



**GOYAL & DECOSTER**  
A REAL ESTATE COMPANY

Creativity, Luxury & Integrity in Every Transaction

# **Unlock Your Business's Potential: Premier Law Office Medical Hub or Commercial Office Space in Booming Fort Lauderdale**



**For Sale  
Lease**



scan for video tour

[CLICK FOR VIDEO](#)

**+1 (407) 693-7403**  
[www.goyaldecoster.com](http://www.goyaldecoster.com)

**2150 South  
Andrews Avenue**  
Fort Lauderdale, FL 33316

# Prime Opportunity: Versatile Law, Medical or Commercial Office Space in Fort Lauderdale's Thriving Business District

Contact Broker for more details.

We are delighted to present an exceptional opportunity at 2150 S Andrews, Fort Lauderdale, FL.

Here a sophisticated and versatile space awaits, perfectly suited for a distinguished **Law Firm**, **Medical Office** or **Commercial Offices**.

Nestled within Fort Lauderdale's flourishing semi-industrial corridor, this property thrives in a dynamic, high-growth area, surrounded by esteemed professionals, including prominent lawyers and doctors, fostering a prestigious business community.

This modern space offers a customizable layout, ideal for medical practices, administrative offices, or professional services, ensuring flexibility to meet your unique needs.

**Tenant Improvements (TI) allowance by owner.**

Strategically located, it provides **seamless access to major highways such as I-95, I-595, and Florida's Turnpike**, as well as proximity to the Fort Lauderdale-Hollywood International Airport (FLL), just three miles away.

The vibrant **Las Olas Boulevard**, with its array of fine dining, boutique shopping, and entertainment, is mere steps away, while the nearby Port Everglades enhances the area's status as a global trade and cruise hub.

Benefit from **Broward County's robust economy, characterized by a thriving mix of industries**, including high-technology and retail.

Enhanced by excellent connectivity through Tri-Rail and major bus systems, this location ensures effortless access for clients and staff alike.

We invite you to explore the potential of this elegant space at 2150 S Andrews. **TI allowance by owner** in order to facilitate the build-to-suit process. Contact us today to arrange a private tour and envision your business thriving in this vibrant, well-connected community.

Warm regards,  
Freddy DeCoster







## PROPERTY FEATURES



### OWNER WILL FACILITATE BUILD-TO-SUIT PROCESS

2 Adaptable spaces for **Law Firms**,  
**Medical Practices**, **Commercial Offices**.  
**Available Immediately**



### LEASE PRICE

**\$30 / SqFt**  
**Modified Gross Lease**



### NEARBY AMENITIES

Steps away from vibrant  
**Las Olas Boulevard**, offering  
dining, shopping, and entertainment



### TOTAL RSF - 5,100 SQ FT

**2,700 Office**  
**2,400 Office**



### PARKING SPACES

**84 parking spots available**  
**8 Exclusive spots**



### PUBLIC TRANSPORT

**Bus**, **Tri-Rail** and  
**Brightline** connectivity



### POINTS OF INTEREST

**New Federal Court (In-Construction)**  
**Broward Health Medical Center**



### STRATEGIC LOCATION

In the heart of Fort Lauderdale's rapidly growing semi-industrial corridor, with easy access to major highways as I-95, I-595, Florida's Turnpike and just 3 miles from Fort Lauderdale-Hollywood International Airport (FLL) and 2 miles from Port Everglades





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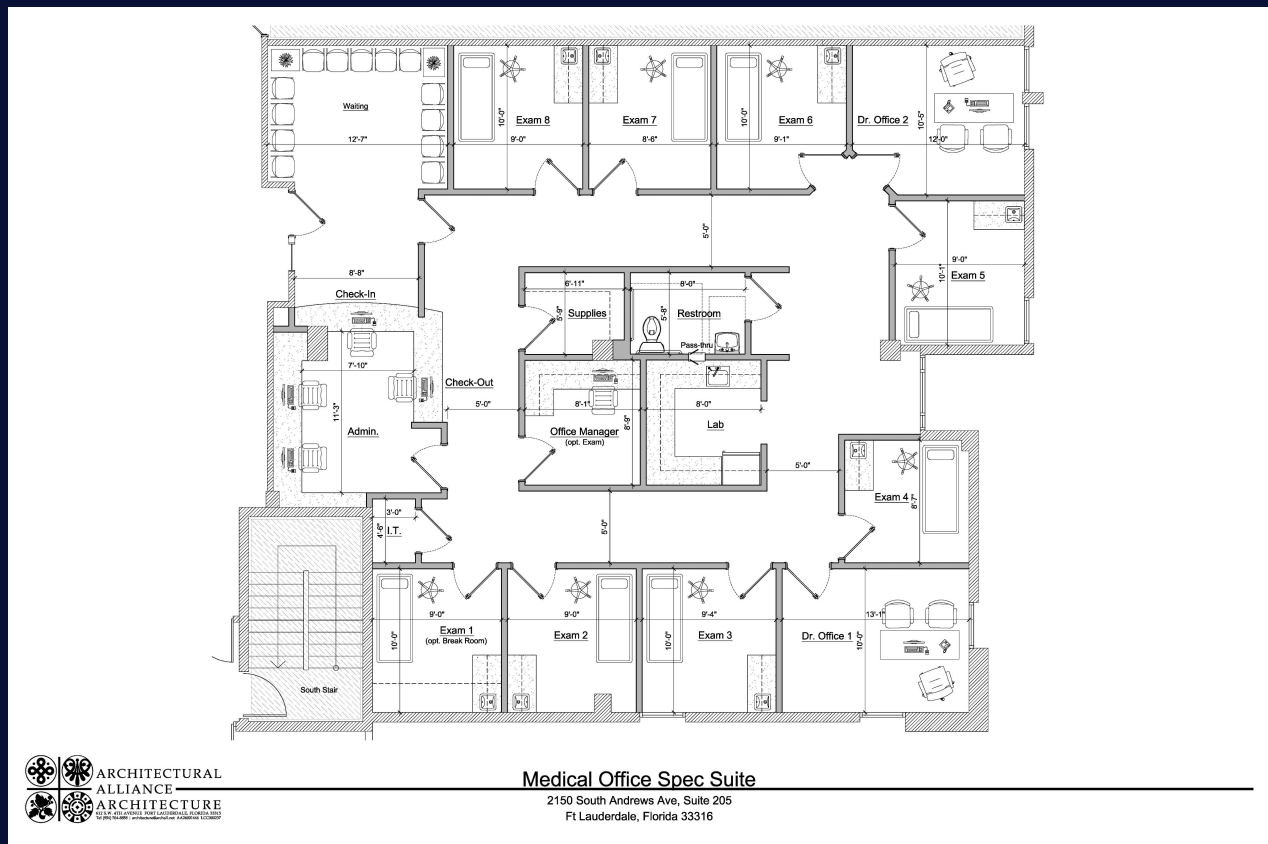
## PROPERTY SHOWCASE





## Flexible Layout

## Medical Office



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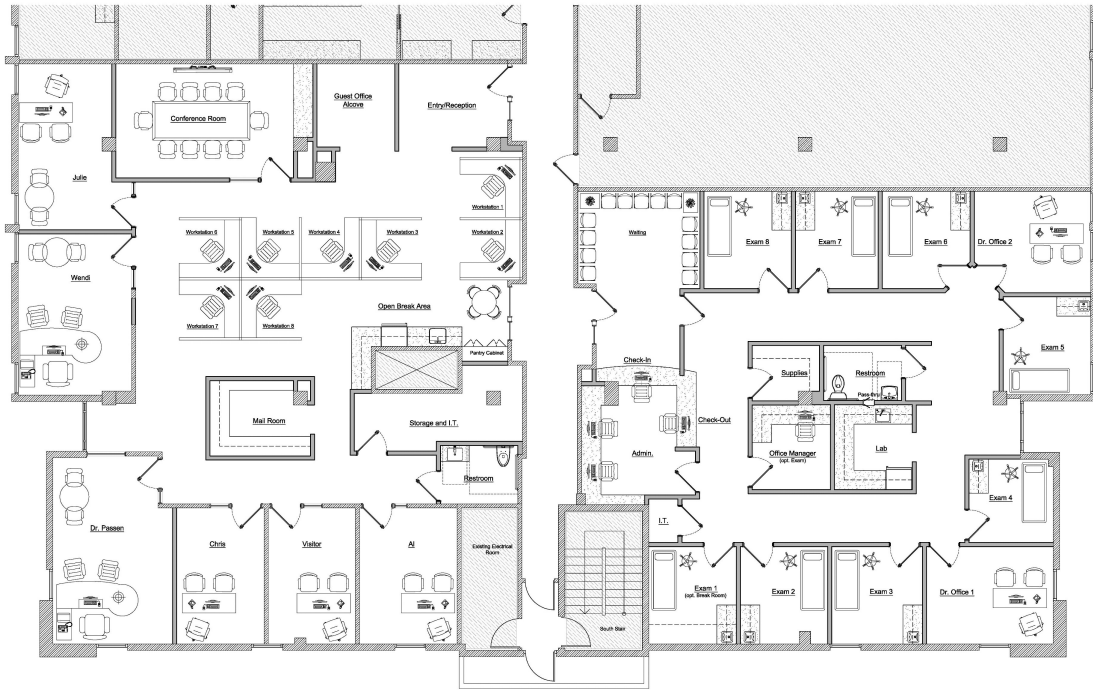


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## Flexible Layout

# Commercial Office



## Contact Us

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