



PEBB ENTERPRISES

T 6400 BUILDING




6400 N. ANDREWS AVENUE | FORT LAUDERDALE, FL 33309  
±1,966 SF CLASS-A OFFICE SPACE AVAILABLE



### PROPERTY FEATURES

- First-class finishes throughout, along with upgraded common areas and restrooms
- Build-to-suite ground floor space with private entrance available - previously used as a bank
- Fantastic location adjacent to I-95, close to the Turnpike and Ft. Lauderdale Executive Airport
- Within walking distance to numerous retail, dining and banking options
- Additional features include on-site banking, non after-hours HVAC fees, and lowest full-service operating expenses in the market

### KEY HIGHLIGHTS

-  Adjacent To I-95 And Plentiful Retail/Dining
-  Recently Upgraded Common Areas
-  Low Full-Service Operating Expense And No After-Hours HVAC Fees

Jenny Schuemann | VP of Leasing, Senior Director  
954-790-1514 (cell) | jschuemann@pebbent.com

