



For Sale

# 3100 SW 9th Avenue

Fort Lauderdale, FL 33315

## General Overview

**Building Size:** 63,746 SF

**Lot Size:** 4.475 Acres

**Zoning:** RO

**Municipality:** City of Fort Lauderdale

**Asking Price:** \$15,500,000

## Notes

- 50,000 SF, 5-story office building
- 13,746 SF, 2-story atrium
- Exceptional access to I-595 & I-95
- Near to Fort Lauderdale CBD, SE 17th Street Corridor, Port Everglades, Fort Lauderdale/Hollywood International Airport, Broward Health Medical Center
- Above-market parking ratio of 4.30/1,000 SF / 274 total spaces
- High daily traffic count of Federal Highway and SE 17th Street



Click to view  
drone video



## For More Information



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# Executive Summary

**Cresa Global, Inc. is pleased to offer For Sale 3100 SW 9th Avenue, a five-story 50,000 square foot office building with adjacent two-story 13,746 square foot building with auditorium in the City of Fort Lauderdale.**

Originally completed in 1976 and owned by Nova Southeastern University, the building sits on a 4.475-acre parcel that is directly adjacent to a city park. The Downtown Ft. Lauderdale area **South of the New River** has tremendous upside and is in the very early stages of redevelopment and speculative acquisitions compared to the other nearby Fort Lauderdale neighborhoods like **Las Olas, Himmarshee** and Flagler Village which are overpriced and in the final stages of the development cycle. Several prominent developments have been completed South of the New River and many more are being announced. This area is also the home base of the **North Broward Hospital District (Broward Health)** which has continued to expand its footprint in the area each year.

This offering also presents a unique owner/user opportunity for a school, healthcare facility, or Corporate Office headquarters. The building was once used as NSU's law school, with an auditorium and public park adjacent making it ideal for an education use such as a private school. This is also unique for a healthcare user in the form of a Medical Arts Facility or a redevelopment for a free-standing emergency department, both of which are in high demand throughout South Florida. Lastly, this fantastic opportunity for an office headquarters user with proximity to the highways, airport, port, and downtown Fort Lauderdale.

The property offers ideal location, exposure, and access with close proximity to some of the most prestigious neighborhoods in Fort Lauderdale. The property is located 3.3 miles from Downtown's Fort Lauderdale's Financial District and high-end retail along **Las Olas Boulevard**, less than 1 mile away from **Fort Lauderdale-Hollywood International Airport**, 2 miles from **Port Everglades**, and 2 miles from **SE 17th Street** which provides direct access to the Broward County Convention Center, Fort Lauderdale's iconic beaches, and a variety of beachside hotels.

## Aerial Map



# Property & Location Highlights

3100 SW 9th Avenue, Fort Lauderdale, FL 33314

## Map Key



Subject property



Restaurant



Retail



Port Everglades

## Location Highlights

- Less than 1.5 miles from Las Olas Boulevard and Fort Lauderdale's CBD
- Less than 3 miles from Fort Lauderdale Beach
- Less than 3 miles from Fort Lauderdale International Airport
- Fantastic access to I-595, I-95, Florida's Turnpike & US 441

## General Overview

- 63,746 square feet
- 4.475 total site area
- 5 total stories
- 1976 year built
- 90 days occupancy
- 100,241 population 3-mile radius
- \$116,385 avg household income 3-mile radius

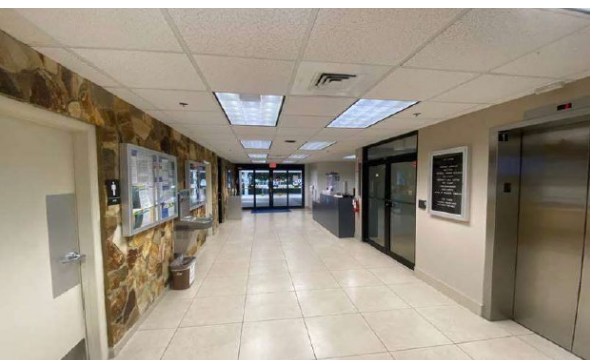






# 3100 SW 9th Avenue

## Fort Lauderdale, FL 33315



**cresa**

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