

FREE STANDING BUILDING FOR LEASE



Building & Parking Garage

1799 SE 17th Street, Fort Lauderdale, FL 33316

FLORIDA
EQUITIES
COMMERCIAL

PROPERTY SUMMARY

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The site is zoned B-2, General Business, and will allow a variety of commercial uses including offices, retail, restaurants, hotels and tourist attractions. The location of the site on the Seminole River provides a 125 foot wide deep salt water canal, uninterrupted access to the Intercoastal Waterway and the Atlantic Ocean. An added amenity is the potential for water oriented facilities.

LOCATION SUMMARY

The subject is located in the southeastern portion of the City of Fort Lauderdale. Situated on the north side of Southeast 17th Street, a 6 lane east/west vehicular artery which connects with US 1 and the beach area (1 mile). The immediate area is improved with retail and commercial properties. The Broward Convention Center is located across the street from subject property. Port Everglades is also on the south side of Southeast 17th Street across from the subject property.

Port Everglades is Florida's deepest harbor and is second in the state in cargo tonnage. Port Everglades also serves as a major cruise ship port which is one of the busiest cruise ports in the world.

4 Million people passed through Port Everglades in 2011.

PROPERTY FACTS

LEASE PRICE:	TBD
ADDRESS:	1799 SE 17th Street FORT LAUDERDALE, FL 33316
TOTAL SQUARE FEET:	77,912 SF
LOT SIZE:	+/- 3 ACRES
YEAR BUILT:	1998
2009 AADT:	29,000



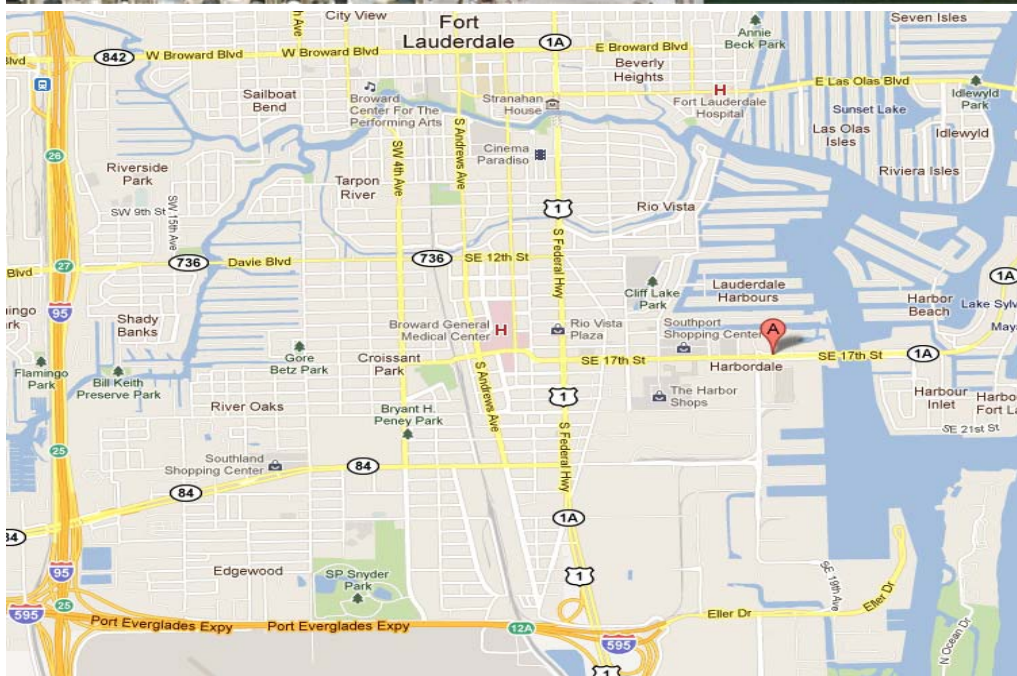
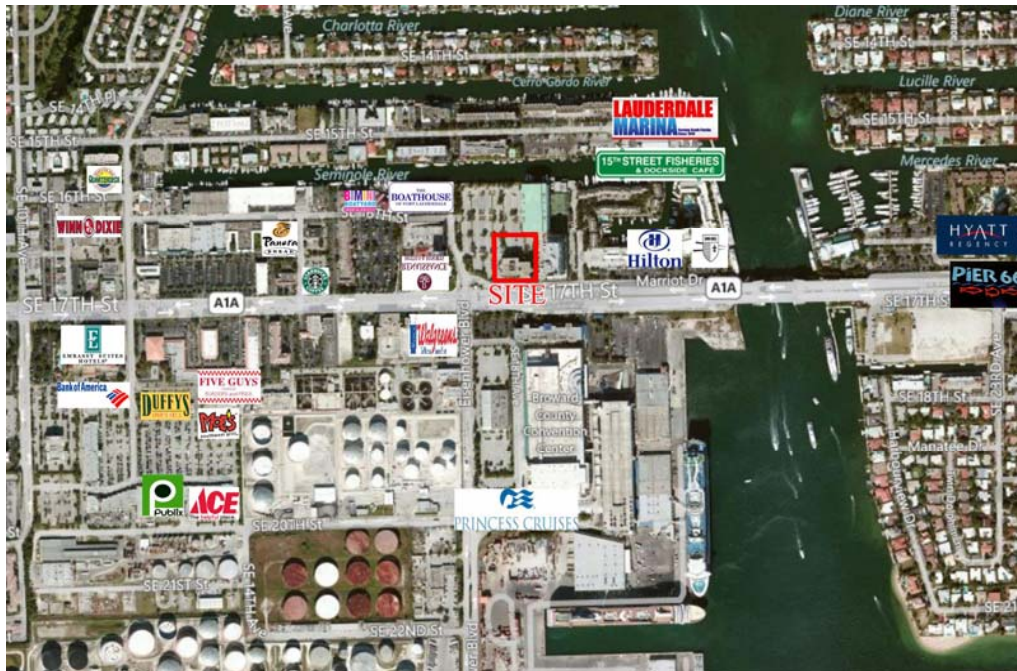
PHOTOGRAPHS



CONTACT | BRIAN W. SMITH | PHONE 800.339.3234 | FACSIMILE 954.776.7918 | BRIANSMITH@FLAEQT.COM

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AREA OVERVIEW



1799 SE 17th Street, Fort Lauderdale, FL

1 mi radius 3 mi radius 5 mi radius

POPULATION

2011 Total Adult Population	6,353	53,499	153,196
2011 Total Daytime Population	13,079	130,058	245,564
2011 Total Daytime Work Population	10,258	105,741	167,664
2011 Total Population	6,868	61,175	188,909
2011 Total Households	3,788	31,050	82,680
% Population Change 1990-2011	-10.48%	2.02%	2.91%
% Household Change 1990-2011	-9.87%	6.25%	7.03%

HOUSEHOLDS

2011 Median Age Total Population	51	40	39
2011 Median Age Adult Population	53	44	45
2000 Total Housing Units	5,470	35,306	92,536
2000 Occupied Housing Units	4,012	29,655	80,115
2000 Owner Occupied Housing Units	2,526	13,933	43,816
2000 Renter Occupied Housing Units	1,486	15,721	36,298
2000 Vacant Housing Units	1,458	5,651	12,421

INCOME

2011 Median Household Income	\$79,845	\$55,976	\$47,580
2011 Per Capita Income	\$78,282	\$49,241	\$33,399
2011 Average Household Income	\$141,932	\$97,015	\$76,310

SITE PLAN

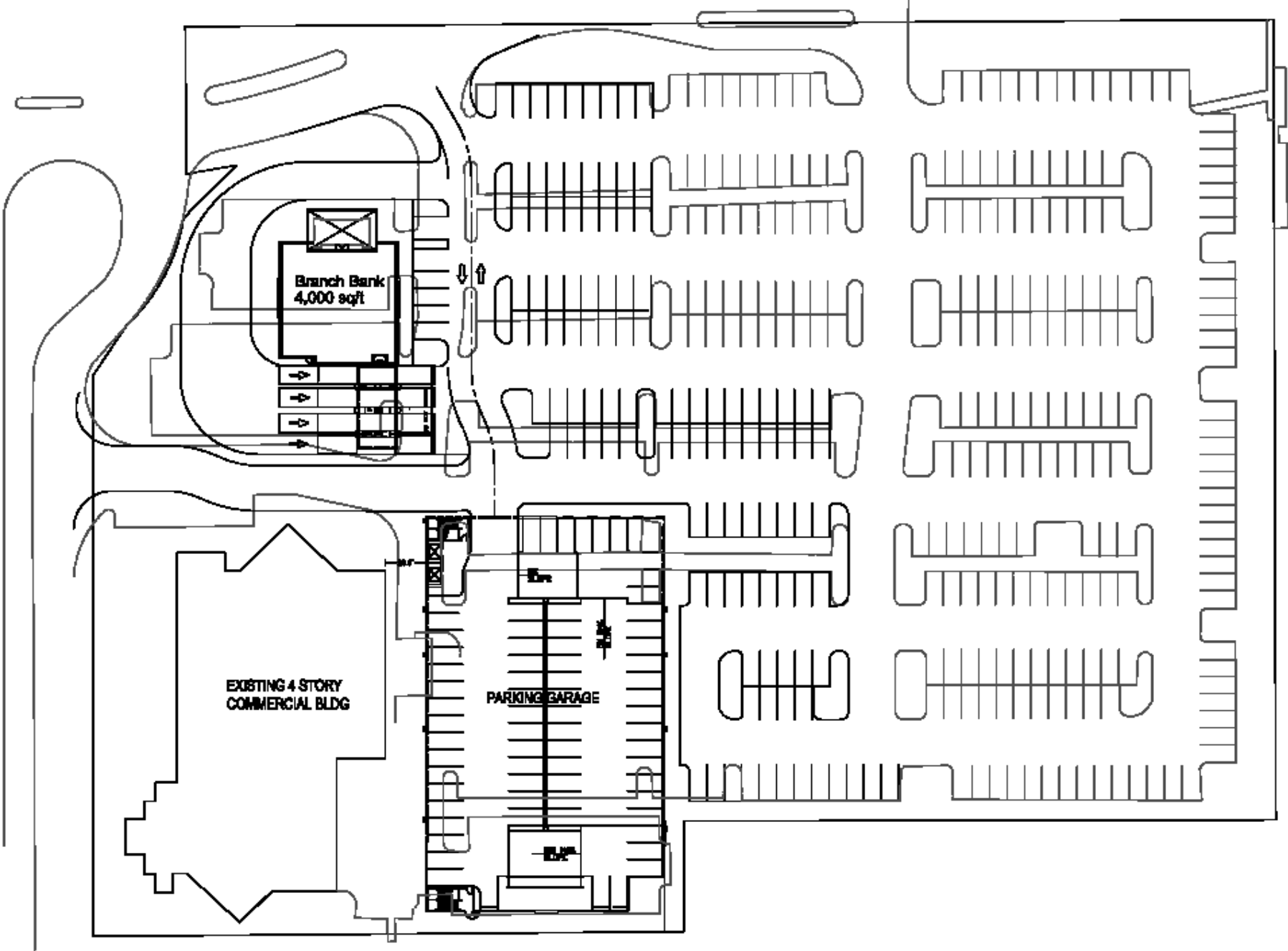


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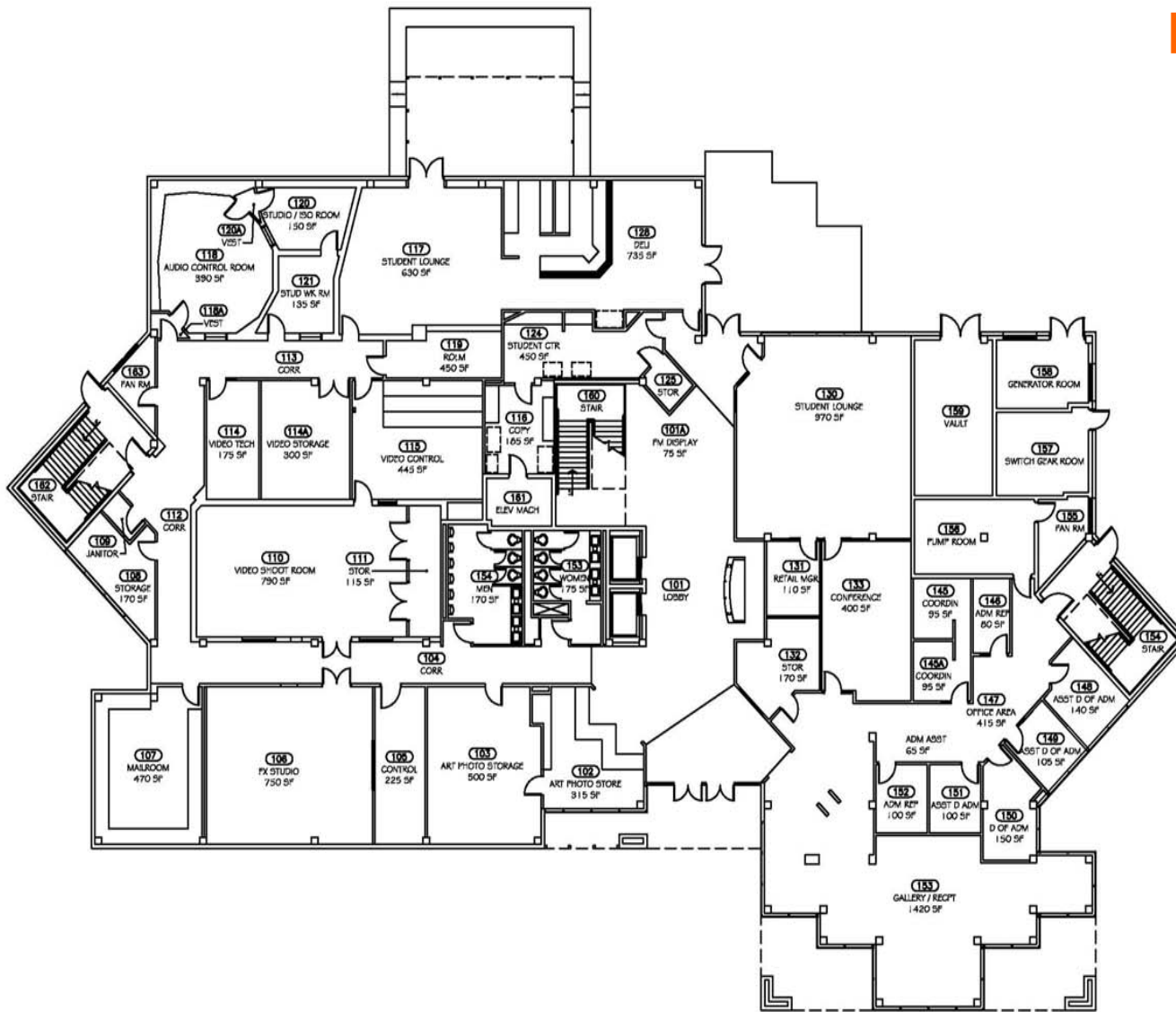
FUTURE DEVELOPMENT

SE 17TH STREET



WATER WAY

FLOOR PLAN



1ST FLOOR 18,400 GSF
FIELD VERIFICATION OF SPACES IS NECESSARY.
NOT TO BE USED FOR CONSTRUCTION.
1ST FL-MAIN BLDG-1799 SE 17TH ST

ART INSTITUTE OF FORT LAUDERDALE

02 MAY 2008



FACILITY SURVEY FOR THE

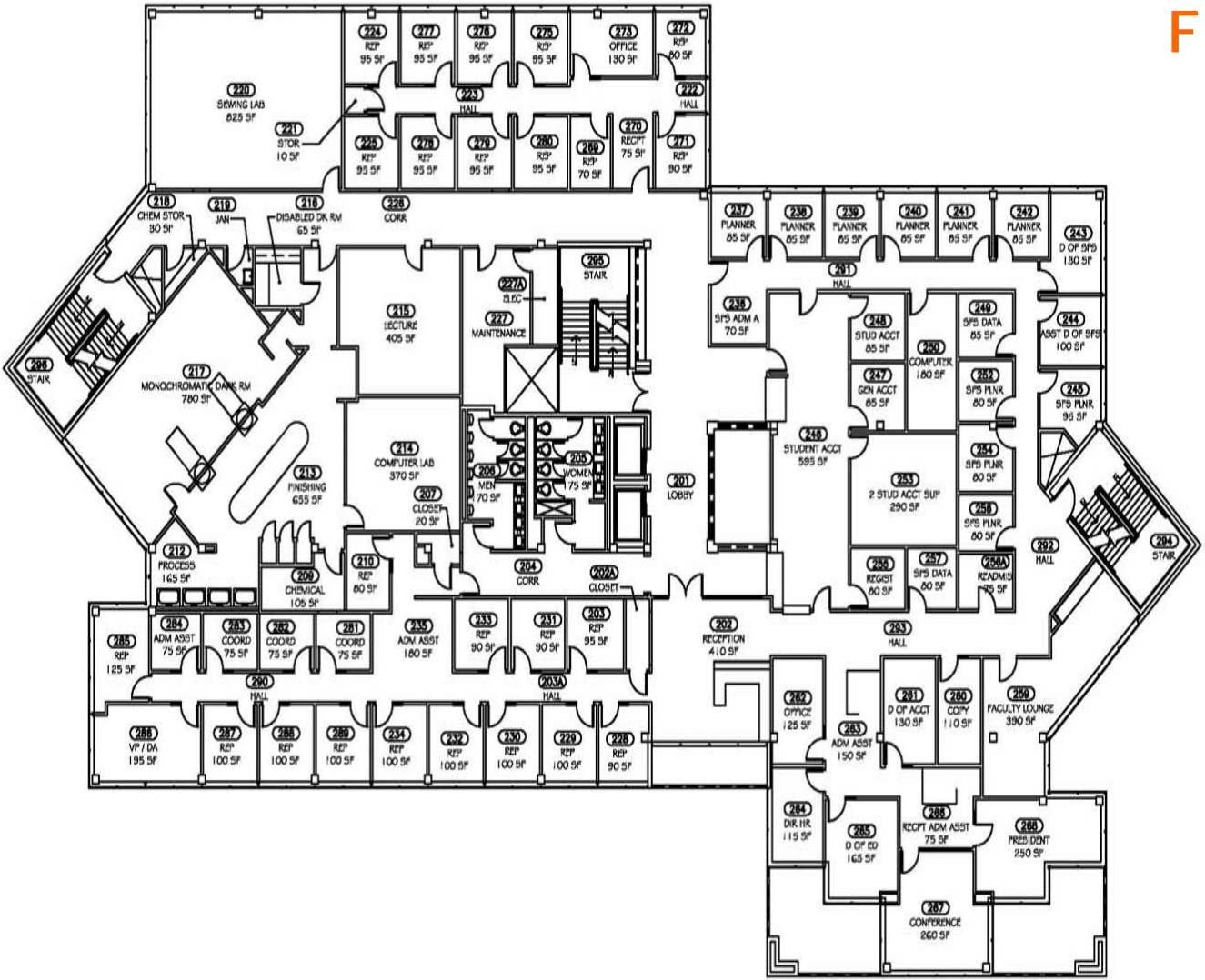
EDUCATION MANAGEMENT CORP. FACILITIES DEPARTMENT

DWG NAME: 8003R111.DWG
DWG SCALE: 1" = 20'-0"
DWG DATE: 05/02/2008

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FLOOR PLAN

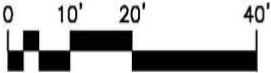


2ND FLOOR 18,600 GSF
FIELD VERIFICATION OF SPACES IS NECESSARY.
NOT TO BE USED FOR CONSTRUCTION.

2ND FL-MAIN BLDG-1799 SE 17TH ST

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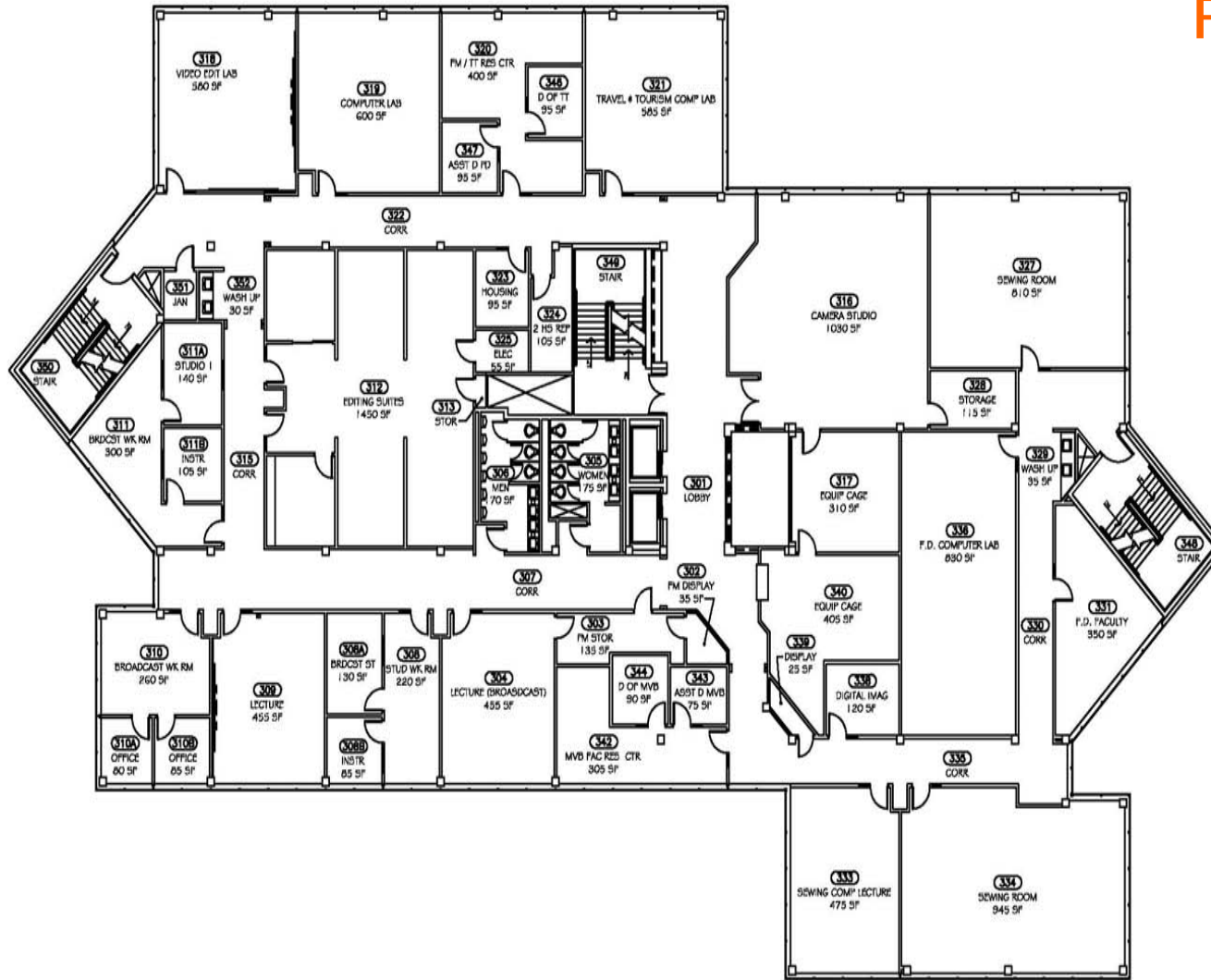
FACILITY SURVEY FOR THE
EDUCATION MANAGEMENT CORP. FACILITIES DEPARTMENT

DWG NAME: 8003R121.DWG
DWG SCALE: 1" = 20'-0"
DWG DATE: 05/02/2008

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FLOOR PLAN



3RD FLOOR 19,210 GSF
 FIELD VERIFICATION OF SPACES IS NECESSARY.
 NOT TO BE USED FOR CONSTRUCTION.
 3RD FL-MAIN BLDG-1799 SE 17TH ST

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FACILITY SURVEY FOR THE

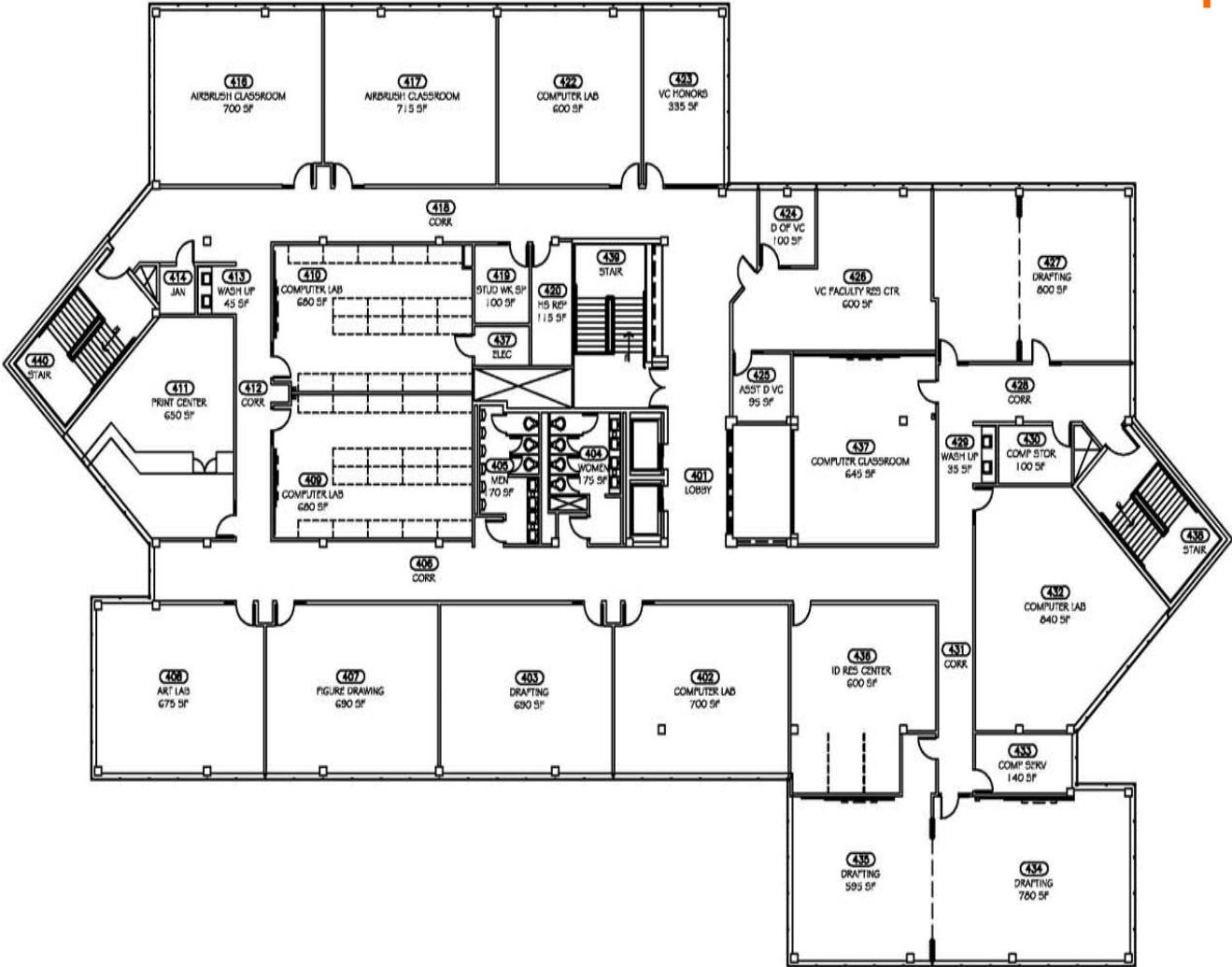
EDUCATION MANAGEMENT CORP. FACILITIES DEPARTMENT

DWG NAME: 8003R131.DWG
 DWG SCALE: 1" = 20'-0"
 DWG DATE: 05/02/2008

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FLOOR PLAN



4TH FLOOR 19,210 GSF
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 4TH FL-MAIN BLDG-1799 SE 17TH ST

ART INSTITUTE OF FORT LAUDERDALE

02 MAY 2008



FACILITY SURVEY FOR THE
 EDUCATION MANAGEMENT CORP. FACILITIES DEPARTMENT

DWG NAME: 8003R141.DWG
 DWG SCALE: 1" = 20'-0"
 DWG DATE: 05/02/2008

CONTACT INFORMATION



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