

# SPECTRUM OFFICE BUILDING

4901 NW 17TH WAY, FORT LAUDERDALE, FL 33309

## PROPERTY SUMMARY



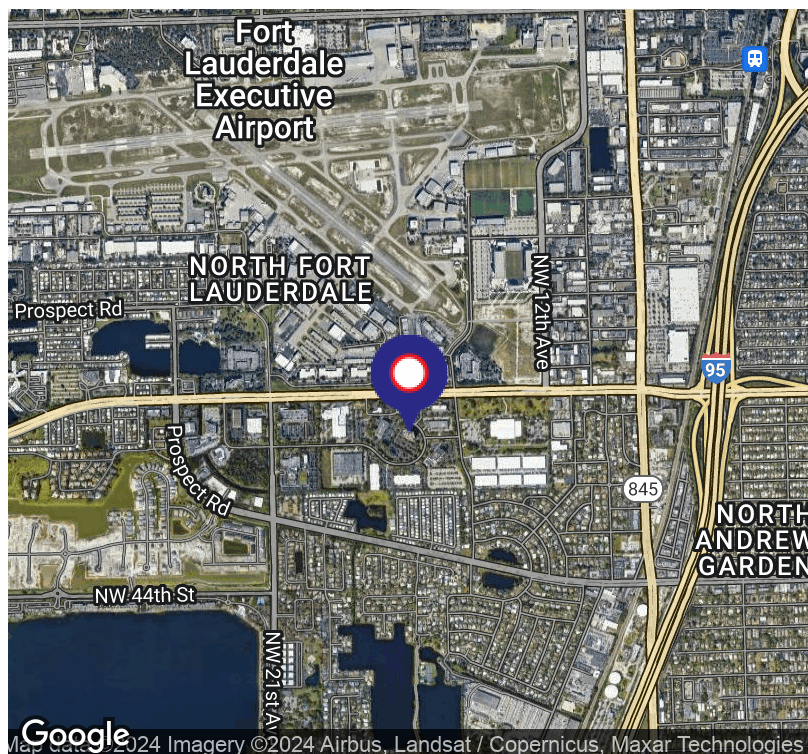
### VIDEO

### PROPERTY DESCRIPTION

The Spectrum Building is a beautiful Class B+ multi-story office building located 1 mile west of I-95 off Commercial Boulevard and 3 miles east of the Turnpike. This six story 80,000 square foot mid-rise building is across the street from the Fort Lauderdale Executive Airport and new DRV PNK Stadium. The lobby has a skylight atrium, updated common areas, communal break room, bathrooms, and individual suites, and the building has 24-hour access with electronic security systems tailored to each tenant in the building. Nearby amenities and restaurants add to the high quality corporate atmosphere. The Spectrum Building is wired with fiber optic through FPL (Florida Power and Light) Fiber Net, has Class-A finishes, remodeled restrooms and common areas and LED lighting. There is a full-time day and night janitorial staff and individually controlled air conditioning for the suites so there are no after-hours HVAC charges. Parking is plentiful with a ratio of 4 spaces per 1,000 square feet, and the on-site management office on the first floor makes it easy for tenants to deal with day-to-day property management needs.

### PROPERTY HIGHLIGHTS

- Landlord provides janitorial and HVAC maintenance
- All spaces are separately metered for electric
- No after hours HVAC charges
- On-site management



### JOSH LEVY

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### ALAN LEVY

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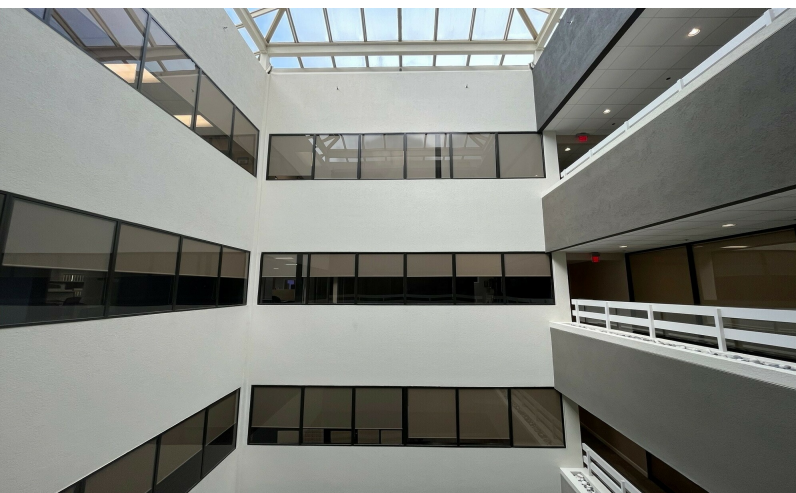
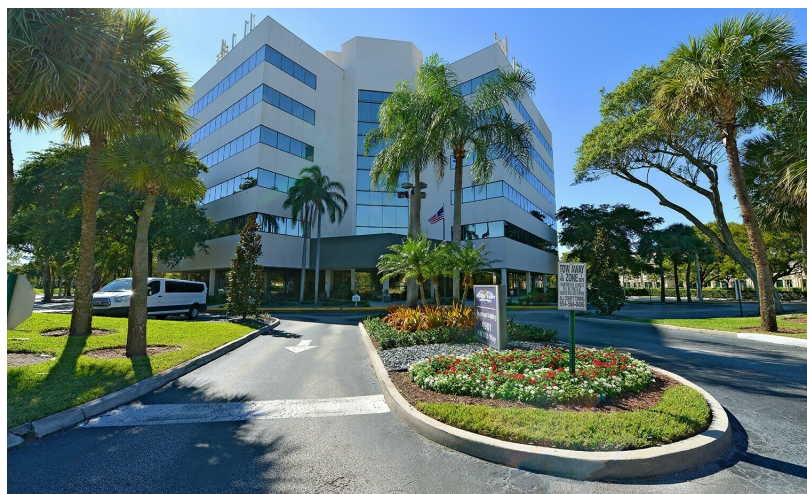




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## PROPERTY PHOTOS



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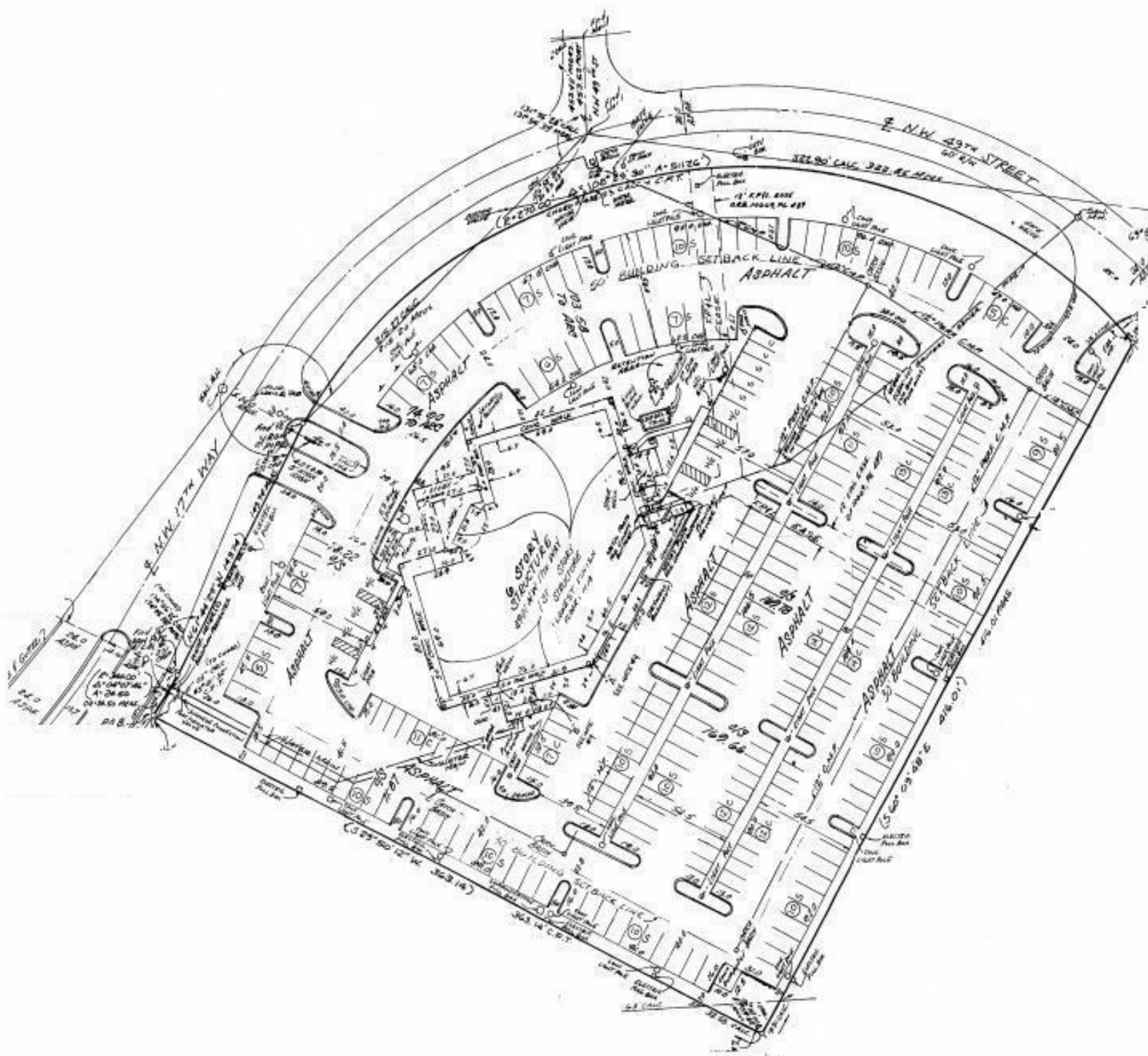




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## SITE PLAN



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