

# Roselli Professional Building

3471 N Federal Highway, Fort Lauderdale, FL 33308



**FOR LEASE**  
**PROFESSIONAL OFFICE/MEDICAL SPACE**

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3471 N Federal Highway | Suite 205  
Fort Lauderdale, FL 33308  
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# PROPERTY SUMMARY

3471 N Federal Highway, Fort Lauderdale, FL 33308



## PROPERTY DESCRIPTION

CRE Asset Advisors presents the iconic Roselli Building located on Federal Highway (US-1) on the edge of Fort Lauderdale's upscale Coral Ridge neighborhood. Within close proximity to Holy Cross Hospital, this six-story office building overlooks the Coral Ridge Country Club and offers sweeping views from the ocean to downtown and beyond. Tenants enjoy 24 hour HVAC, included electric, abundant free parking, 3 on site restaurants, a haberdashery, and a wine store. Within walking distance are additional restaurants, the Coral Ridge Publix and Mall, banks and numerous shops. Updated with high end common area and interior finishes.

## PROPERTY HIGHLIGHTS

- 929 - 3,689 SF available
- Unobstructed sweeping views
- Abundant free parking
- 24/7 HVAC
- Full-service rent net of janitorial
- Interior and outdoor security cameras
- 3 full-service restaurants on-site

## OFFERING SUMMARY

Available SF:	Up to 3,689 SF
Lot Size:	1.87 Acres
Building Size:	49,460 SF

# Office Availability

3471 N Federal Highway, Fort Lauderdale, FL 33308



## SPACES

## LEASE RATE

## SIZE

Suite 210

\$29.00 SF/yr

3,689 SF

Suite 402

\$26.00 SF/yr

1,020 SF

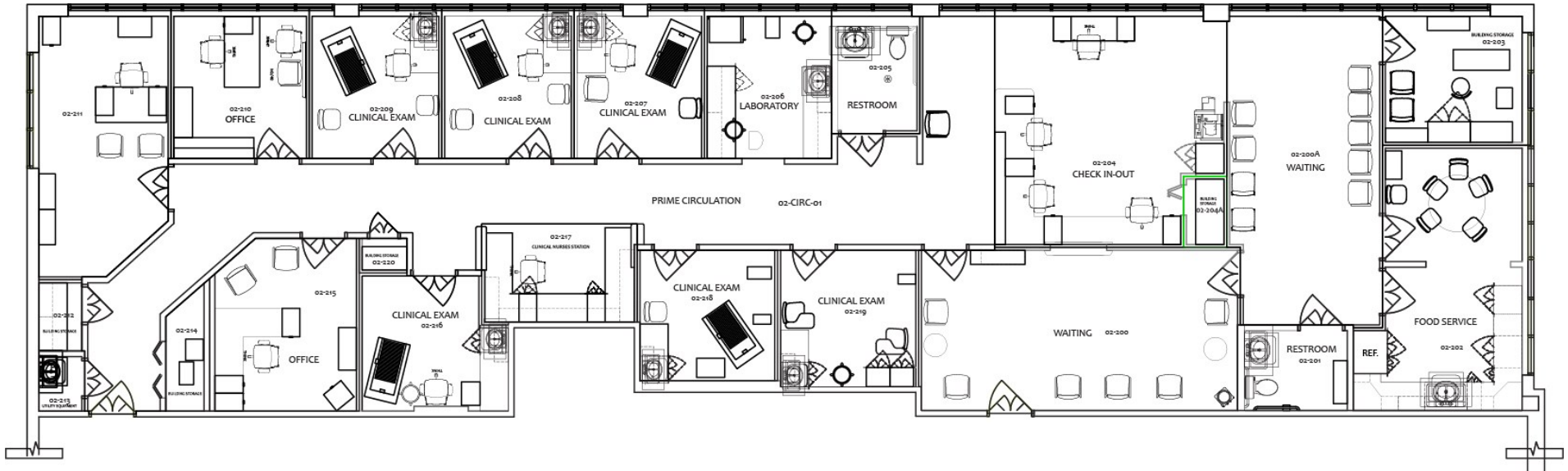
# Suite 210 | 3,689 SF

\$29.00 SF/yr

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## MEDICAL SPACE

\*Available December 2022

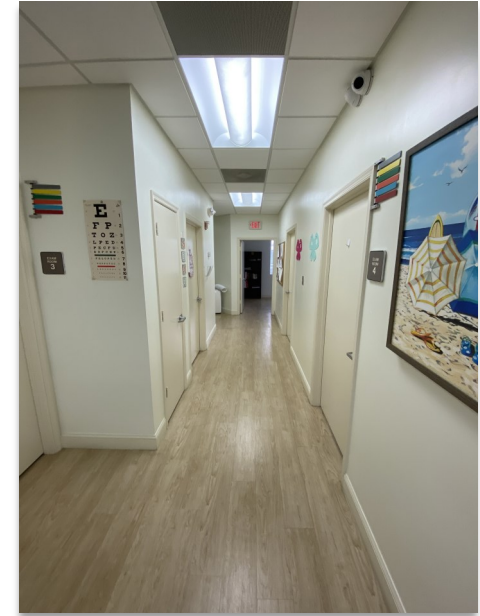


- Six exam rooms and lab with plumbing
- Private ADA restroom
- Kitchen with break room
- Two offices and large reception/waiting room
- Medical grade flooring throughout

# Suite 210 | 3,689 SF

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# Interior Photos

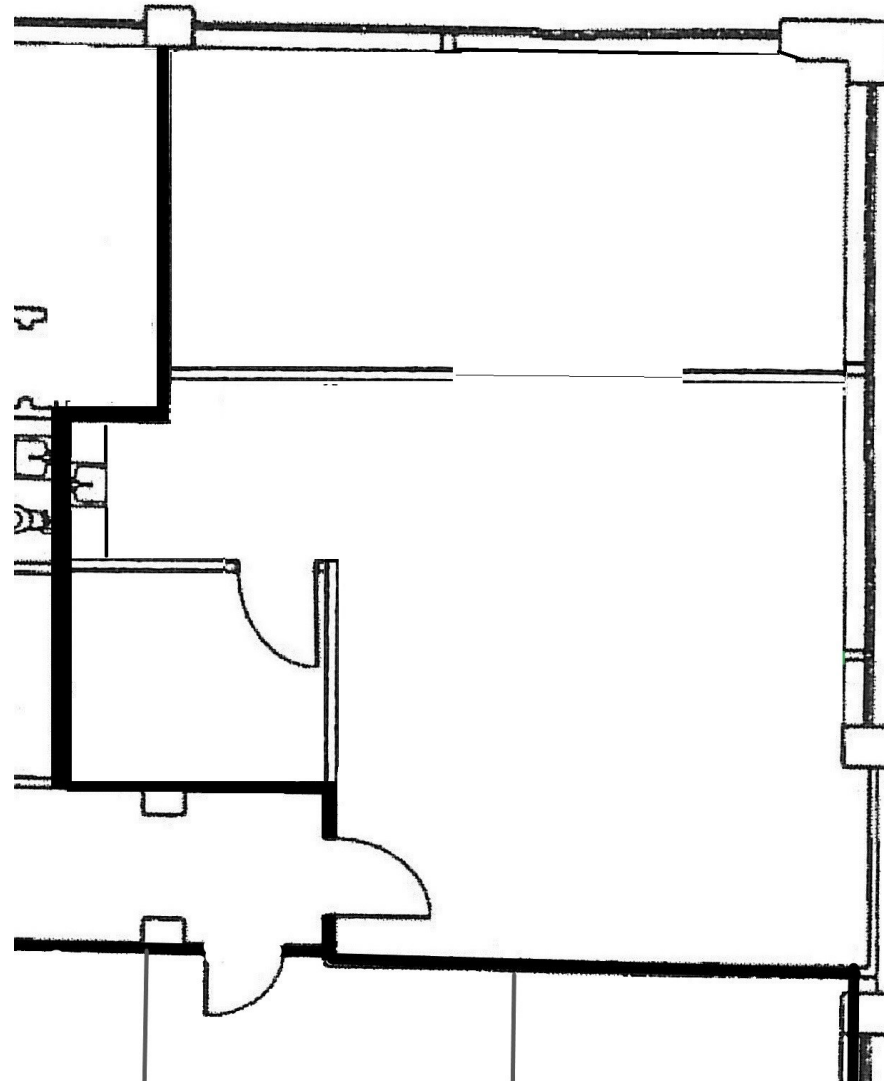


Suite 402 | 1,020 SF

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\$26.00 SF/yr

OFFICE SPACE



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# FOR LEASE

PROFESSIONAL OFFICE SPACE



## LOCATION OVERVIEW

Six-story building located on Federal Highway between Commercial and Oakland Park Boulevard.

Close proximity to Holy Cross Hospital.

47,000 AADT on Federal Highway.

Signage on Federal Highway.

**Joseph Jarkesy, CCIM**

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