

FOR LEASE

THE 6400 BUILDING

6400

NORTH ANDREWS AVENUE

Fort Lauderdale, FL 33309

NOW AVAILABLE



PROPERTY HIGHLIGHTS

- + Five-Story 55,697 SF Class "A" Office Building
- + Onsite Banking
- + Downtown Amenities/Uptown Convenience
- + Great I-95 Access and Exposure
- + Base Rental Rate: \$19.00 NNN
- + Operating Expenses: \$9.51 Full Service
- + Building Signage Available

Suite	Rentable Square Feet
510	2,646



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CBRE, Inc. | Licensed Real Estate Broker

CBRE

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PRIME BUILDING & LOCATION

WALKING DISTANCE TO...

Fort Lauderdale Marriot, Fort Lauderdale Sheraton Suites, Moonlite Diner, Chipotle Mexican Grill, Longhorn Steak House, Hooters, Jersey Mike's Subs, Sushi 4 Fun, Sweet Tomatoes, Carlucci's Italian Ristorante, Gyroville, Five Guys Burgers & Fries, Fruits, BeeHive Kitchen, Burger Freak, Regal Cinema, LA Fitness, Wells Fargo, PNC Bank, Office Depot, AT&T, GNC, Cypress Pharmacy, Cypress Creek Tri Rail Station, and more.

- + Class "A" Finishes Throughout Including Renovated Common Areas & Restrooms
- + Easy Access to I-95
- + Lowest Full Service Operating Expenses in the Submarket
- + No Charge for Overtime Air

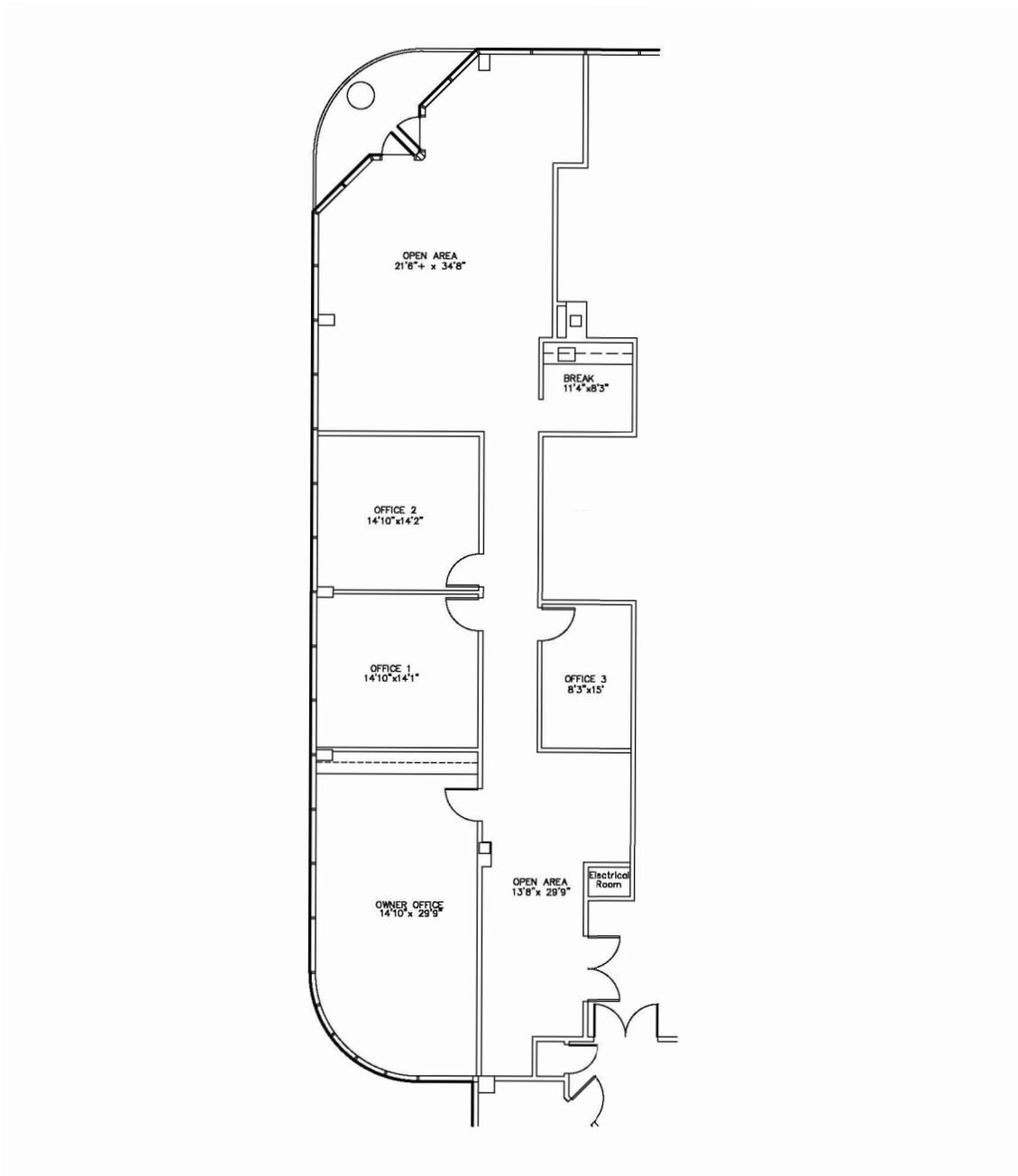


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6400 NORTH ANDREWS AVENUE
SUITE 510 - 2,646 RSF



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