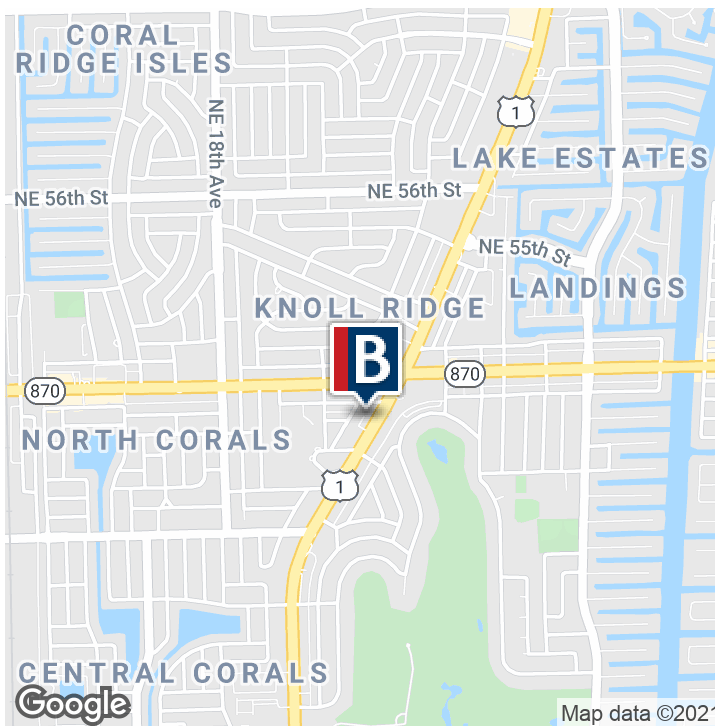


## Executive Summary



## OFFERING SUMMARY

Lease Rate:	\$28.00 - 30.00 SF/yr (Gross)
Building Size:	56,000 SF
Available SF:	3,865 - 5,580 SF

## PROPERTY OVERVIEW

- The property has four (4) full floors that are being offered for lease.
- Second floor is approximately 3,865 square feet.
- Third floor is approximately 4,730 square feet.
- Sixth floor is approximately 5,580 square feet.
- Ninth floor is approximately 5,100 square feet.

## PROPERTY HIGHLIGHTS

- Modified Gross Lease Rate: \$28.00- \$30.00 per square foot plus Utilities and Janitorial Service.
- Rare opportunity to lease a full floor high rise office space under 5,580 square feet.
- Panoramic views of beautiful East Fort Lauderdale including the ocean at non Downtown lease rates.
- Strategically located on the corner of Commercial Blvd & Federal Highway (US-1).
- Property is proximity to area restaurants, hotels, retail, and banking.

4875 N. Federal Highway , Fort Lauderdale, FL 33308

**Additional Photos**

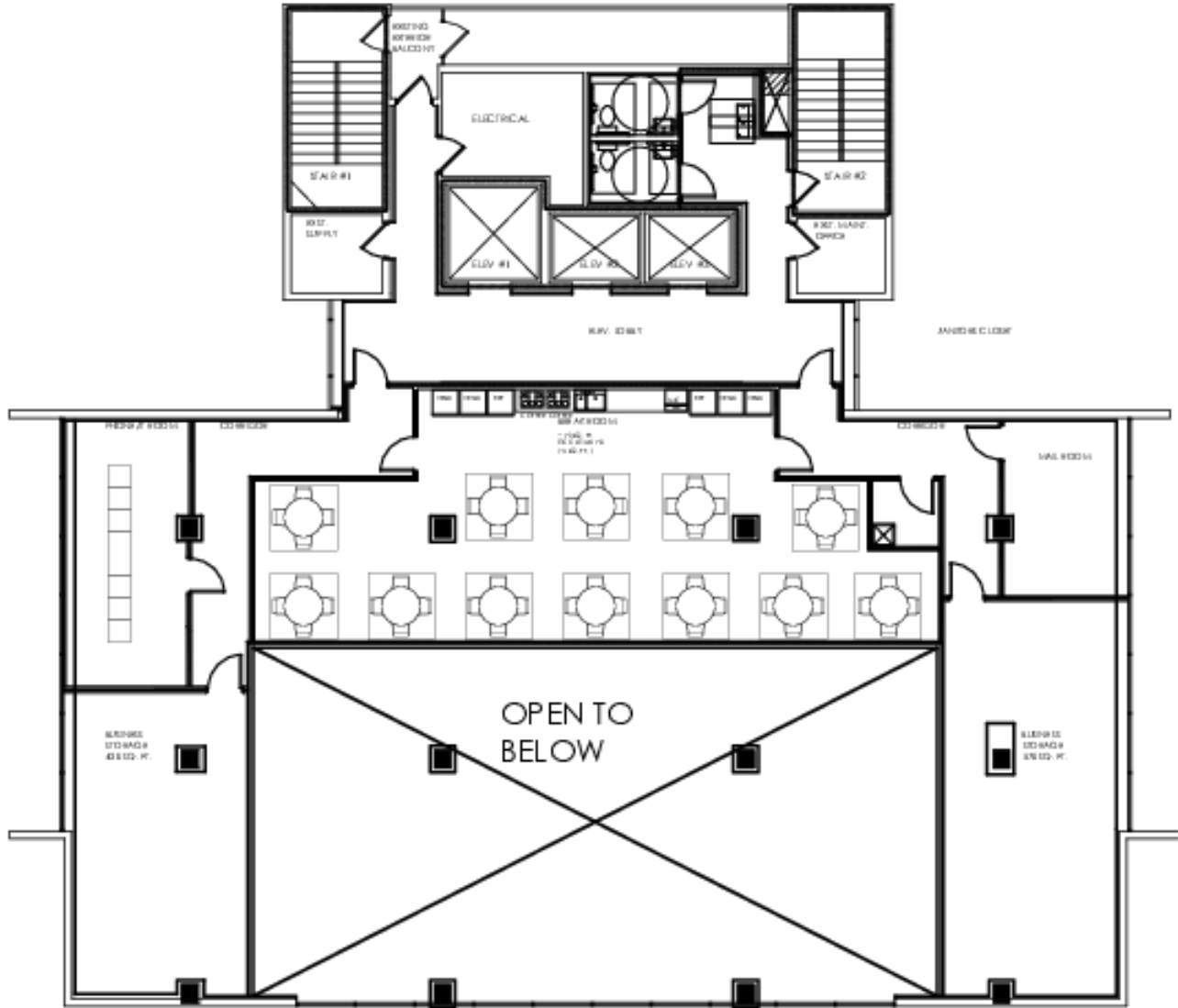




# 2ND FLOOR PLAN

4875 N. Federal Highway , Fort Lauderdale, FL 33308

3,865 Square Feet

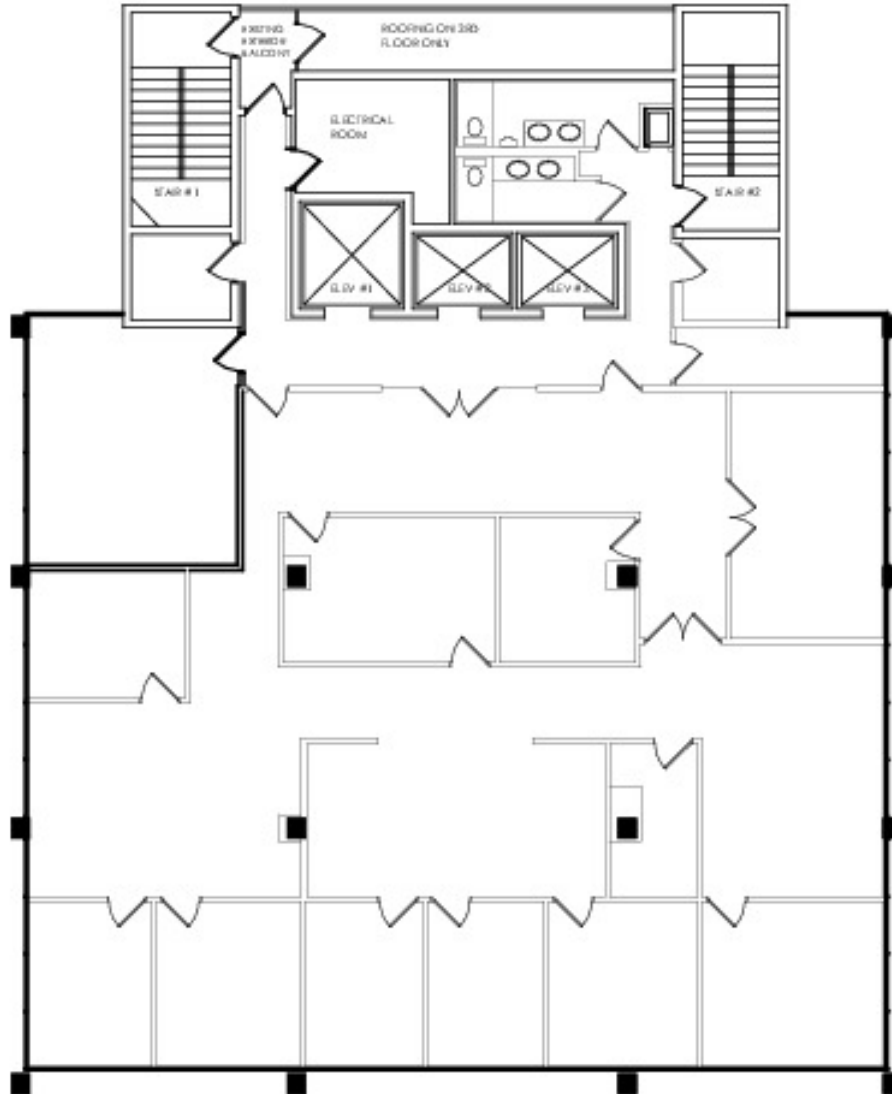


2ND FLOOR

# 3RD FLOOR PLAN

4875 N. Federal Highway , Fort Lauderdale, FL 33308

**4,730 Square Feet**



3RD FLOOR

# 6TH FLOOR PLAN

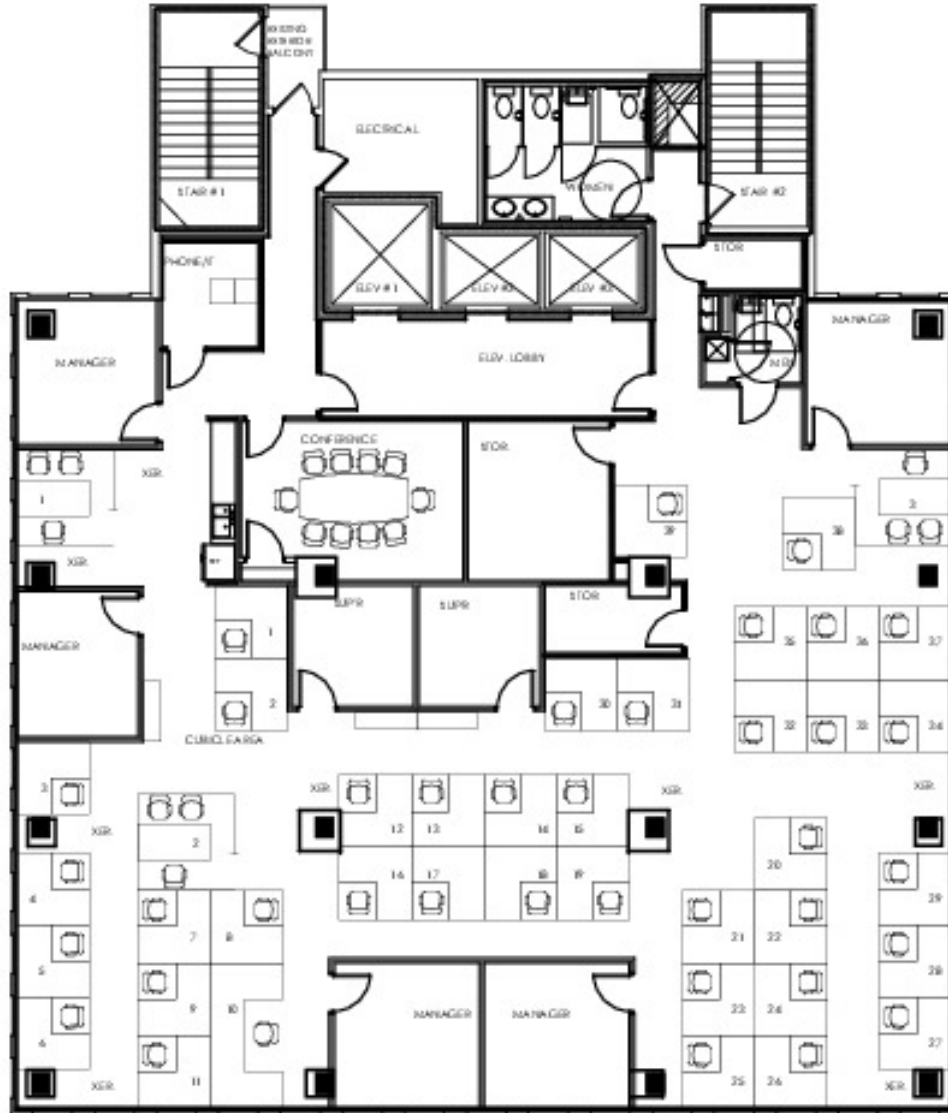
4875 N. Federal Highway , Fort Lauderdale, FL 33308



CORFAC International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

5,580 Square Feet



6TH FLOOR



CORFAC International

**Jonathan Thiel**  
Senior Sales Associate  
954.652.2020  
jthiel@bergercommercial.com

# 9TH FLOOR PLAN

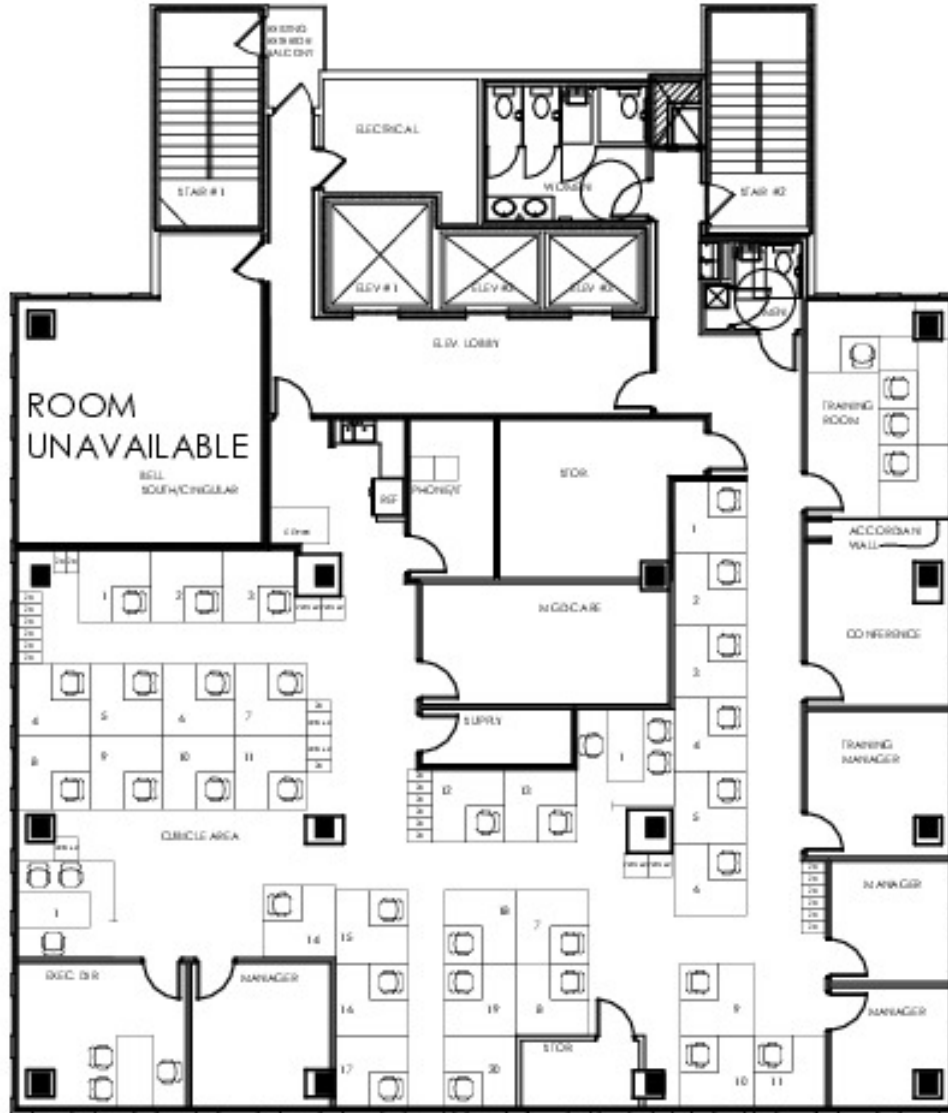
4875 N. Federal Highway , Fort Lauderdale, FL 33308



CORFAC International

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

5,100 Square Feet



9TH FLOOR



CORFAC International

**Jonathan Thiel**  
Senior Sales Associate  
954.652.2020  
jthiel@bergercommercial.com