



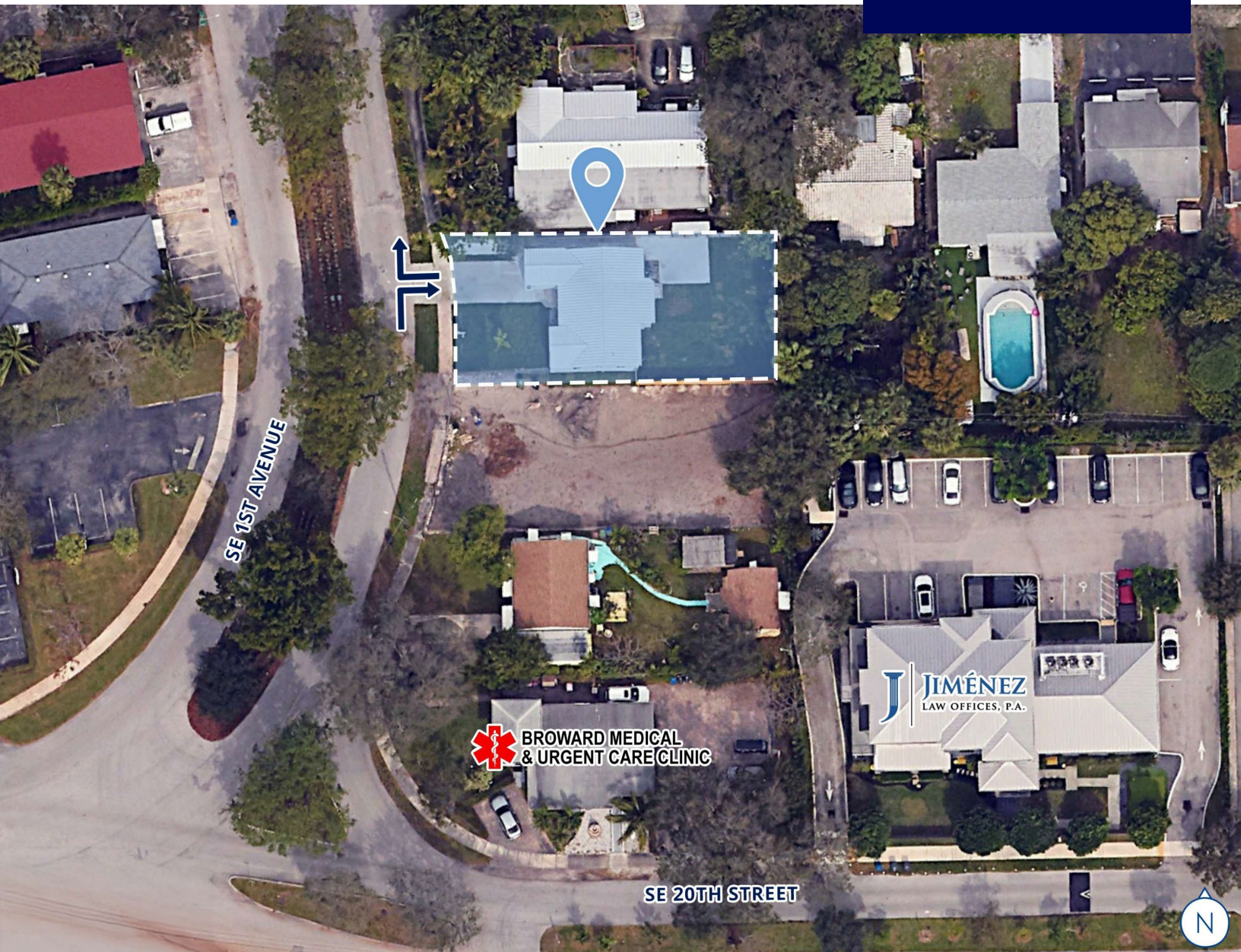
Accelerating success.

Unique retail space for lease

A centrally-located and casual environment for your growing business

Joshua Johnnie
Vice President
+1 407 408 3085
Joshua.johnnie@colliers.com

Colliers
200 E Broward Blvd
Suite 120
Fort Lauderdale, FL 33301



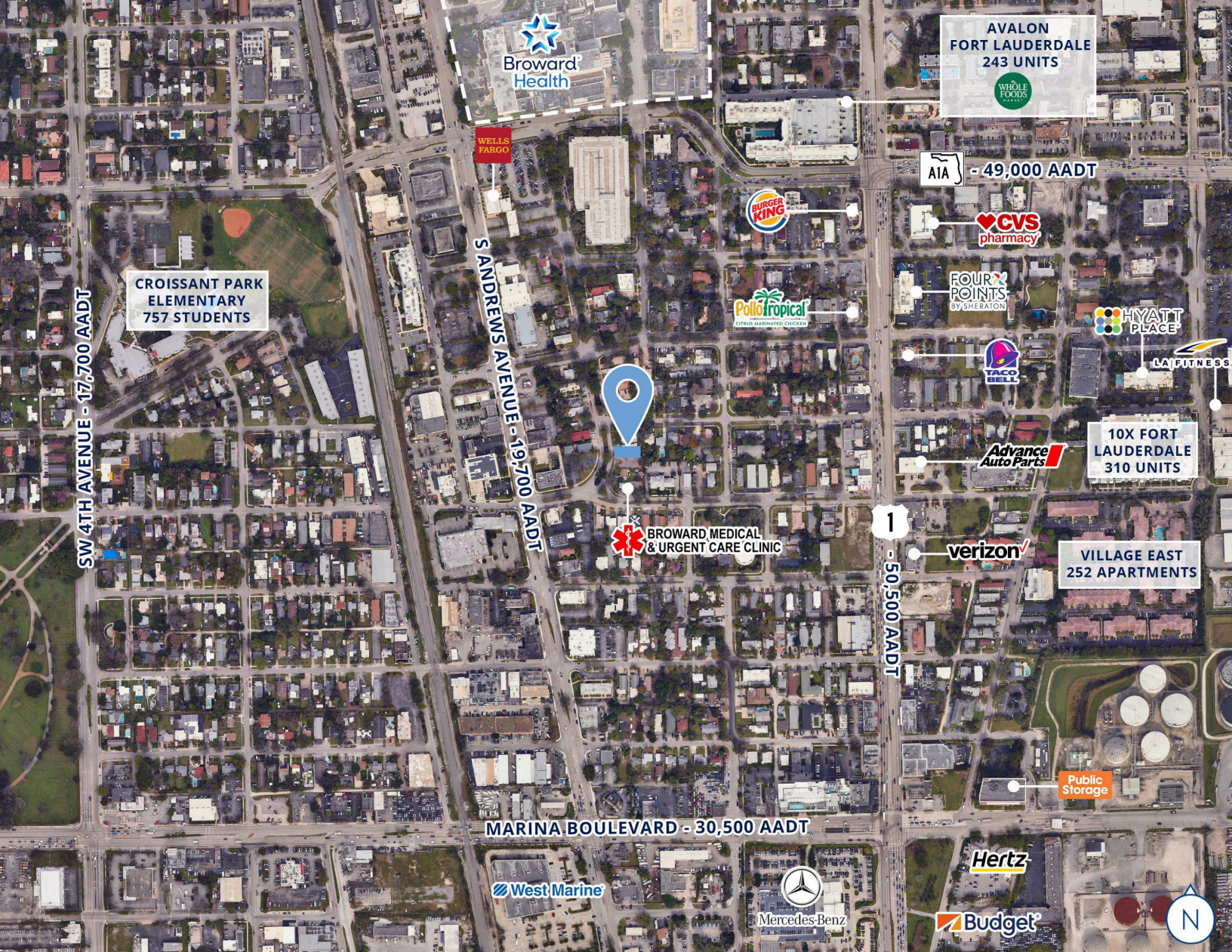
SE 1ST AVENUE

 BROWARD MEDICAL & URGENT CARE CLINIC

 JIMÉNEZ
LAW OFFICES, P.A.

SE 20TH STREET





1904 SE 1st Ave Fort Lauderdale FL, 33316

Prime Location

Situated in a highly sought-after area in downtown Fort Lauderdale, this retail space offers easy access to major highways, public transit, and nearby business hubs, ensuring maximum convenience for both employees and clients.

Casual Design & Flexible Layouts

Featuring contemporary architecture with customizable floor plans, the space can be tailored to suit a variety of business needs, from open-concept to private workspaces.

Ideal for Medical uses

Situated in immediate proximity to Broward Health and Broward Urgent Care, this welcoming environment is ideally suited for med spas, chiropractors, or physical therapy practices. Patients and clients will appreciate the casual and inviting atmosphere, complemented by convenient, on-site parking directly in front of the building for effortless access.

Available

1,177_{SF}

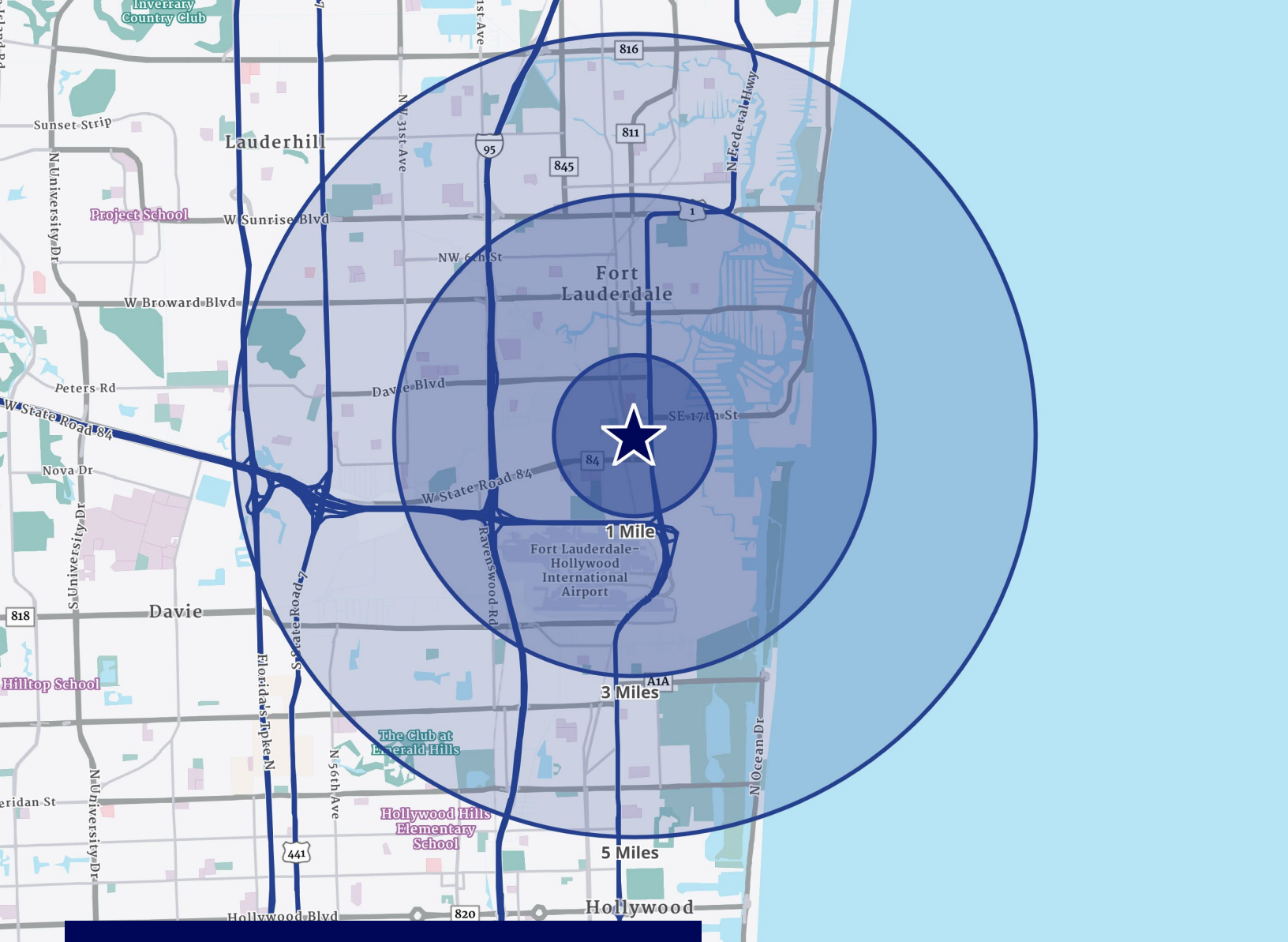


Walk score
78

Bike score
89

Transit score
39

Drive score
90



Joshua Johnnie
 Vice President
 +1 407 408 3085
 Joshua.johnnie@colliers.com

Colliers
 200 E Broward Blvd
 Suite 120
 Fort Lauderdale, FL 33301

This document/email has been prepared by Colliers for advertising and general information only. Colliers 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 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 and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC.

Colliers.com

Population	105,176
Median household Income	\$95,137
Median age	39.6
2030 Total Population	115,391
Daytime Population	134,332
2025 Households	52,206
Bachelor's Degree	28.1%
Average household Income	\$141,733