



**OFFICE & RETAIL
FOR LEASE**

6245 N FEDERAL HWY
FORT LAUDERDALE, FL, 33308



APEX
CAPITAL REALTY

ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm like no other. We specialize in finding and creating South Florida's most unique and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and disruptors which possess an unparalleled understanding of the unique dynamics and trends that drive our local real estate market. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration engrained in our company culture, we seek to develop each of our advisors' specialty which in turn helps our clients reach optimal results.

ADVISORS

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PROPERTY DESCRIPTION

FOR LEASE

Apex Capital Realty is proud to present an exceptional opportunity to lease a spacious ground floor retail store with a drive through as well as a stunning office space all inside this beautiful building on the busy N Federal Highway in Fort-Lauderdale, which is conveniently located in the heart of Fort-Lauderdale with quick access to I 95 and A1A.

The B1 - Boulevard Business Zoning of the Building allows for a mix of Banking, retail, office and professional services to be offered to the public



6245 N FEDERAL HWY FORT LAUDERDALE, FL, 33308

Building SF:	44,127 SF
Lot SF:	67,205 SF
Zoning :	B1 - BLVD BUSINESS
Available Units:	TWO (2) Units
Allowable Uses:	RETAIL & OFFICE
Asking Rent:	\$23 NNN

UNIT 6245 - GROUND FLOOR RETAIL

Leasable SF:	6,034 SF
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UNIT 6245 - 201

Leasable SF:	1,448 SF
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UNIT 6245 - GROUND FLOOR RETAIL

Leasable SF: 6,034 SF

Zoning: B1

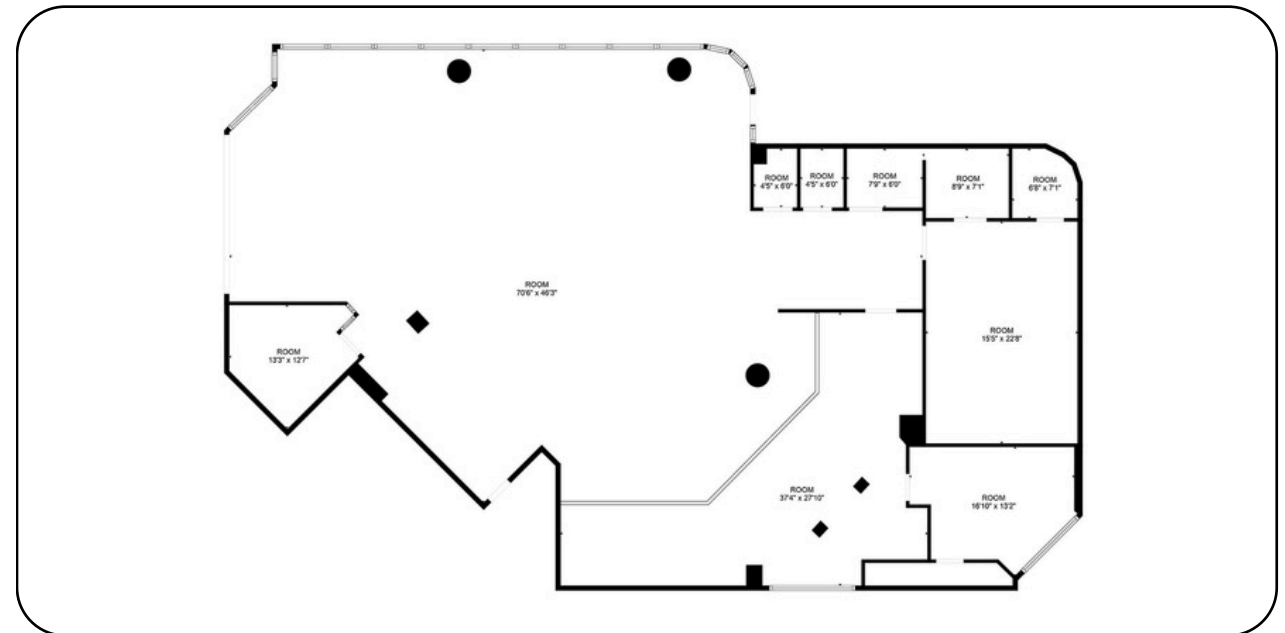
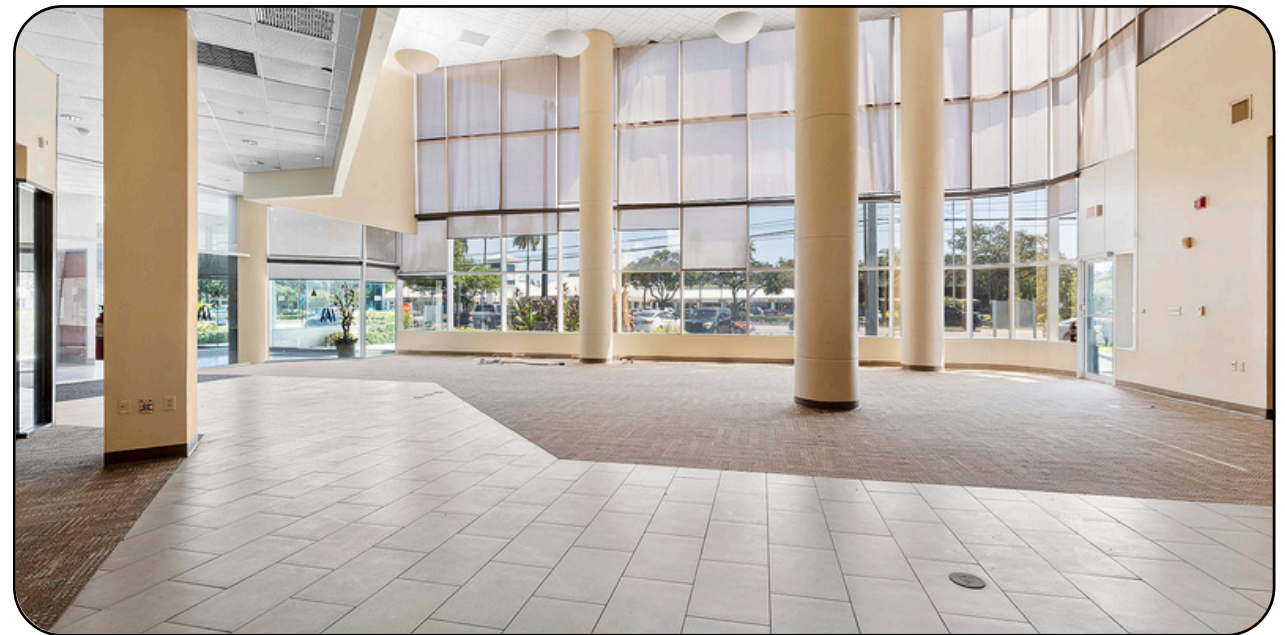
Property Type: Office & Retail

Asking Rent: \$23 NNN

- Women and men's Restrooms on 1st floor
- Excellent location fronting N Federal Hwy
- Abundance of Parking
- Competitive lease rates
- Drive Through Canopy Available



6245 - GROUND FLOOR UNIT



UNIT 6245 - 201

Leasable SF: 1,448 SF

Zoning: B1

Property Type: Office

Asking Rent: \$23 NNN

- Women and men's Restrooms on 2nd floor
- Excellent location fronting N Federal Hwy
- Abundance of Parking
- Competitive lease rates



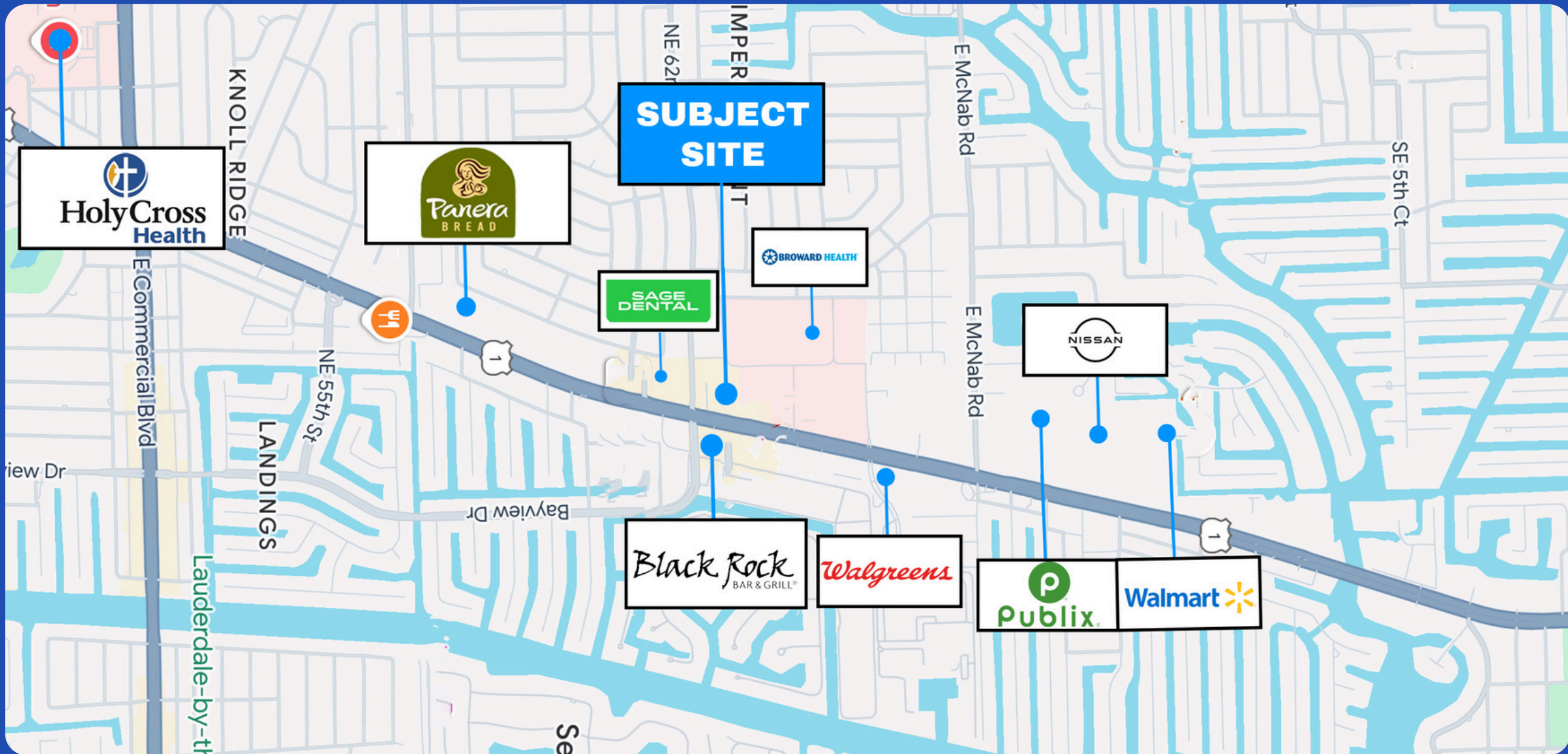
6245 - UNIT 201





FEDERAL HIGHWAY

RETAIL MAP





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