212 BUILDING

212 SOUTHEAST 8TH STREET, FORT LAUDERDALE, FL 33316

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Free standing office building located between SE 3rd Avenue and S. Andrews Avenue along SE 8th Street. The building is 3,500 +/- SF and can be divided into 1,750 +/- on each side. The east side has private offices, a conference room, a kitchenette, reception area, and an admin area. The west side has reception area, admin work area, two private offices, a large work room, a kitchenette, and a copier/file room. The entire building or one half of the building can be leased. Available immediately.

PROPERTY HIGHLIGHTS

- Free standing office building for lease in Downtown Fort Lauderdale

- Ideal for professionals such as lawyers, accountants, or other businesses.

- Free abundant surface parking.

- Available immediately.

- Building signage available

OFFERING SUMMARY

Lease Rate:	$40.00 SF/yr (NNN)
Available SF:	1,750 - 3,500 SF
Lot Size:	14,000 SF
Building Size:	3,500 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,020	3,115	11,366
Total Population	2,449	6,386	18,555
Average HH Income	$106,455	$118,617	$105,354

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INTERIOR PHOTOS

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FLOOR PLAN

Please note that all dimensions are approximate and should be independently verified. This plan should not be relied on for construciton of any kind.

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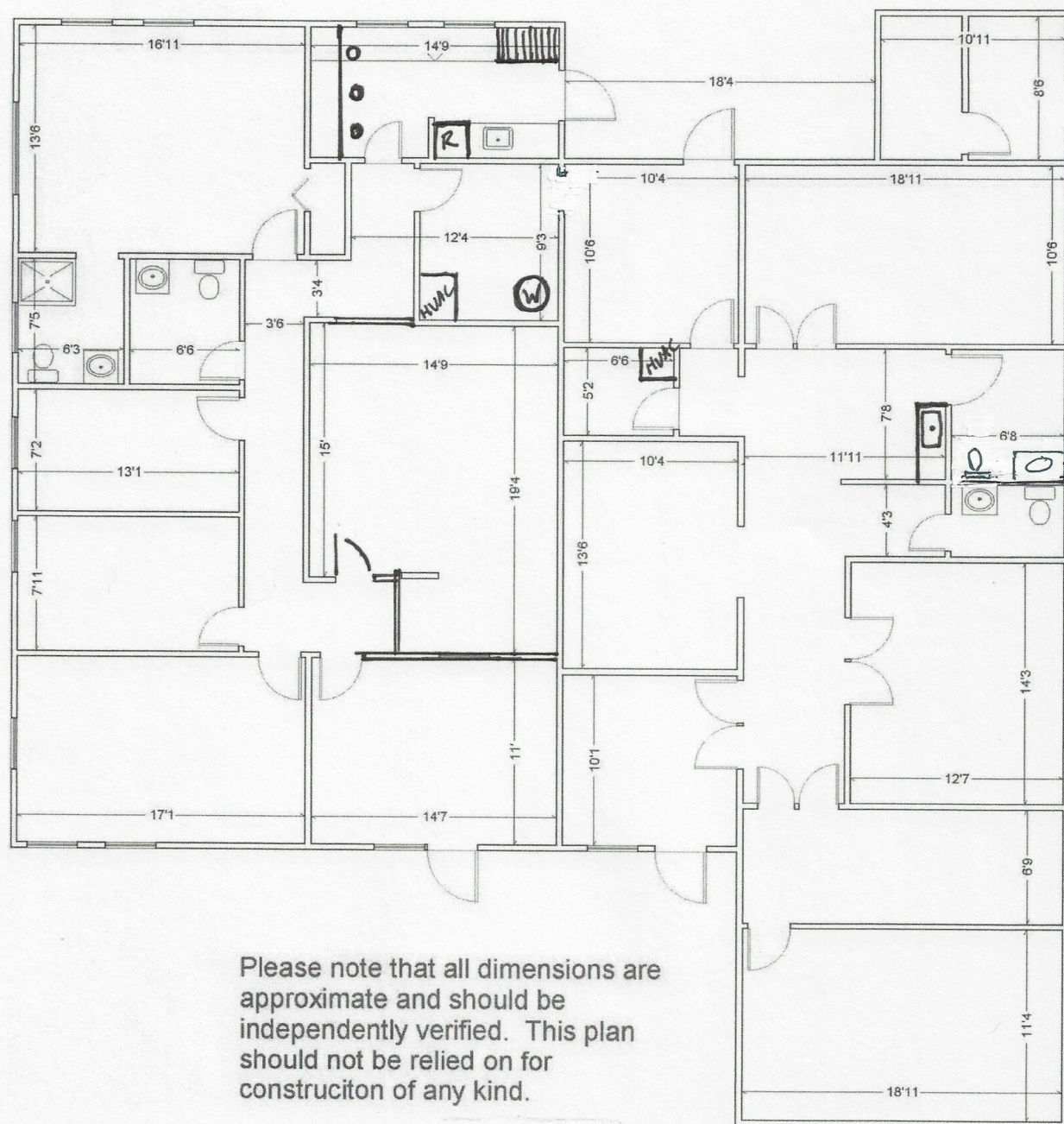954.491.5505
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LEVY REALTY ADVISORS LLC

LOCATION MAP

Publix GreenWise Market at The Main Las Olas

Publix Super Market at Las Olas

Broward County Clerk of Courts

Broward Health Medical Center Emergency Room

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total population	2,449	6,386	18,555
Median age	32.6	38.2	43.7
Median age (Male)	34.9	39.6	44.4
Median age (Female)	31.6	38.0	43.9
Total households	1,020	3,115	11,366
Total persons per HH	2.4	2.1	1.6
Average HH income	$106,455	$118,617	$105,354
Average house value	$336,245	$461,298	$443,023

LOCATION OVERVIEW

Located in Downtown Fort Lauderdale in the South of Las Olas area, the 212 Building is ideally situated for professionals looking to be close to the Broward County Courthouse and the new Federal Courthouse. The 212 Building is on SE 8th Street between SE 3rd Avenue and South Andrews Avenue.

Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Sanborn, U.S. Geological Survey

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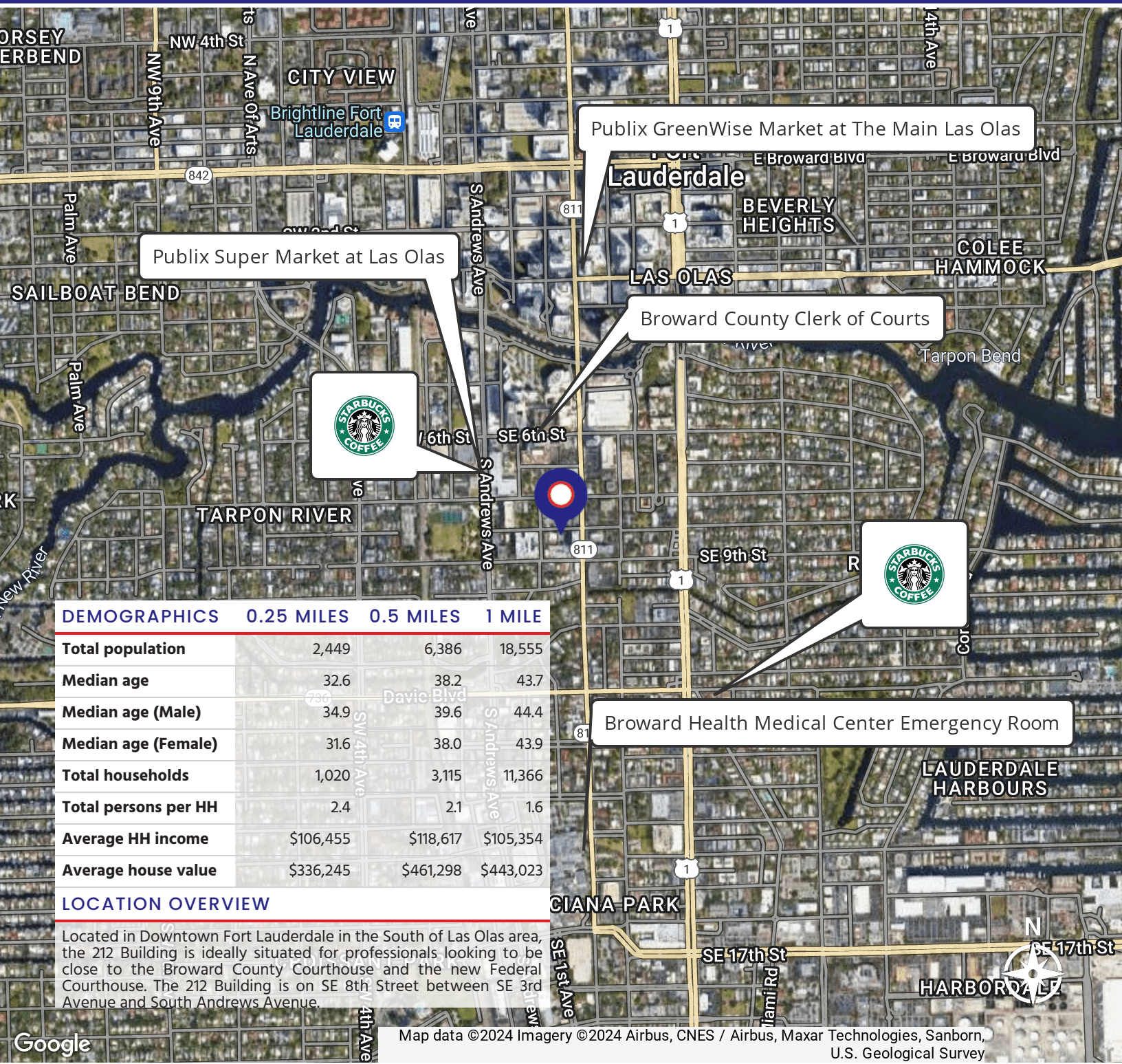Chief Operating Officer
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