



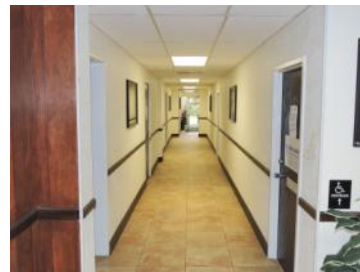
FOR LEASE MEDICAL OFFICE

+/- 2,712 SQFT



THE ATLANTIC BUILDING

1960 NE 47th Street,
Fort Lauderdale, FL 33308



- Adjacent to Holy Cross Hospital
- Ground Floor Suite
- 6 Examination Rooms
- Reception Area
- 2 Executive Offices
- VCT Flooring

\$5,424 Monthly + ST

\$18 NNN

CAM/OPEX \$6 per SQFT

AVERAGE DAILY TRAFFIC COUNT

- E Commercial Blvd 37,500 per day
- N Federal Hwy 45,500 per day

POPULATION RADIUS

- 1 Mile 15,074
- 3 Mile 122,181
- 5 Mile 276,373



- Specific tapestry life style, demographic and income information available upon request.



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TREC Total Real Estate
Consultants Inc.
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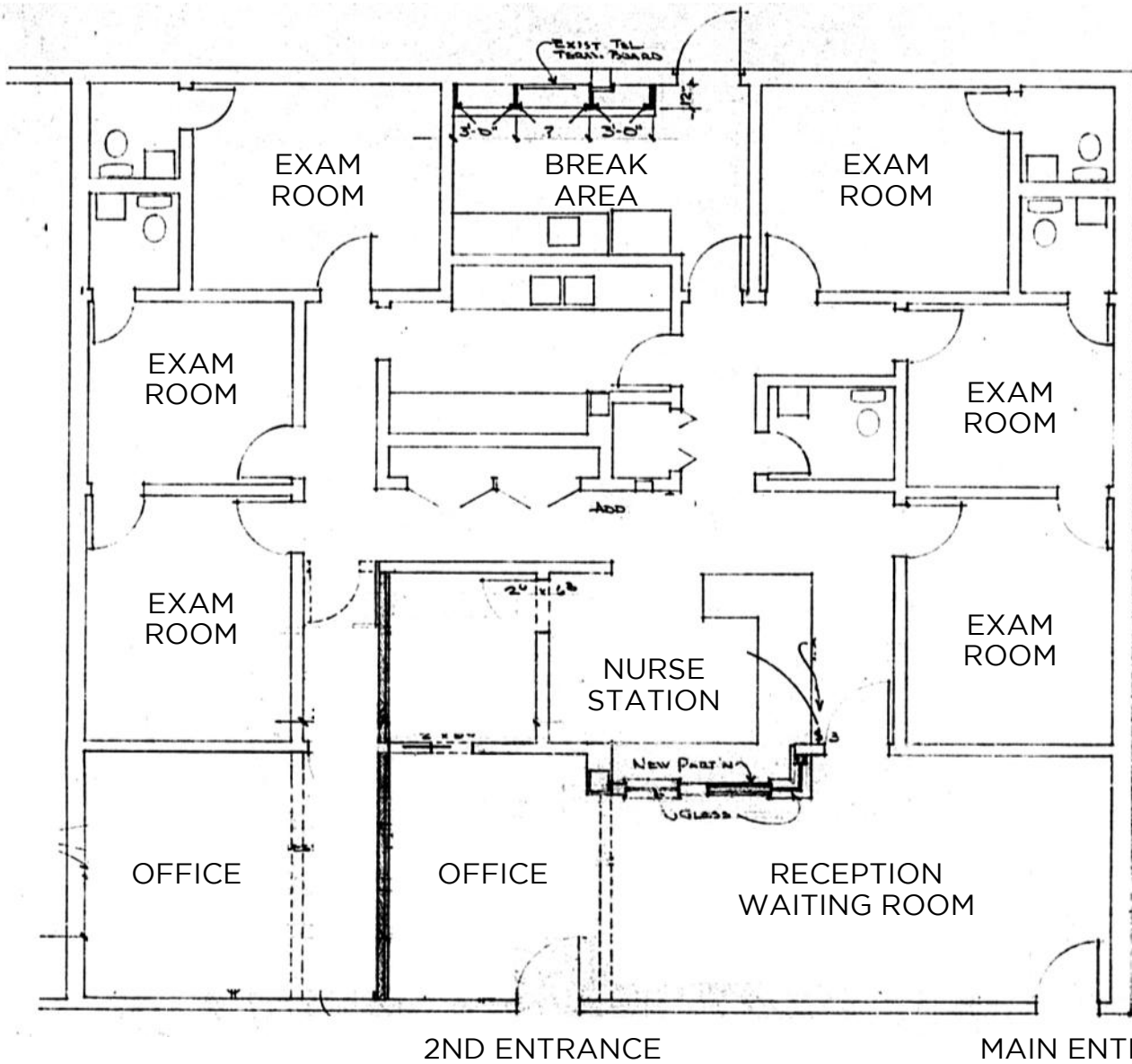
NOTE: This offering subject to errors, omissions, prior sales or withdrawal without notice



IMMEDIATE OCCUPANCY

1960 NE 47th Street,
Fort Lauderdale, FL
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LOCATION: East Commercial Blvd
& N Federal Hwy



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