross)
Available SF:	18,000 SF
Lot Size:	84,665 SF
Building Size:	43,902 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,131	2,844	10,225
Total Population	1,970	5,461	21,472
Average HH Income	\$112,014	\$106,180	\$99,958

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LOCATION DESCRIPTION

- * Strategic Wilton Manors Position: Centrally situated in one of Broward County's most desirable business communities, with strong visibility and accessibility
- * Proximity to Major Markets: Minutes from Fort Lauderdale's thriving downtown, Las Olas Boulevard, and the greater Miami-Fort Lauderdale metropolitan area
- * Transportation Access: Seamless connectivity to I-95, US-1, and Fort Lauderdale Executive Airport for clients and business partners
- * Growing Business Corridor: Wilton Manors is experiencing significant commercial growth with an influx of service-oriented businesses and professional firms
- * Community Integration: Positioned within an active nonprofit ecosystem committed to community development and social impact

IDEAL FOR

- * Social Services & Nonprofit Organizations – Synergistic partnership with HANDY's mission-driven work in community support and resource development
- * Primary Adolescent Healthcare Providers – Ideal for pediatric practices, adolescent health clinics, and youth-focused medical facilities seeking a community-based location with strong mission alignment
- * Professional Services – Accountants, consultants, business advisors, and corporate offices seeking professional workspace
- * Healthcare Administration – Medical practices, therapists, counselors, or health-related administrative offices
- * Educational Services – Training centers, tutoring firms, or educational nonprofits aligned with community development
- * Corporate Back-Office Operations – Administrative hubs, customer service centers, or regional headquarters
- * Creative Agencies & Design Studios – Marketing firms, graphic design studios, or digital agencies requiring professional office presence
- * Complementary Community Services – Organizations working in job training, financial literacy, or workforce development that align with HANDY's community mission



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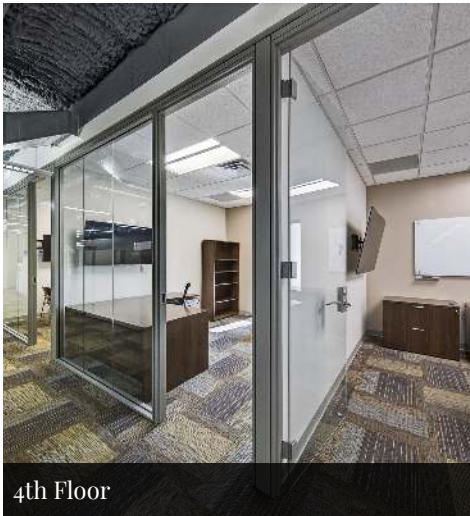
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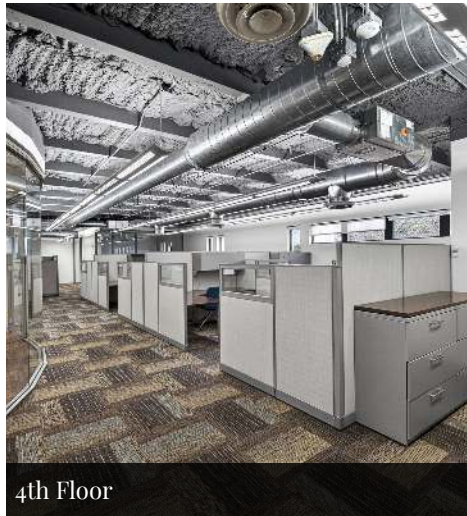
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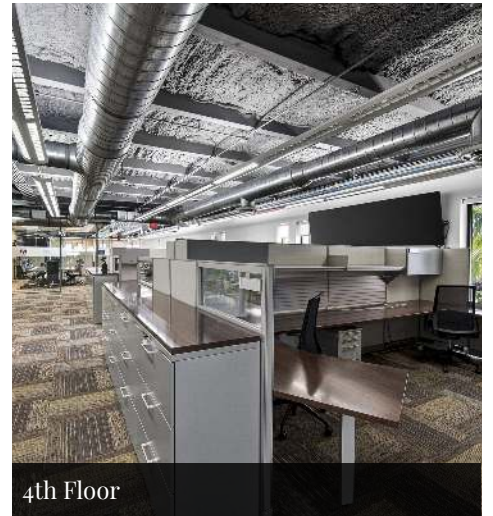
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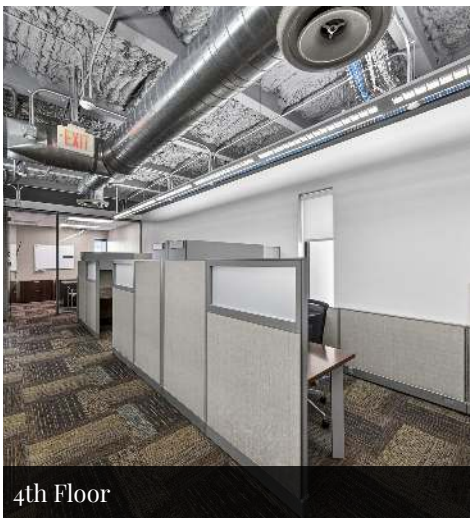
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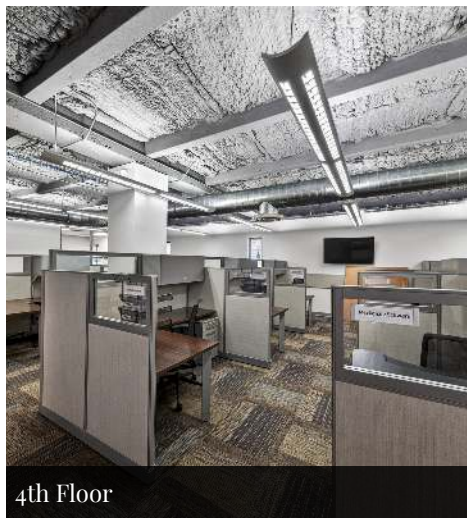
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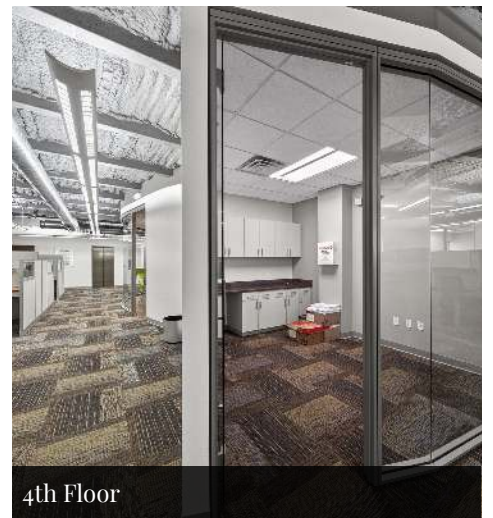
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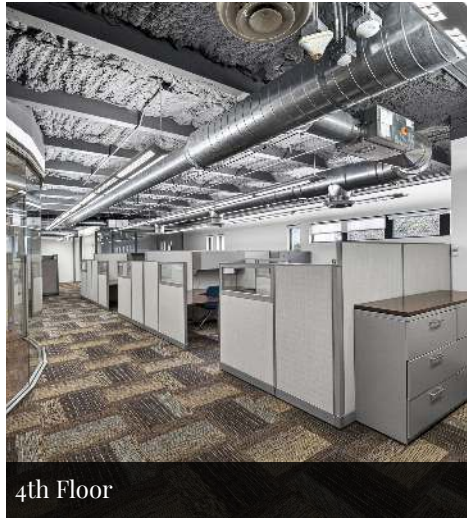
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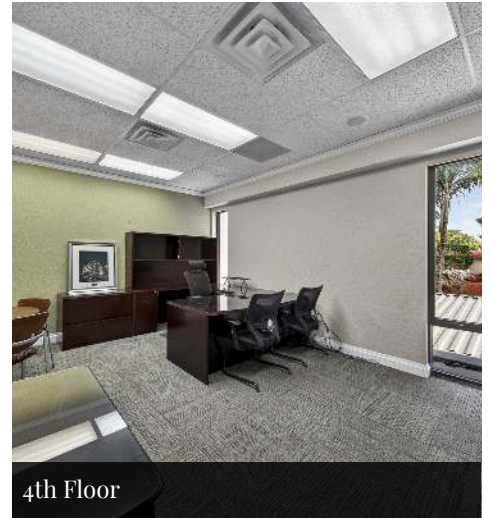
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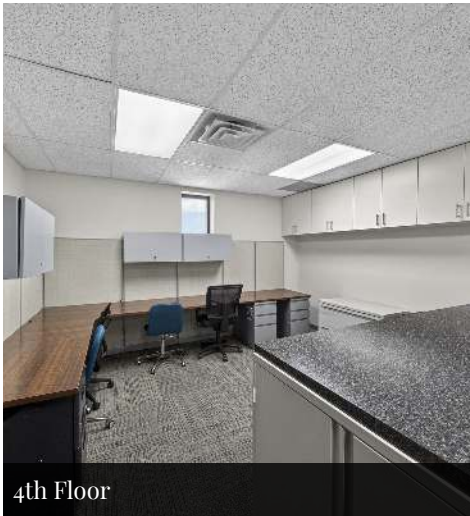
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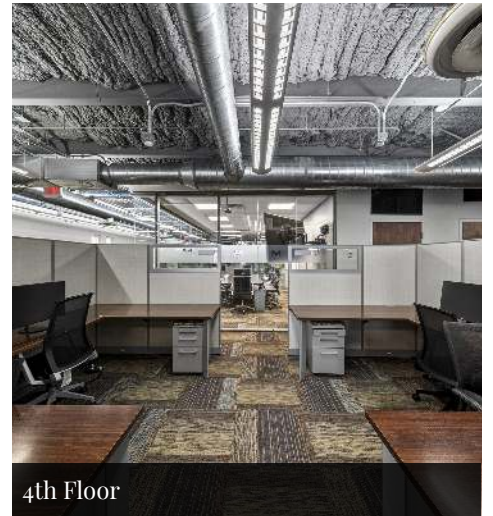
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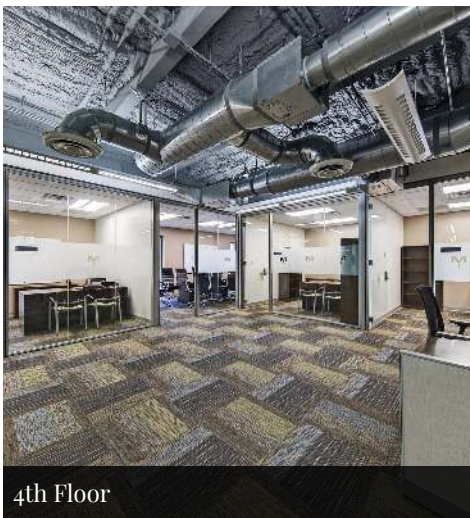
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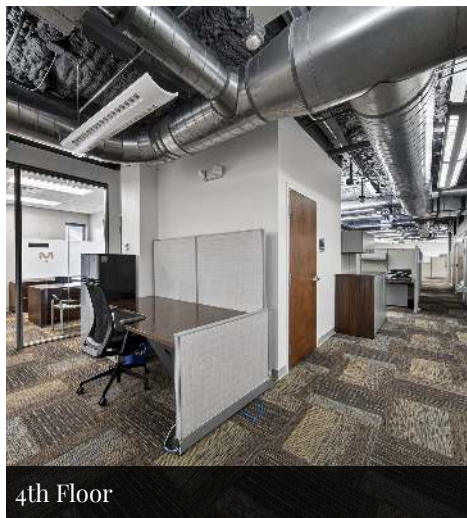
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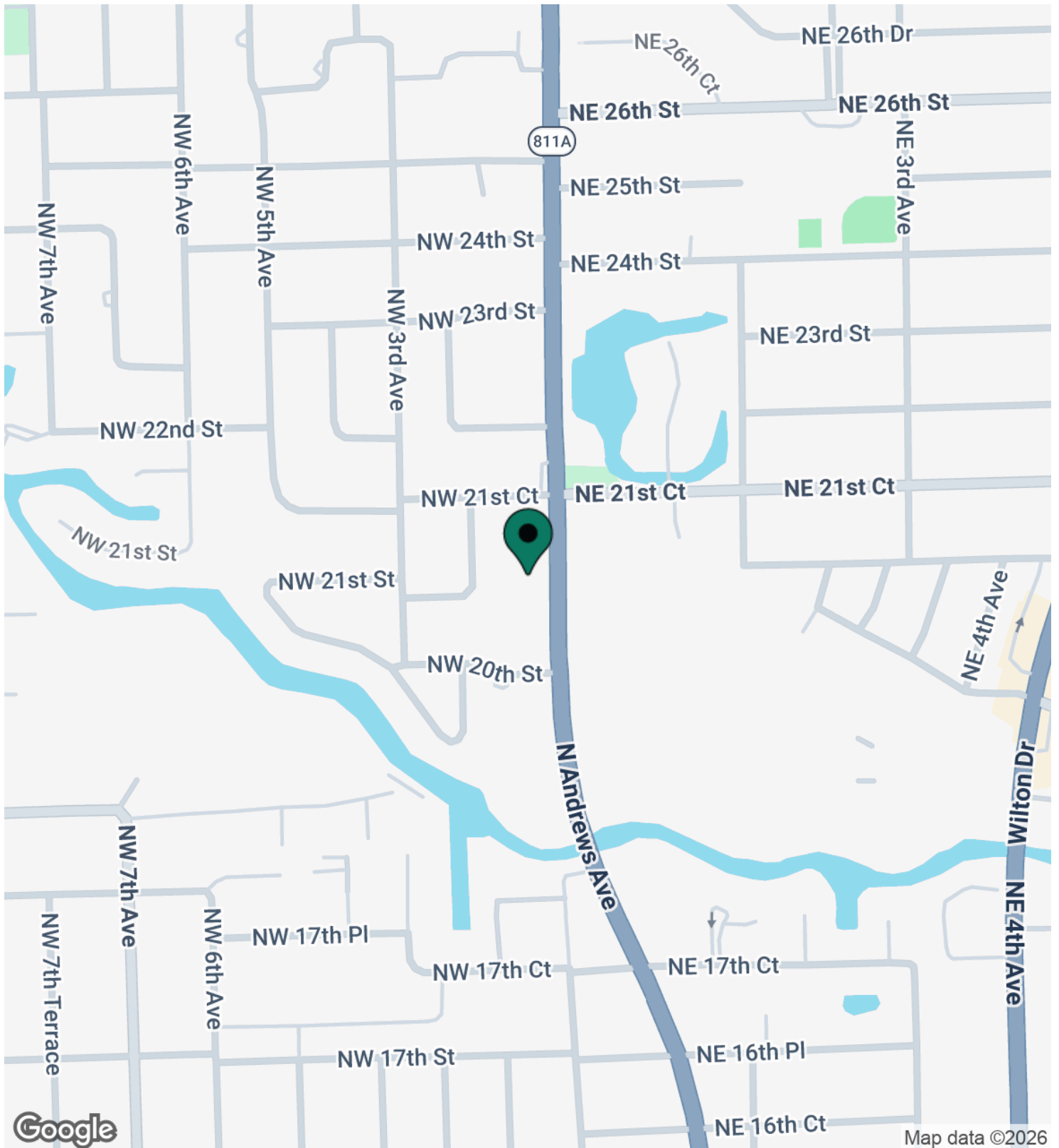
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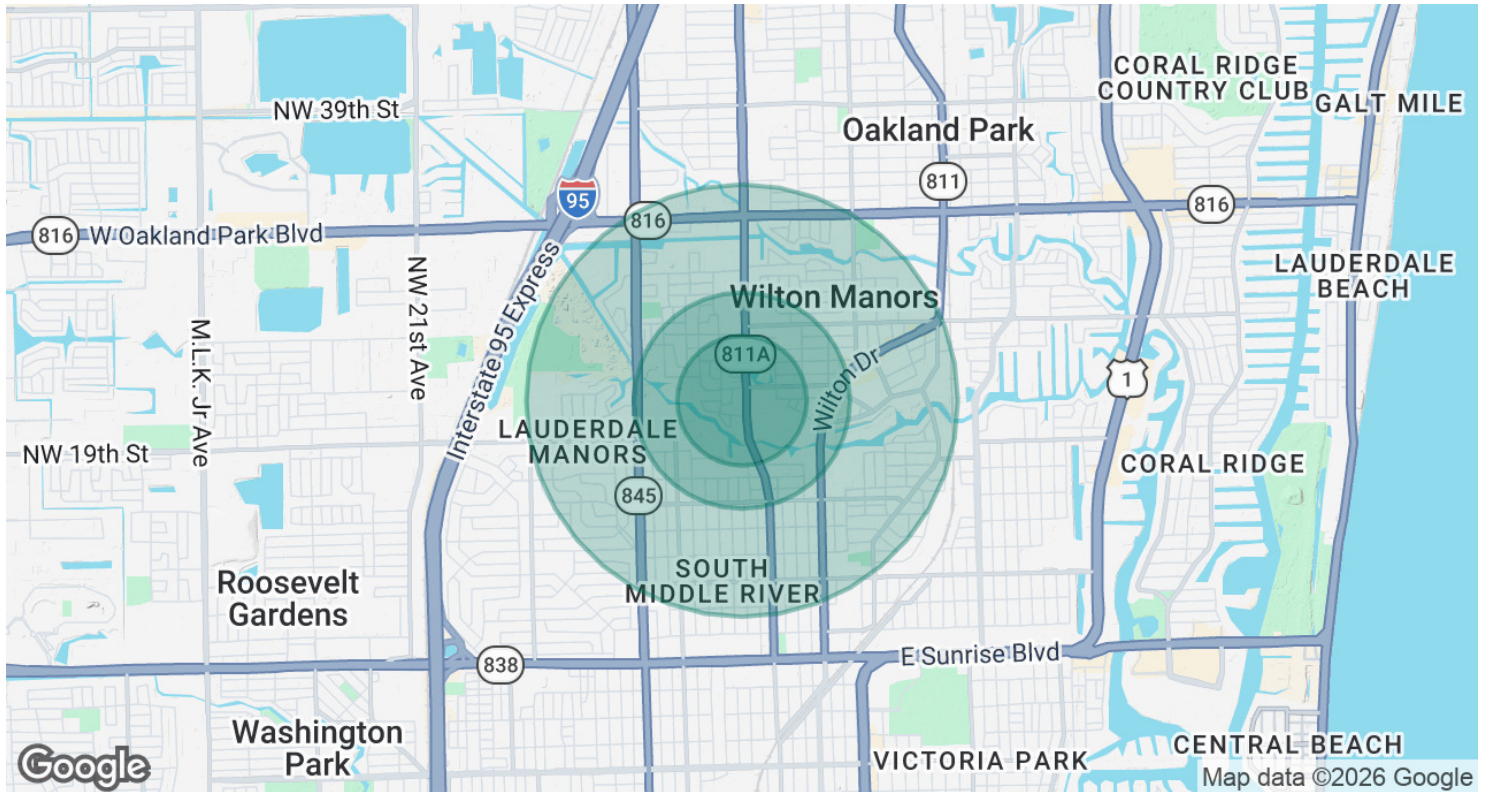
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,970	5,461	21,472
Average Age	50	48	45
Average Age (Male)	51	49	46
Average Age (Female)	48	46	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,131	2,844	10,225
# of Persons per HH	1.7	1.9	2.1
Average HH Income	\$112,014	\$106,180	\$99,958
Average House Value	\$373,827	\$417,735	\$458,776

2020 American Community Survey (ACS)

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