



1133 SE 4th Ave, Fort Lauderdale, FL 33316

\$35/SF/YR

\$2.92/SF/MO

Professional Office Building Downtown Ft. Lauderdale
Downtown Ft. Lauderdale Professional Office Building for Lease



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Listing Added: 01/14/2024

Listing Updated: 01/15/2024

Building Details

Property Type	Office
Subtype	Traditional Office
Tenancy	Single
Total Building SQFT	1,720
Vacant SQFT	1,720
Land Acres	0.16
Lot Size (sq ft)	7,000
Class	C
Year Built	1952
Year Renovated	2004
Buildings	1
Stories	1
Total Parking Spaces	8+
Power	FPL
Elevators	No
Cross Street	Davie Blvd & S.E. 4th Avenue
Zoning	ROA; Future Zoning is SRAC-SA(e)
APN	5042-15-01-0450
County	Broward County
Submarket	Downtown Ft. Lauderdale
Submarket Cluster	SOLO--South of Las Olas

Building Description

Be in your own space! Downtown professional office building (ENTIRE BUILDING) with reception area, 4 offices plus 2 large secretarial/workspace areas, kitchenette and conference room. Hardwood floors, plantation shutters and individually zoned a/c controls. Impact windows on 60% of building and hurricane shutters for remaining windows; 8 official parking spaces (3 front and 5 rear plus unofficial area in rear); monument signage available. Landlord pays for landscaping. Rent price does not include utilities, taxes and insurance. Great downtown location; space excellent for attorneys, architects, CPAs, insurance agents, property management, yacht management, etc. Some furniture available.

5 blocks from circuit courthouse; 1/2 block to new federal courthouse.

Lots of natural light.

To the North: Close to Las Olas dining/shopping/business.

To the South: Close to Walgreen's, Starbucks, banking, drycleaners, hospital & 17th Street shopping.

Building Highlights

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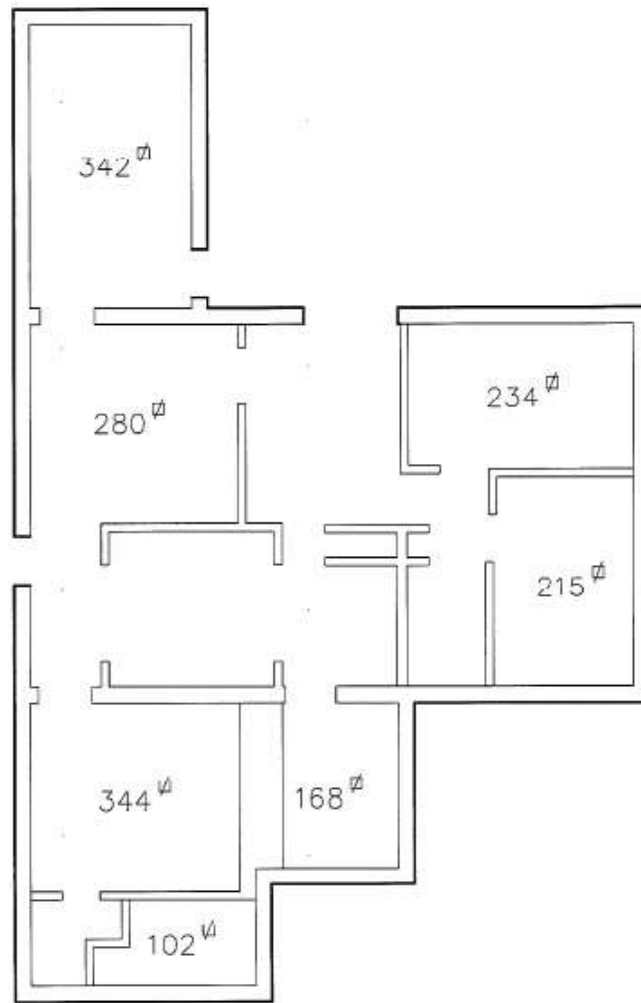
Building Location (1 Location)



Details

Listing Type	Direct
RSF	1,720 SF
USF	1,720 SF
Parking	3 front; 5 rear plus additional in rear
Rate (Per SF)	\$35 / SF / YR
Lease Type	Modified Gross
Lease term	1-2 years
Total CAM (Per SF/YR)	\$11.63
Total Rate (Per SF/YR)	\$46.63
Total Monthly Rent	\$6,684
Days on Market	0 days

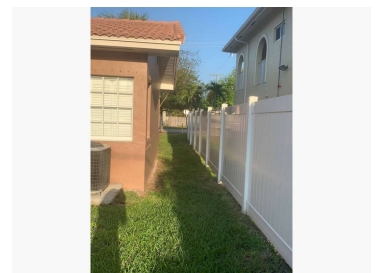
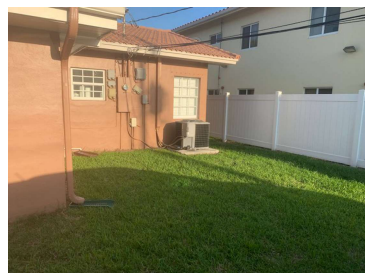
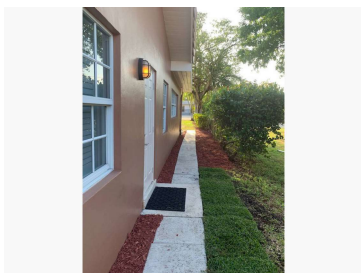
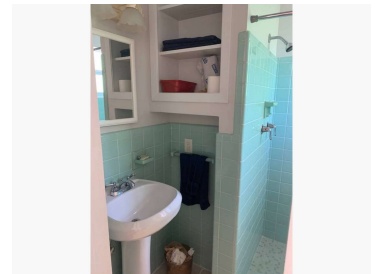
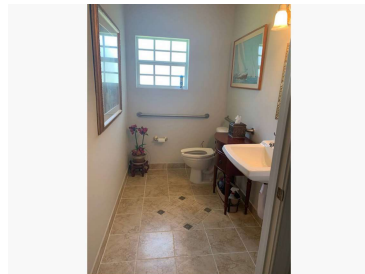
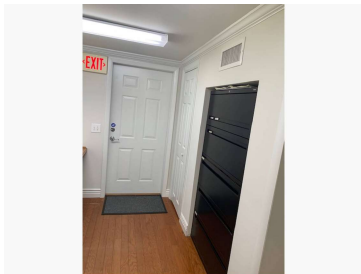
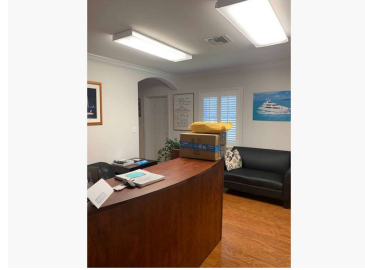
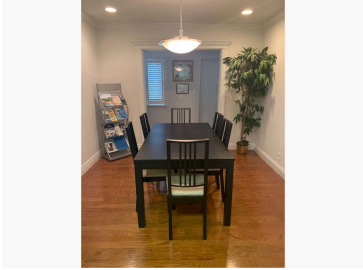
Floorplan



*OFFICE AREA'S FOR:
1133 S.E. 4TH AVENUE
FORT LAUDERDALE, FLORIDA 33316*

NOTE: TOTAL AREA OF BUILDING = 1685 SQUARE FEET.
ARCHITECTURAL FLOOR PLAN SHOWS TOTAL AREA
OF BUILDING = 1720 SQUARE FEET.

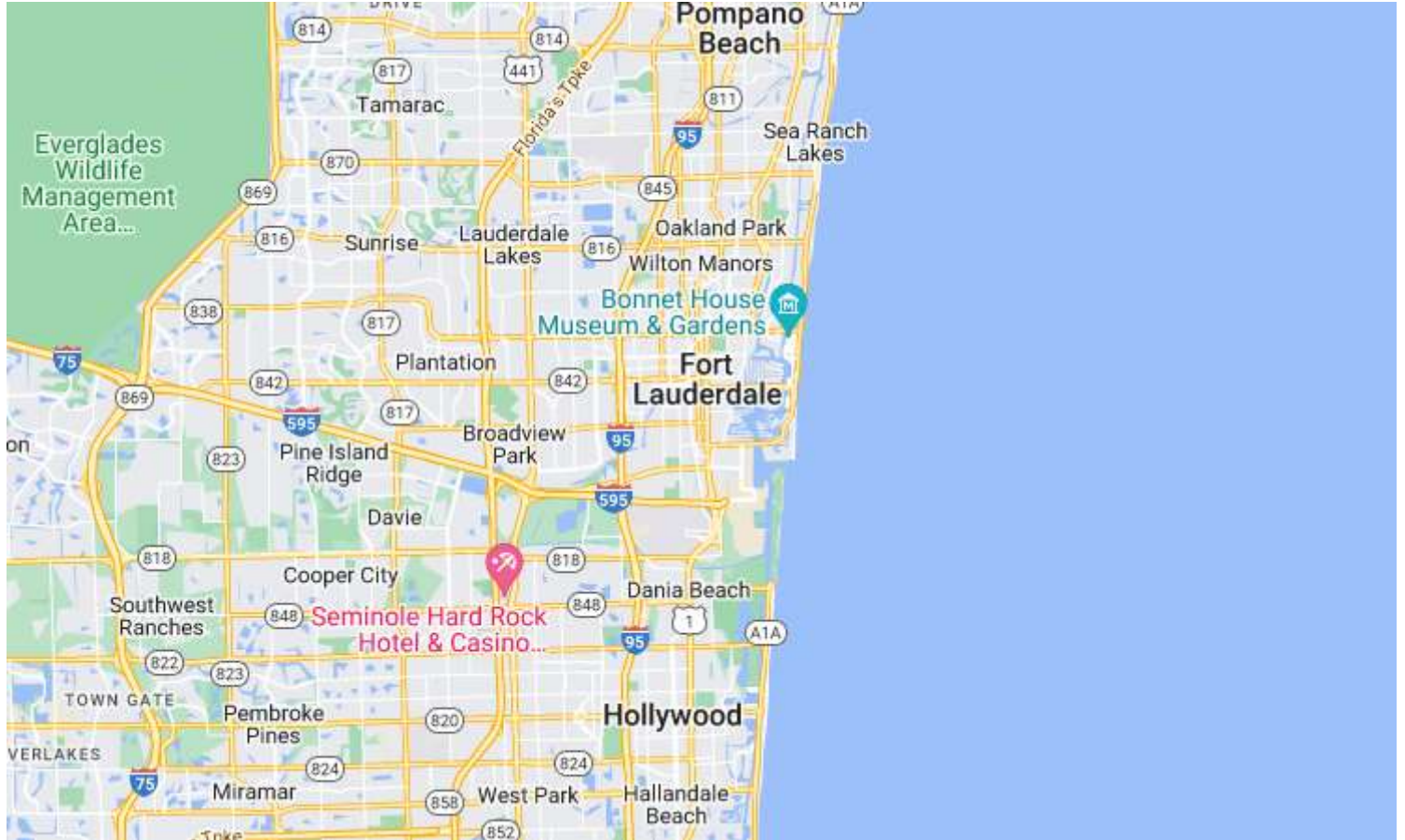
Building Photos (21 photos)



Demographic Insights



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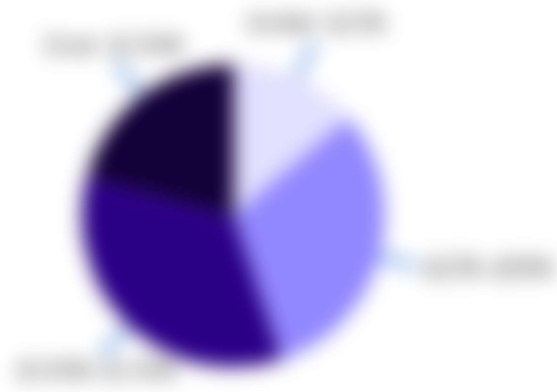
Population

96.2%



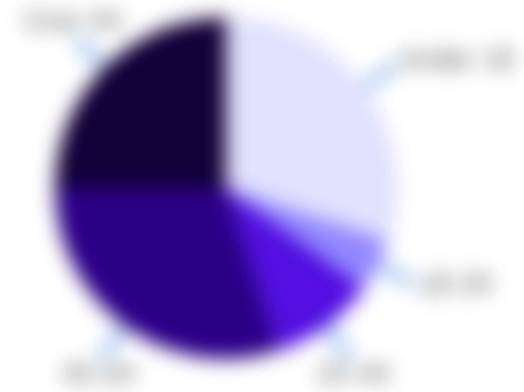
Household Income

\$100k+ \$50k-99k \$0-49k



Age Demographics

18-24 25-34 35-44



Number of Employees

81.7%

- 1-9
- 10-49
- 50-99
- 100-499
- 500-999
- 1000+

Housing Occupancy Ratio

51

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Renter to Homeowner Ratio

41

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