

1201 & 1207 EAST BROWARD BOULEVARD

1201 & 1207 East Broward Boulevard , Fort Lauderdale, FL 33301



An Office Investment Opportunity

For more information, please contact:

STEVE HYATT
SENIOR VICE PRESIDENT
954.494.3091
shyatt@bergercommercial.com



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PRESENTED BY

■ **STEVE HYATT**
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Berger Commercial Realty in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

- Executive Summary
- 1201 E Broward Blvd- photos
- 1207 E Broward Blvd expansion

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$3,900,000
1201 Bldg SF:	2,390 +/- SF
1207 Building SF:	2,391 +/- SF
Bldg. Price / SF:	\$888.93 /SF
1201 Lot SF:	.14 ac/ 6,119 SF
1207 Lot SF:	.19 ac/ 6,800 SF
Total Lot SF:	12,919 SF
Lot Price/SF:	\$328
Year Built:	2019/ 2020
Zoning:	Office - Downtown Fort Lauderdale CBD - RO

PROPERTY OVERVIEW

This unique Class A luxury Office Building is one-of-a-kind with great corner exposure on well traveled East Broward Blvd. The building was built in 2019 and offers custom features including a large conference room, galley kitchen, and private recording studio. The floor plan includes 3 private offices with custom finishes and includes a private executive bathroom with shower.

The property is situated on a corner parcel with great exposure on East Broward Blvd. The sale includes the additional property next door at 1207 East Broward Blvd. offering the ability to develop a second office building or additional expansion and parking.

PROPERTY HIGHLIGHTS

- New Contemporary Construction Class A Office Building
- Custom features include a private recording studio , kitchen , conference room , and private bathroom with shower
- Custom exterior lighting complements the unique landscape and architecture of the building

OFFICE PROPERTY FOR SALE

BOUTIQUE CLASS A CONTEMPORARY BUILDING IN THE HEART OF EAST FORT LAUDERDALE

1201 East Broward Boulevard , Fort Lauderdale, FL 33301



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

1201 E Broward Blvd- Photos



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EXPANSION PROPERTY

1207 East Broward Boulevard , Fort Lauderdale, FL 33301



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

1207 E Broward Blvd Expansion



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LOCATION INFORMATION

- Regional Map
- Location Map
- Aerial Map
- 1201_E._Broward_STAMPED_DRC_SET_SITE_P
- 1207 E Broward Blvd V6598 Survey.pdf (1)

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OFFICE PROPERTY FOR SALE

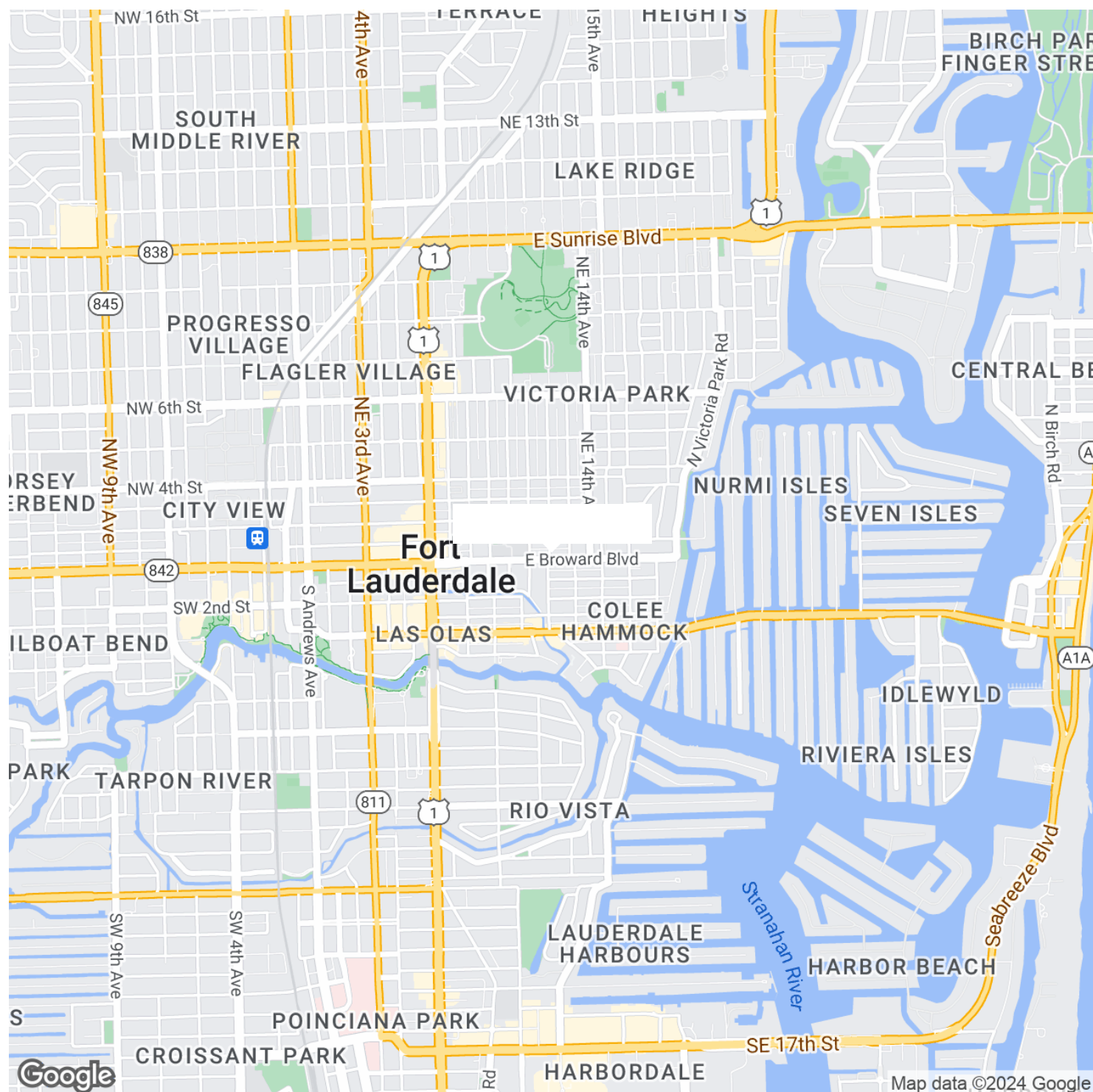
BOUTIQUE CLASS A CONTEMPORARY BUILDING LOCATED IN EAST FORT LAUDERDALE

1201 & 1207 East Broward Boulevard , Fort Lauderdale, FL 33301



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Regional Map



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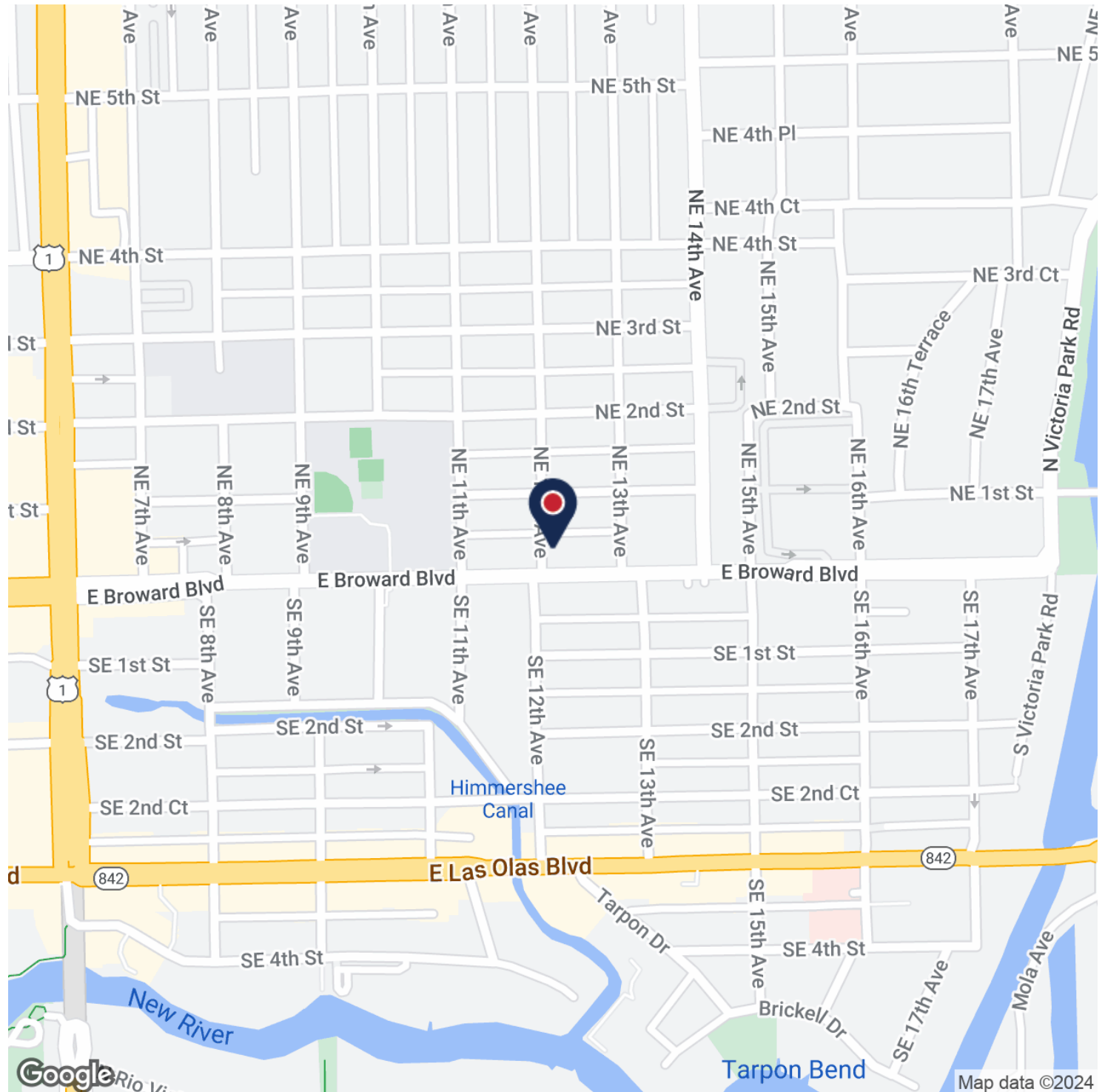
BOUTIQUE CLASS A CONTEMPORARY BUILDING LOCATED IN EAST FORT LAUDERDALE

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Location Map



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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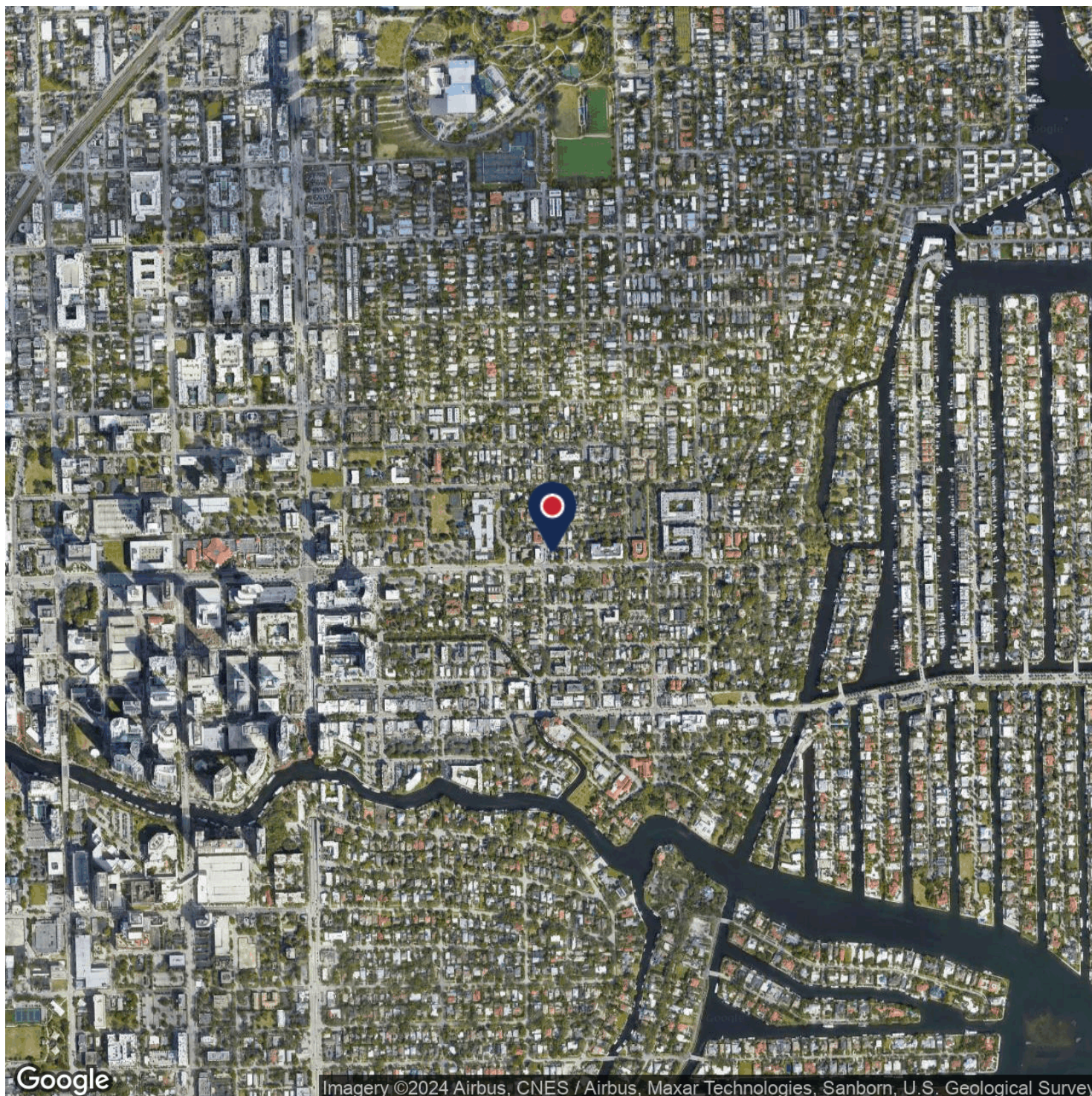
BOUTIQUE CLASS A CONTEMPORARY HQ BUILDING LOCATED IN EAST FORT LAUDERDALE

1201 & 1207 East Broward Boulevard , Fort Lauderdale, FL 33301



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Aerial Map

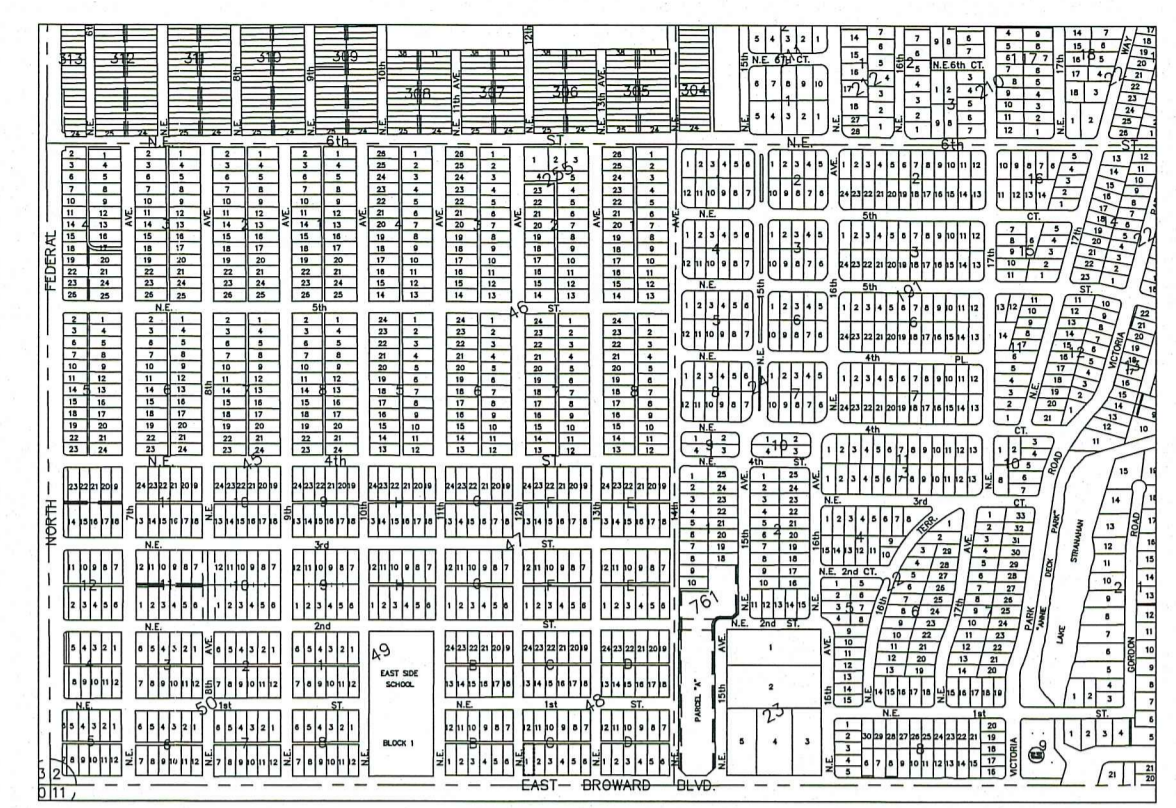
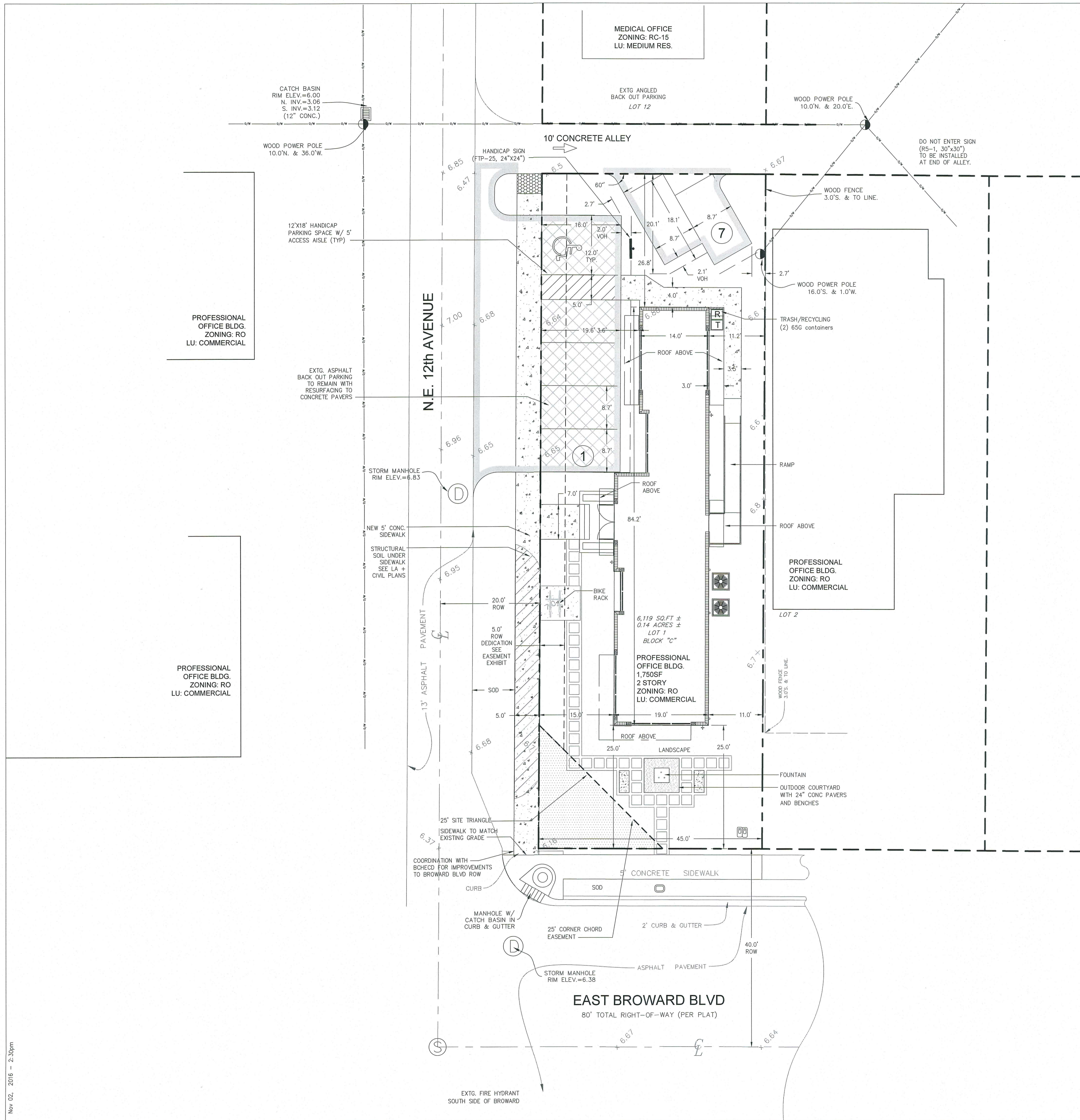


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LAND DESCRIPTION:

LOT 1, BLOCK "C", DAMES & YOUNG RE-SUBDIVISION in the South one-half (S. 1/2) of FRANK STRANAHAN'S SUBDIVISION of the Southeast one-quarter (S.E. 1/4), of the Southwest one-quarter (S.W. 1/4), of Section 2, Township 50 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 2, Page 63, of the public records of Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,119 square feet or 0.1404 acres, more or less.

SITE PLAN INFORMATION

CURRENT USE OF PROPERTY	PROFESSIONAL OFFICE
CURRENT LAND USE DESIGNATION	COMMERCIAL
PROPOSED LAND USE DESIGNATION	COMMERCIAL
CURRENT ZONING DESIGNATION	RC
PROPOSED ZONING DESIGNATION	RO
ADJACENT ZONING DESIGNATION	RO / RC-15
TOTAL SITE AREA	±0.14 ACRES TOTAL/±6,119 S.F.
TOTAL PERVIOUS EXISTING (LANDSCAPE)	4,320 S.F. 70.6%
TOTAL PERVIOUS PROPOSED (LANDSCAPE)	3,054 S.F. 50.0%
TOTAL IMPERVIOUS EXISTING	1,093 S.F. 17.9%
TOTAL IMPERVIOUS PROPOSED	1,658 S.F. 27.0%
TOTAL BUILDING FOOT PRINTS EXISTING	706 S.F. 11.5%
TOTAL BUILDING FOOT PRINT PROPOSED	1,407 S.F. 23.0%
WATER/ WASTE WATER SERV. PROVIDER	CITY OF FORT LAUDERDALE
TOTAL BUILDING SQUARE FOOTAGE	1,750 G.S.F.
FLOOR AREA RATIO (F.A.R.)	1,750 / 6,119 = .28
BUILDING HEIGHT-BLDG	22'
NUMBER OF STORIES-BLDG	2 STORIES
BUILDING WIDTH & LENGTH-BLDG	84.25' x 19' (varies)
PEDESTRIAN WALKS & PLAZAS	746 S.F. 12.2%
VIA AREA	1,072 S.F. 17.5%
OPEN SPACE	3,640 S.F. 59.5%
LANDSCAPE	3,054 S.F. 50.0%
LOT COVERAGE	1,407 S.F. 23.0%

PARKING DATA:	SF	RATIO	REQUIRED	PROVIDED
PROFESSIONAL OFFICE	1,750	1/250SF	7.0	
TOTAL PARKING REQUIRED			7.0	
TOTAL PARKING			7	7
TOTAL BIKE PARKING			1 HC SPACE INCL.	1

SETBACK TABLE	REQUIRED	PROVIDED
FRONT YARD (SOUTH) - BROWARD BLVD.	25'	25'
SIDE YARD (EAST)	10'	11'
SIDE YARD (WEST)	15'	15'
REAR YARD (NORTH)	20'	26.75'

SANITATION NOTES:

TRASH/RECYCLING WILL BE SERVICES WILL REMAIN FROM NE 12th AVE. THERE WILL BE (1) 65G TRASH CONTAINER SERVICED 2X/WEEK OR AS NEEDED. THERE WILL BE (1) 65G RECYCLE CONTAINER SERVICED 1X/WEEK OR AS NEEDED. TRASH/RECYCLING CONTAINERS WILL COMPLY WITH ULDC SEC 47-19.4.

STRUCTURAL SOIL NOTES:

SEE LANDSCAPE PLANS AND PGD SHEET FOR STRUCTURAL SOIL DETAILS.

FLYNN ENGINEERING SERVICES, P.A.
CIVIL ENGINEERS

241 COMMERCIAL BLVD.
LAUDERDALE, FL 33308
PHONE: (954) 522-1004
FAX: (954) 522-7630
www.flynnengineering.com
EB# 6578

Sheet Title

SITE PLAN

Job Title

1201 E. BROWARD BLVD.

1201 EAST BROWARD BLVD., FT. LAUDERDALE, FL 33301

Phase:

DRC DOCUMENTS

Revisions

Scale:

1" = 10'

Date:

11/02/16

Job No.

16-1300.00

Plot Date

11/02/16

Drawn by

FES

Sheet No.

C1

Proj. Mgr.

JMF

Appr. by

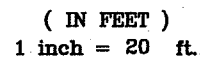
JMF

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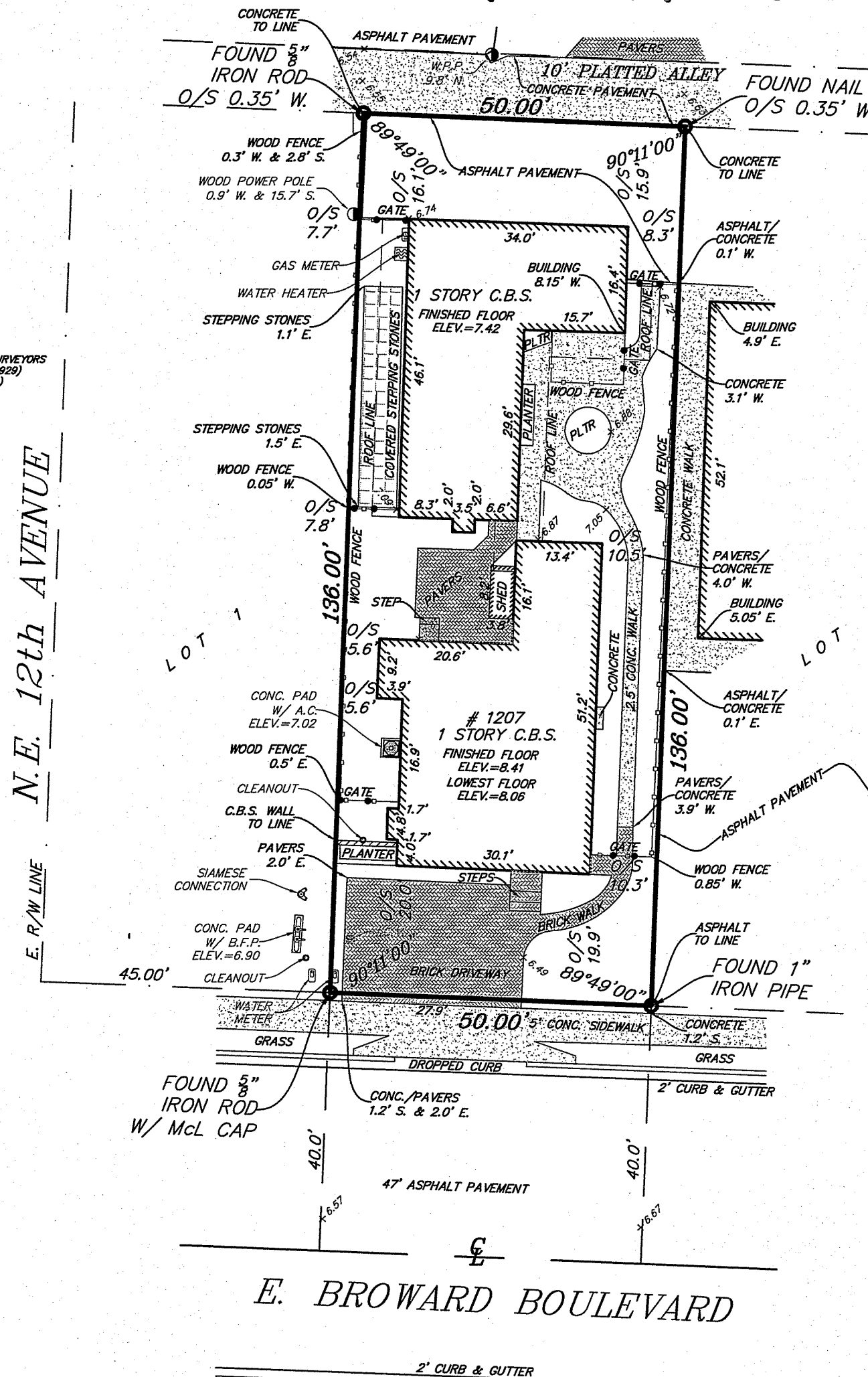
FAX: (954)763-7615

**Lot 2, Block C,
DAMES & YOUNG SUBDIVISION,
PLAT BOOK 2, PAGE 63, M-D.C.R.**



A = CENTRAL ANGLE (DELTA)
 A/C = AIR CONDITIONING
 A.K.A. = ALSO KNOWN AS
 A.L.P. = ALUMINUM LIGHT POLE
 ALTA = AMERICAN LAND TITLE ASSOCIATION
 A OR L = ARC LENGTH
 B.C.P. = BROADWAY COUNTY RECORDS
 B.F.P. = BACK FLOW PREVENTOR
 B.H. = BULKHEAD
 B. = BASE LINE
 C.A.T.V. = CABLE TELEVISION OR BOX
 CALC. = CALCULATED
 C.B.S. = CONCRETE, BLOCK AND STUCCO
 C. = CENTERLINE OF RIGHT-OF-WAY
 CH. = CHORD
 CH.B.R. = CHORD BEARING
 C.C.O. = COASTAL CONSTRUCTION CONTROL LINE
 C.L.F. = CHAIN LINK FENCE
 C.L.P. = CONCRETE LIGHT POLE
 C.P.L.P. = CONCRETE POWER LIGHT POLE
 C.P.P. = CONCRETE POWER POLE
 CO. = COMPANY
 CONC. = CONCRETE
 C/O = CLEAN OUT
 D.B. = DEED BOOK
 DESC. = DESCRIPTION FROM FORMER DESCRIPTION
 DIA. = DIAMETER
 D.B.M. = DIAMETER AT BREST HEIGHT
 ELEC. = ELECTRIC
 ELEV. OR. EL. = ELEVATION
 FL. = FEET
 F.H. = FIRE HYDRANT
 F.O.G.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 F.P.L. = FLORIDA POWER AND LIGHT CO.
 G.M. = GREASE TRAP MANHOLE
 G.H. = HAND HOLE
 I.C.V. = IRRIGATION CONTROL VALVE
 INV. = INVERT
 L. = LICENSE BUSINESS
 MAG. = MAGNET
 M.D.C.R. = MIAMI DADE COUNTY RECORDS
 M.S. = FIELD MEASURE
 8. = PARKING SPACES
 MHW = MEAN HIGH WATER
 MISC. = MISCELLANEOUS
 M.L.P. = METAL LIGHT POLE
 ± = MORE AND LESS
 NGS = NATIONAL GEODETIC SURVEY
 N.A.S.P. = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
 NGVD29 = NATIONAL GEODETIC VERTICAL DATUM (1929)
 NAVD88 = NORTH AMERICA VERTICAL DATUM (1988)
 N.S.I.D. = NORTH SPRINGS IMPROVEMENT DISTRICT
 NO. = NUMBER
 O.R.B. = OFFICIAL RECORDS BOOK
 O/S = OFFSET
 O/W = OVERHEAD UTILITY LINES
 PG. = PAGE
 P.B. = PLAT BOOK
 P.C.R. = PALM BEACH COUNTY RECORDS
 P.C. = POINT CROSSING
 P.C.D. = POLLUTION CONTROL DEVICE
 P.I. = POINT OF INTERSECTION
 P.I.V. = POST INDICATOR VALVE
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 P.R.C. = POINT OF REVERSE CURVE
 P.R.M. = PERMANENT REFERENCE MONUMENT
 R = RADIUS
 R.C.P. = REINFORCED CONCRETE PIPE
 R/W = RIGHT-OF-WAY
 S.B.T. = SOUTHERN BELL TELEPHONE
 B. = SEWER VALVE
 S.H.W. = SEASONAL HIGH WATER LINE
 S.T.L. = SURVEY TIE LINE
 TAN. = TANGENT
 TAN.B.R. = TANGENT BEARING
 W.M. = WATER MAIN
 W. = WATER VALVE
 W.B.H. = MET FACE OF BULKHEAD
 W/F = MET FACE OF CAP
 W.L.P. = WOOD STREET LIGHT POLE
 W.O.C. = WOOD CHURCH STREET LIGHT POLE
 W.P.P. = WOOD POWER POLE
 W/M.C. CAP = WITH MCLAUGHLIN ENGINEERING CO. CAP
 W/W.C. = WITH WITNESS CAP # 285
 = HANDICAPPED PARKING SPACE

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an authorized surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) Reference Bench Mark: City of Fort Lauderdale BM # NE 900, Elevation= 6.59 (NAVD88).
- 6) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: 6.59 , Elev. = 6.59
- 7) This property lies in Flood Zone "AH", Elev.=8.0 Per Flood Insurance Rate Map No. 12011C0557 H, Dated: August 18, 2014. Community Panel No. 125105.



Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 6,800 square feet or 0.1561 acres, more or less.

Dated at Fort Lauderdale, Florida, this 29th day of December, 2021.

Scott A. McLaughlin
Professional Surveyor & Mapper No. 5842
State of Florida

DRAWN BY: RDR
CHECKED BY: _____

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DEMOGRAPHICS

■ Demographics Map & Report

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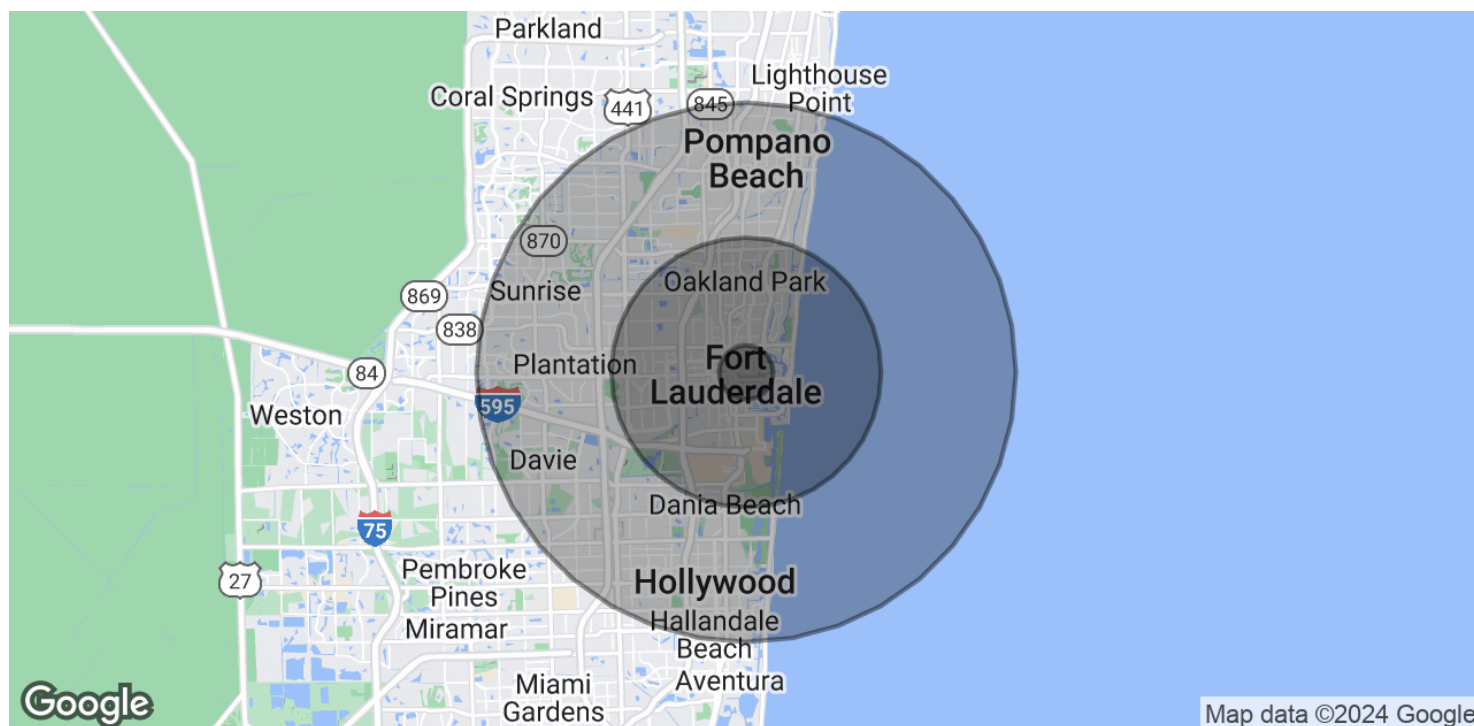
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Demographics Map & Report



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	20,231	263,755	1,010,567
Average Age	43.8	40.6	41.0
Average Age (Male)	45.9	41.0	40.0
Average Age (Female)	39.6	40.5	41.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	14,008	128,765	471,894
# of Persons per HH	1.4	2.0	2.1
Average HH Income	\$108,464	\$75,316	\$66,088
Average House Value	\$565,667	\$361,780	\$274,267

* Demographic data derived from 2020 ACS - US Census

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ADVISOR BIOS

■ Advisor Bio 1

■ Advisor Bio 2

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Advisor Bio 1**STEVE HYATT****Senior Vice President**

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Direct: **954.494.3091** | Cell:**PROFESSIONAL BACKGROUND**

Bill McGee III joined Berger Commercial Realty in 2021 as Senior Vice President. Formerly he served as Director for JLL's Capital Markets Group, Southeast Land Team based in Ft. Lauderdale. He has 15 years' experience in Commercial Real Estate including managing programs for REO rehabilitation as well as innovative programs aimed at selling and purchasing development sites, office, medical, retail, ranch, agricultural, recreational, mobile home and RV resort properties commercially throughout Florida. Bill's extensive knowledge of property management, mobile home community operations, and closures have furthered his experience with various developments including several multi-acre development sites in downtown Fort Lauderdale and numerous multifamily portfolios throughout the State of Florida. In addition, Bill has a vast knowledge of office, multifamily, farm, ranch, and recreational land markets not only in Florida but worldwide.

EDUCATION

Mr. Hyatt earned his Bachelor's degree from Wake Forest University in Winston-Salem, North Carolina. He has completed additional coursework in real estate appraisal through the Appraisal Institute and is currently a Certified Commercial Investment Member (CCIM) candidate, having completed the financial, market and decision analysis portions of the designation.

MEMBERSHIPS

- State of Florida - Licensed Real Estate Broker since 1985
- NAIOP- Member and Past Board Director, South Florida Chapter
- CoStar Power Broker Multi-Year Winner
- Certified Commercial Investment Member (CCIM)- Candidate
- Leadership Broward Class XIII
- Jack and Jill Children's Center- Executive Board Member
- Community Foundation of Broward- past Board Member and

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BOUTIQUE CLASS A CONTEMPORARY HQ BUILDING LOCATED IN THE HEART OF EAST FORT LAUDERDALE WITH ADDITIONAL EXPANSION

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