

# OFFICE SPACE WITH EXCELLENT DOWNTOWN ACCESS

1777 South Andrews Avenue, Fort Lauderdale, FL 33316

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## PROPERTY OVERVIEW

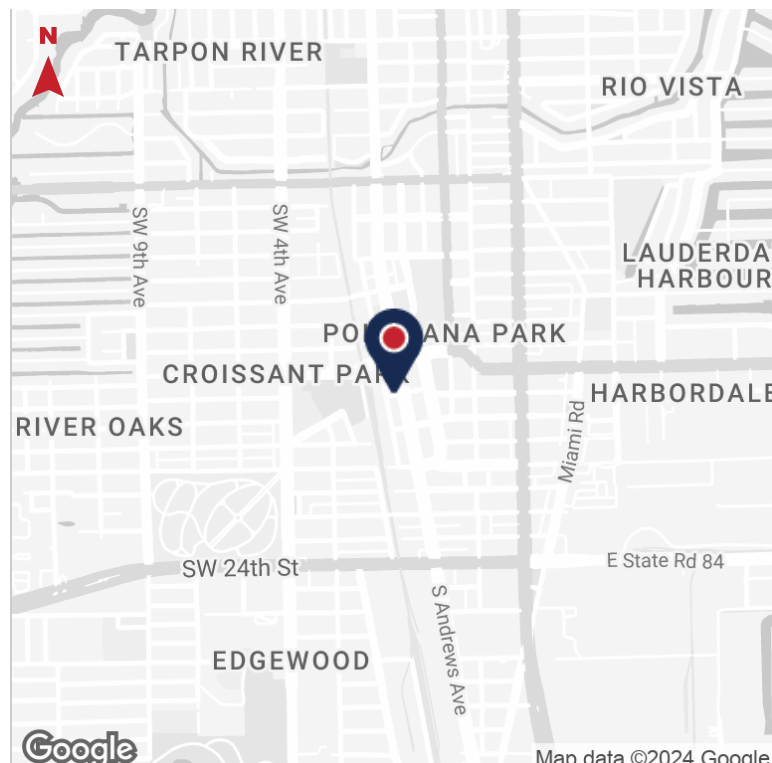
Rental Rate: \$24.95 Modified Gross

## PROPERTY DESCRIPTION

**Available SF:** 1,503 SF - 2,895 SF  
**Lease Rate:** \$24.95 SF/yr (Modified Gross)  
**Building Size:** 11,537 SF

## PROPERTY HIGHLIGHTS

- 2,895 SF available on the 3rd Floor
- Rental Rate: \$24.95 Modified Gross
- Free uncovered Surface parking
- Professional tenant mix
- Proximity to Broward County Courthouse, Broward General Hospital and Fort Lauderdale Central Business District
- Conveniently located near I-95, SR 84, I-595 and Fort Lauderdale-Hollywood Airport
- Tenant controls HVAC and pays electric
- Excellent for Medical office, CPA firm, Law firm, Insurance Company, or any other professional office user



For more information:

**John F. BERGER**  
COMMERCIAL REALTY  
954.652.2028 | jfberger@bergercommercial.com  
bergercommercial.com



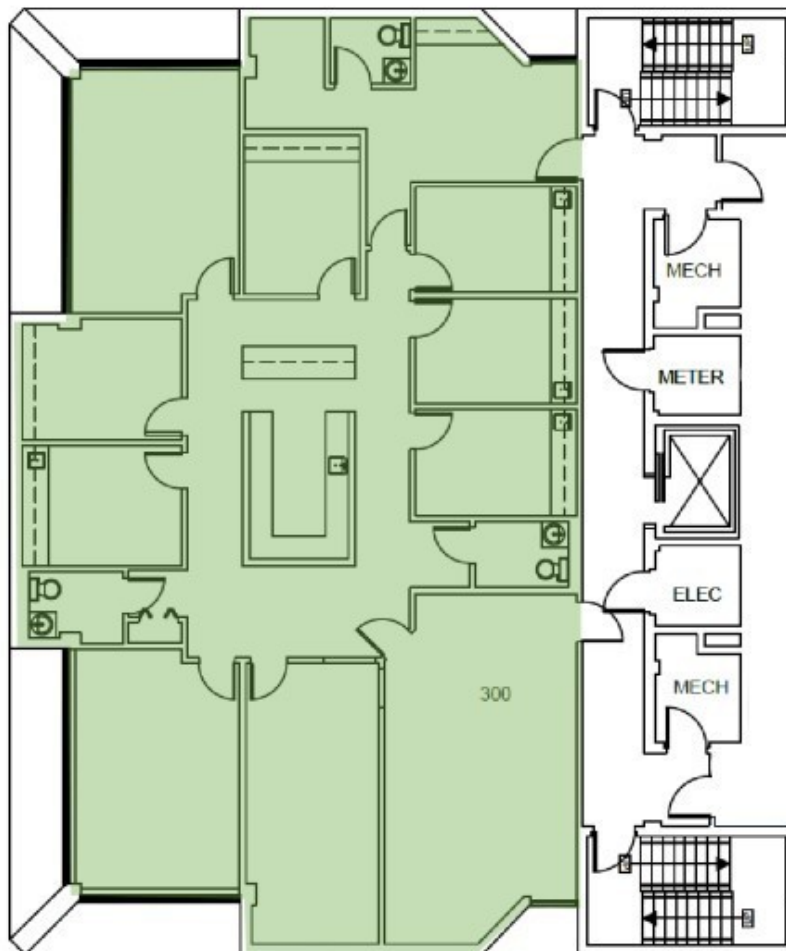
**Jordan Beck**

954.652.2033 | jbeck@Bergercommercial.Com

## Floor Plan

1777 S Andrews Avenue

■ Suite 300: 2,895SF



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3RD FLOOR PLAN

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**John F. BERGER**  
COMMERCIAL REALTY  
954.652.2026 | jfberger@bergercommercial.com  
COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT  
bergercommercial.com



**Jordan Beck**

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