

# OFFICE SPACE

## FOR LEASE

### Listing Snapshots

RBA	5,000 SF
Parking Ratio	6.00/1,000 SF
Available	March 1, 2018
Access	N Federal Hwy
Population	127,697 (3 miles)
Divisible	No
Transit Score	40
Walkscore	79
Included in rent	In-suite utilities, electric and water

Asking rent:

**\$25.00**

PSF MG



Colliers International South Florida, LLC  
200 E Broward Boulevard,  
Suite 120  
Fort Lauderdale, FL 33301

[www.colliers.com/southflorida](http://www.colliers.com/southflorida)

### 1300 N. Federal Highway, Fort Lauderdale | 2nd Floor

Unique, move-in ready office space with great east Fort Lauderdale location. The suite offers a full-floor, functional office layout with highly improved finishes and a dedicated entrance.

#### BUILDING AMENITIES AND KEY FEATURES

- Functional office layout with highly improved finishes
- Full floor with dedicated entrance
- Surrounded by amenities with numerous restaurants and shopping options nearby
- Bus stops located within 300 feet of location
- Move-in ready condition
- 4 private offices, open area can accommodate 25 workstations
- Break, conference, copy, IT and training rooms in place
- Ample, free surface parking – can accommodate up to 6 spaces per 1,000 SF
- Furniture can be made available if desired

Contact us:

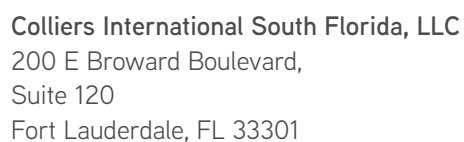
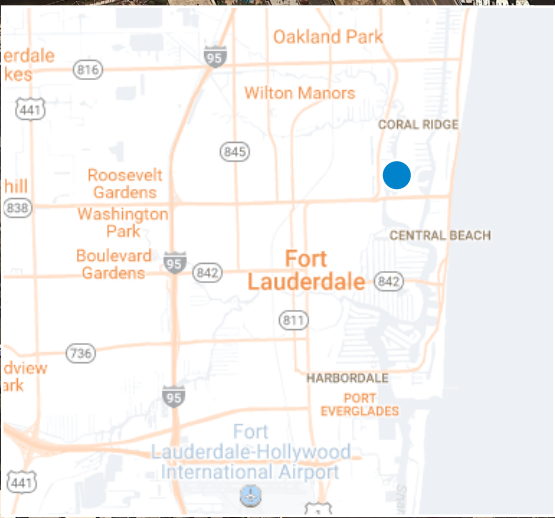
**Alfie Hamilton**

Executive Vice President  
+1 954 453 6050  
[alfie.hamilton@colliers.com](mailto:alfie.hamilton@colliers.com)

**Caitlin Inklebarger**

Associate  
+1 954 453 6055  
[caitlin.inklebarger@colliers.com](mailto:caitlin.inklebarger@colliers.com)





This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensors(s). © 2018. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.