

# 1212 –1222 S. ANDREWS AVENUE

FOR LEASE



1212 - 1222 S. Andrews Avenue, Ft. Lauderdale, FL 33315

- Corner of Andrews Avenue and Davie Boulevard
- Conveniently located to I-95 and 595
- High end finishes
- Building signage available
- Located minutes to Downtown Ft. Lauderdale

ROWLEY GROUP, LLC

5900 N ANDREWS AVE.  
SUITE 626  
FT. LAUDERDALE  
FLORIDA 33309

ROWLEYGROUP.NET

**ROWLEY**  
GROUP

Brett Rowley  
Associate  
BRowley@rowleygroup.net  
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# 1212 - 1222 S. Andrews Avenue

## Fact Sheet

**PROPERTY:** 1212 -1222 S. Andrews Avenue  
Ft. Lauderdale, FL

**SIZE:** 17,748 sf

**FLOORS:** One (1)

**PARKING RATIO:** 4/1000

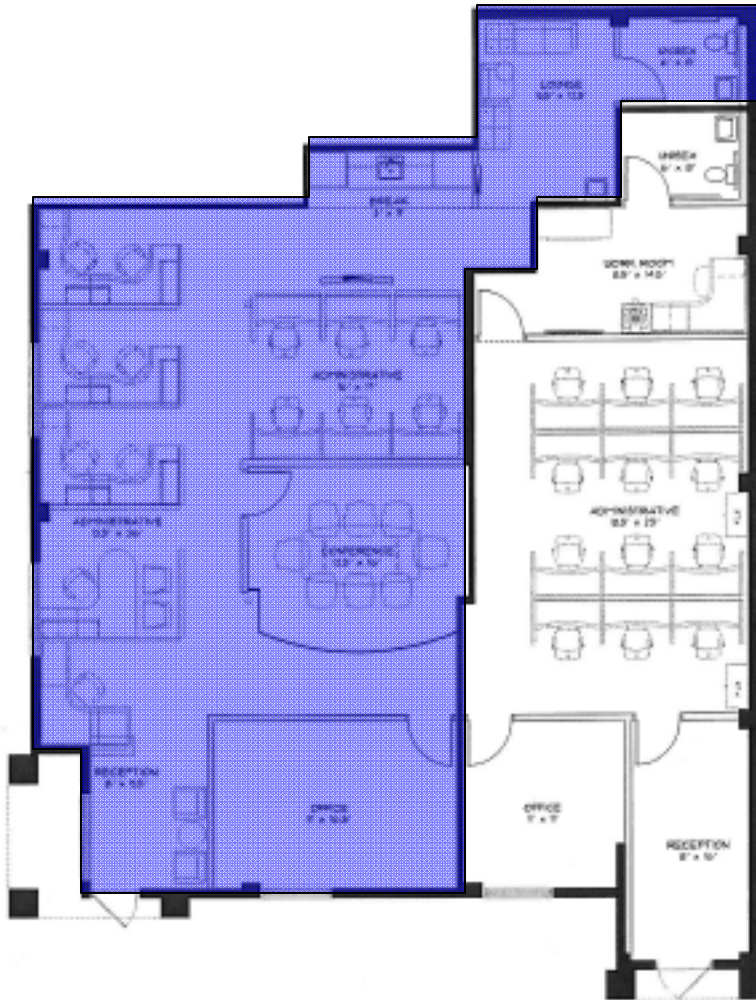
**RESERVED PARKING:** For visitors

<b>AVAILABLE SPACE:</b>	<b>Suite</b>	<b>Floor</b>	<b>RSF</b>	<b>Rate</b>
<b>1212 S. Andrews Avenue</b>	201	1st	1,683	\$19.00 NNN, \$7.24 OE + electric and janitorial, (approx. \$3,680/month)
<b>1216 S. Andrews Avenue</b>	401	1st	1,540	\$19.00 NNN, \$7.24 OE+ electric and janitorial (approx. \$3,367/month)
<b>1216 S. Andrews Avenue</b>	401 (half)	1st	770	\$21.00 NNN, \$7.24 OE+ electric and janitorial (approx. \$1,812/month)
<b>1216 S. Andrews Avenue</b>	402	1st	770	\$21.00 NNN, \$7.24 OE+ electric and janitorial (approx. \$1,812/month)
<b>1222 S. Andrews Avenue</b>	501	1st	1,770 (min. divisible 885 sf)	\$19.00 NNN, \$7.24 OE + electric and janitorial (“AS-IS”) (approx. \$3,870/month)
<b>1222 S. Andrews Avenue</b>	501B	1st	885	\$21.00 NNN, \$7.24 OE+ electric and janitorial, (approx. \$2,082/month)



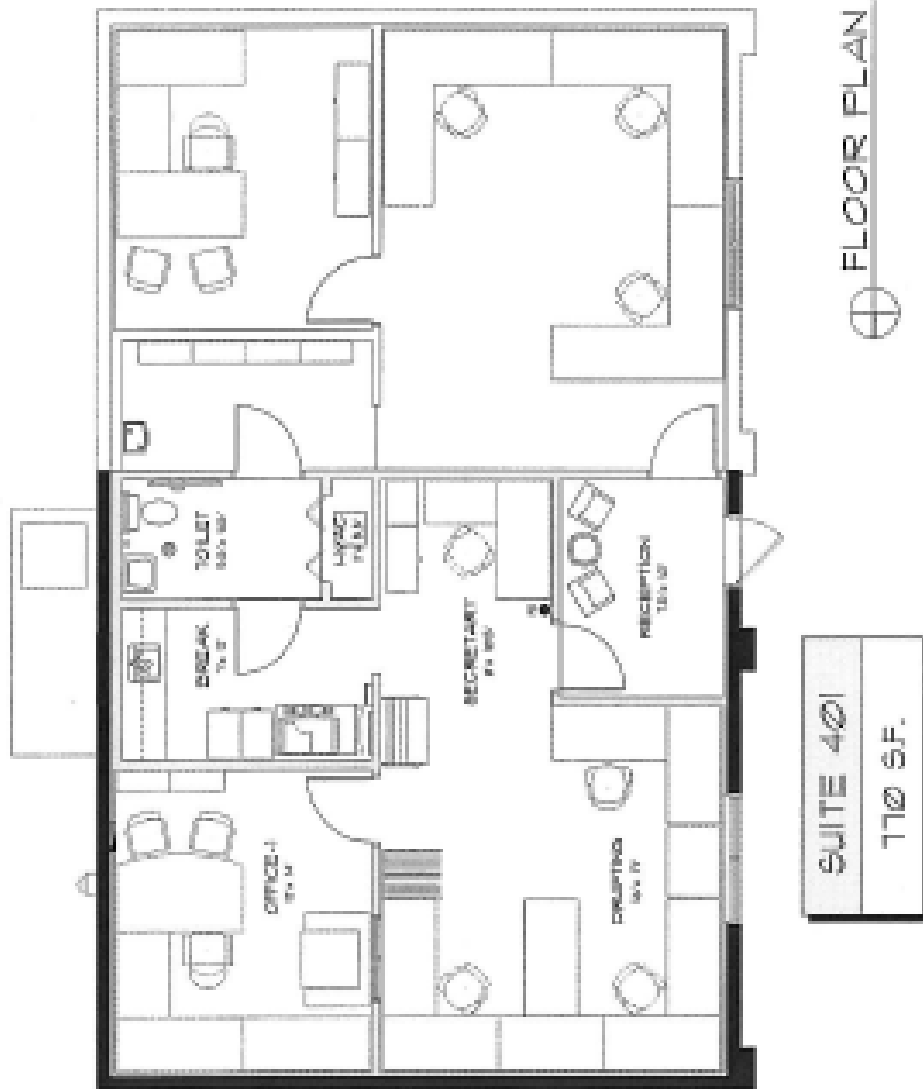
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**(954) 938-1804**

1212 S. Andrews Avenue, Suite 201: 1,683 sf

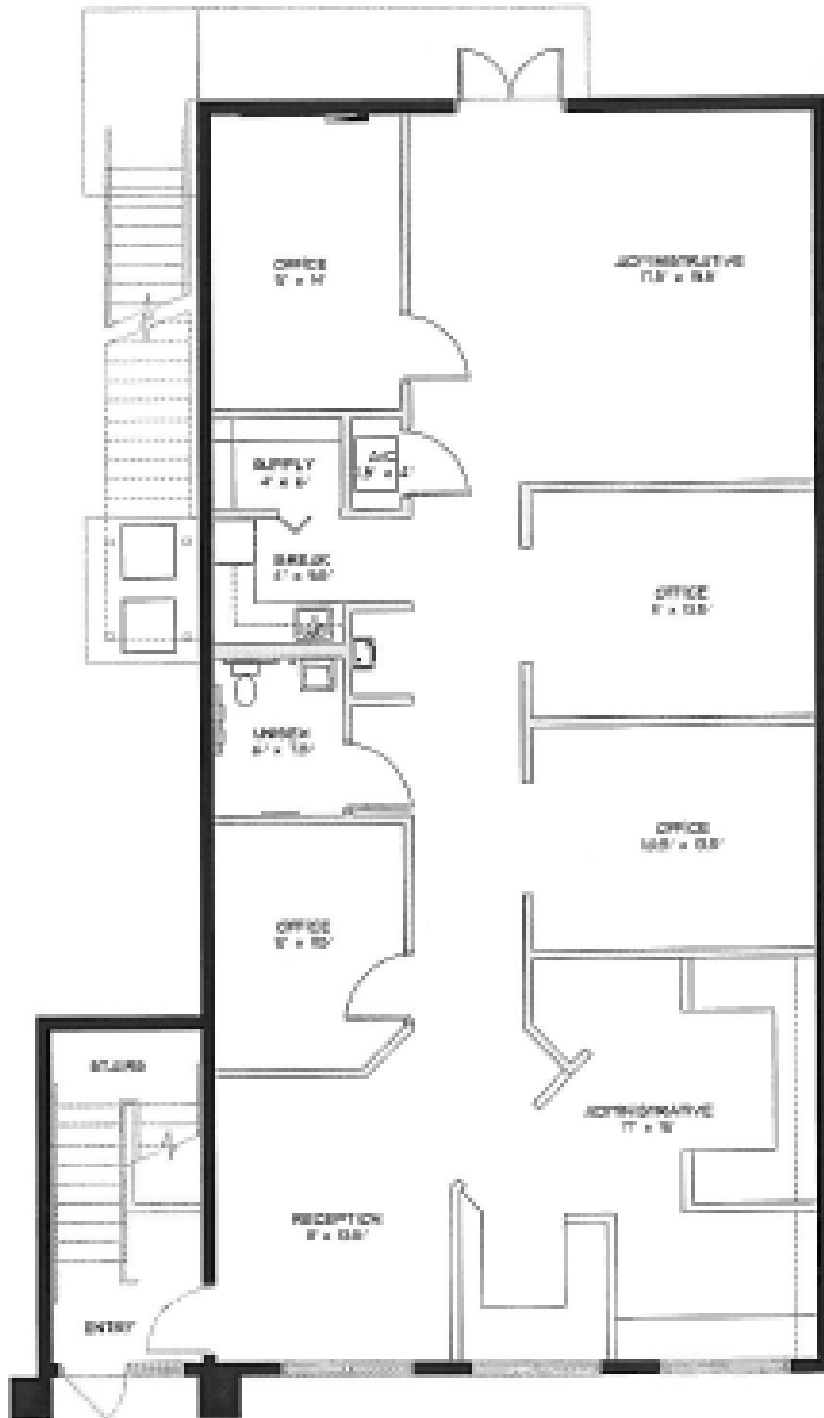


SUITE 201  
~ 1683 S.F.

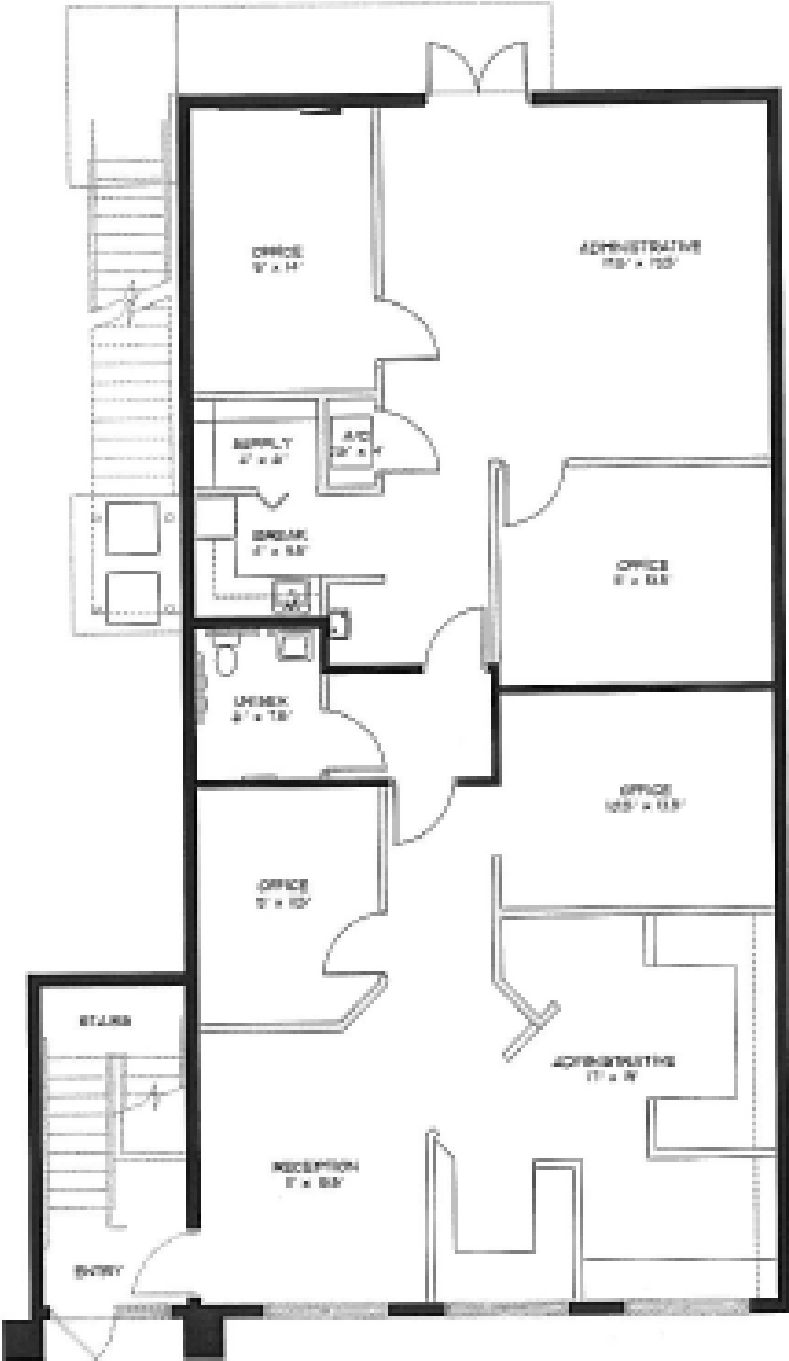
1216 S. Andrews Avenue, Suite 401: 770 sf



1222 S. Andrews Avenue, Suite 501: 1,770 sf



1222 S. Andrews Avenue, Suite 501A and 501B



SUITE 501-A  
± 885 SF.

SUITE 501-B  
± 885 SF.