

LITIGATION BUILDING

633 SOUTH ANDREWS AVENUE, FORT LAUDERDALE, FL 33301

PROFESSIONAL OFFICE SPACE FOR LEASE



PROPERTY DESCRIPTION

Professional Offices for lease at the Litigation Building. The Litigation Building is a 5 story, multi-tenant office building located along busy South Andrews Avenue. The property has multiple suite sizes available. Parking is available for a monthly charge, from unreserved surface parking to reserved, covered parking.

PROPERTY HIGHLIGHTS

- 5-story, multi-tenant office building
- Located a short distance from the Broward County Courthouse
- Ample staff and visitor parking available
- On-site management
- Nominal monthly parking charges
- Other small offices available on a "space sharing" arrangement on 5th floor. Ideal for attorneys or other professionals.
- Rental Rate is a modified gross rate. .

OFFERING SUMMARY

Lease Rate:	\$34.00 SF/yr (MG)
Available SF:	200 - 5,600 SF
Lot Size:	33,999 SF
Building Size:	38,325 SF

SPACES	LEASE RATE	SPACE SIZE
5th Floor Shared Office Space	Monthly Rental Rate Depending on Office	200 SF
Suite 300	\$34.00 SF/yr	5,600 SF
Suite 302	\$34.00 SF/yr	2,800 SF

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SUITE 400 PHOTOS



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