

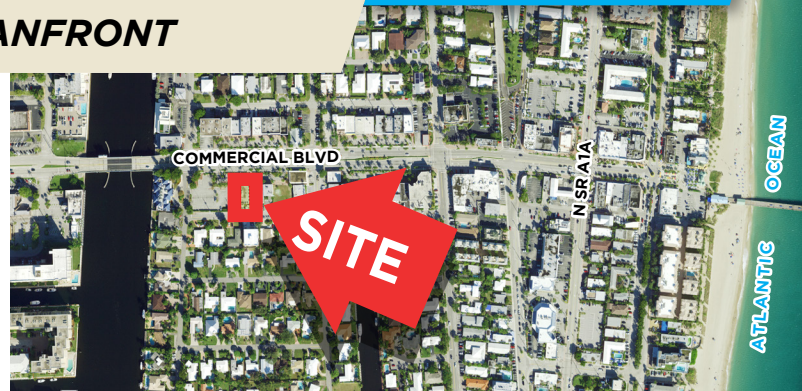
262 E. Commercial Blvd, Lauderdale By The Sea, FL 33308



OFFICE / RETAIL / RESTAURANT **FOR LEASE**

BETWEEN INTERCOASTAL & OCEANFRONT

- Corner Unit 1st Floor
- Zoned B1 (Business /Retail Business)
- Reception Area / Cathedral Ceiling
- 3 Private Executive Offices
- Large Windows / Natural light
- Wet Bar Sink / 2 Bathrooms
- Ready to move as Offices
- Fully Furnished



TRAFFIC COUNT (car per day)	
Commercial Blvd & E Trade Winds Ave	38,496
N Federal Hwy & NE 57th	48,428

1,675 +/- SQ FT

\$3,500/M+Sales Tax

(\$25 per SQ FT Annual) Semi Gross



JOE PELAYO / CCIM, SIOR
 trec@joepelayo.com
 954.224.8773



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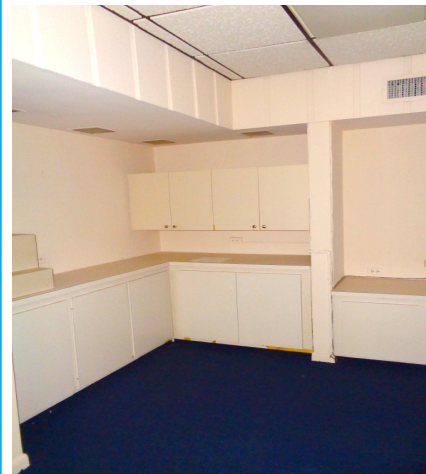
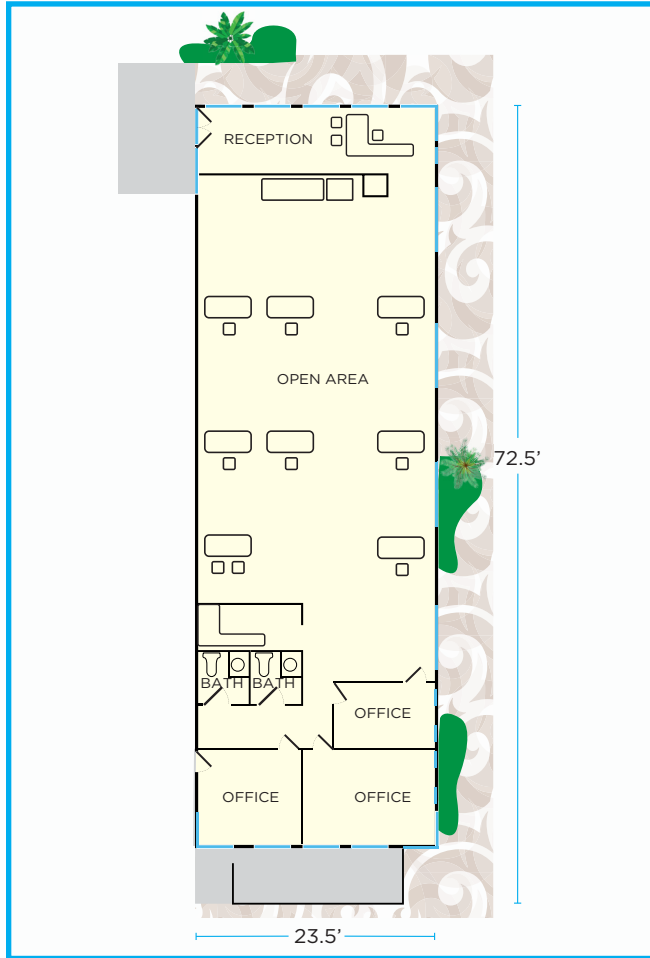
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Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.

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