

TELECOM BUILDING

200 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33301

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Three-story, multi-tenant office building for sale in Downtown Fort Lauderdale. The third floor is available for an owner/user. The floor is approximately 9,298 +/- SF with perimeter offices, two large open work areas, conference room, break room, server room, and two balconies. Second floor is leased to long term tenant. The first floor is the lobby, covered parking, and an office space of 1,170 +/- SF. Building signage is available.

PROPERTY HIGHLIGHTS

- Downtown Office Available for Lease
- 9,298 +/- SF available on the third floor for owner/user with perimeter offices, large open areas, conference room, break room, and 2 balconies
- 1,175 +/- SF first floor space available for lease with 3 offices, restroom and open work area - LEASED
- Covered parking available at no additional charge
- Rental rate is modified gross, with tenant paying utilities, janitorial services, and increases in taxes and insurance over the base year.

OFFERING SUMMARY

Sale Price:	Subject to Offer
Number of Units:	3
Available SF:	9,298 SF
Lot Size:	14,906 SF
Building Size:	23,656 SF
Pro Forma NOI:	\$503,188.62
Pro Forma Cap Rate:	5.03%

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	8,934	31,467	57,395
Total Population	20,401	71,585	133,100
Average HH Income	\$74,717	\$74,806	\$75,983

JUDITH (JUDY) A. DOLAN

Senior Vice President
Direct: 954.299.7337 | Cell: 954.295.2676
jdolan@levyrai.com



TELECOM BUILDING

200 NORTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33301

THIRD FLOOR PLAN - 9,298 +/- RSF



JUDITH (JUDY) A. DOLAN

Senior Vice President
Direct: 954.299.7337 | Cell: 954.295.2676
jdolan@levyrai.com

