

Museum Plaza Unit 501

200 S. Andrews Ave., Ft. Lauderdale, FL 33301
Class A Office Condo

PROPERTY HIGHLIGHTS

- Double glass door entry – right off the elevator
- Designer lobby
- Located on the same corner as NSU Art Museum
- Heli-pad usage
- Doorman Service
- Medical use permitted
- Fountain Plaza for special events
- 24-hour security & private keycard access
- One block away from Las Olas River house & numerous waterfront restaurants.
- Minutes to County & Federal Courthouse
- Free valet parking & 3 indoor secure spaces



AVAILABLE FOR LEASE

- Unit 501... 4,020 SF

\$32 NNN

ALSO AVAILABLE FOR SALE



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YEAR BUILT

➤ 1986

BUILDING GLA

➤ 180,603 SF

BUILDING RATING

➤ 4 Star

ZONING

➤ RAC-CC City Center District is the city's high-intensity downtown zoning district.

OWN VS. RENT

Build Equity?

Own

YES

Rent

NO

Hedge against inflation?

YES

NO

Improvements contribute to future value?

YES

NO

Resale opportunities in years to come?

YES

NO

Benefit from market appreciation?

YES

NO

Can you take advantage of low interest rates?

YES

NO

Property can be part of a TRUST?

YES

NO

Deduct mortgage interest from income tax?

YES

NO

Deduct real estate taxes from income tax?

YES

NO

Deduct depreciation expenses from income tax?

YES

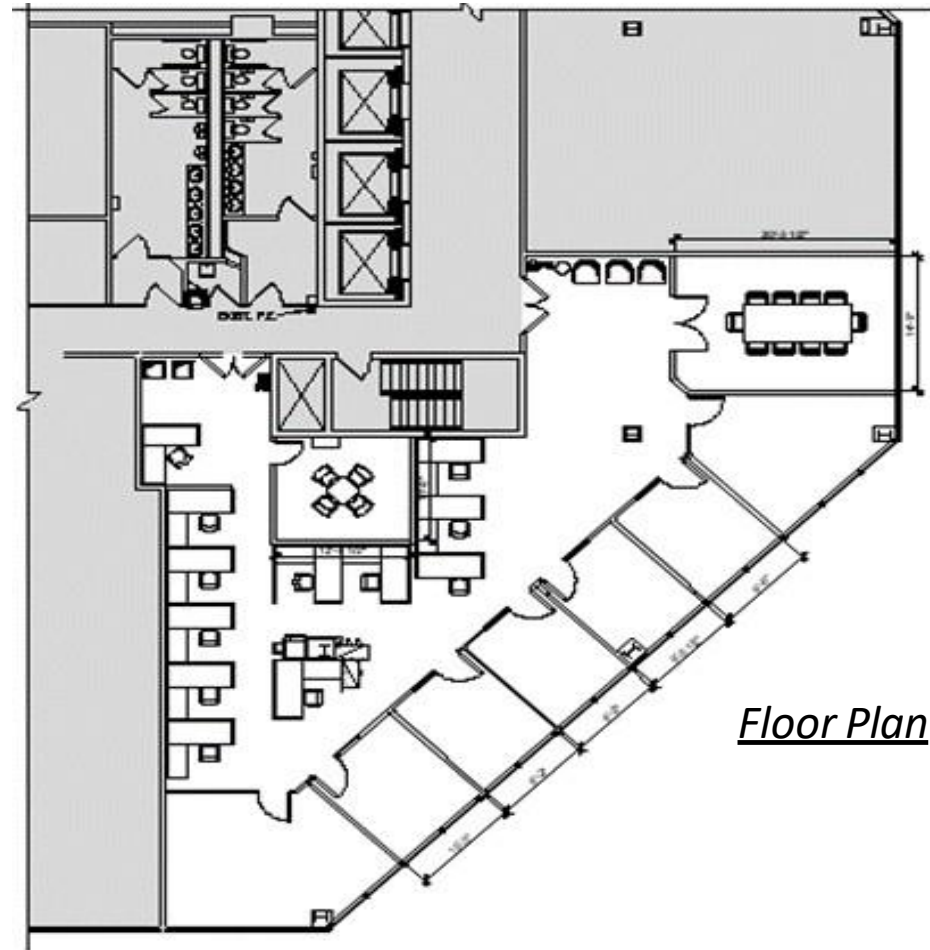
NO

Possible qualification for a 90% SBA Loan financing at a

YES

NO

favorable rate?



DEMOGRAPHICS

2021	1 mile	3 miles	5 miles
Population:	26,321	136,082	293,366
Average Income:	\$116,395	\$96,312	\$86,362
Average Age:	40	41	41



Subject to errors, omissions, prior withdrawal, lease or sale without notice

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