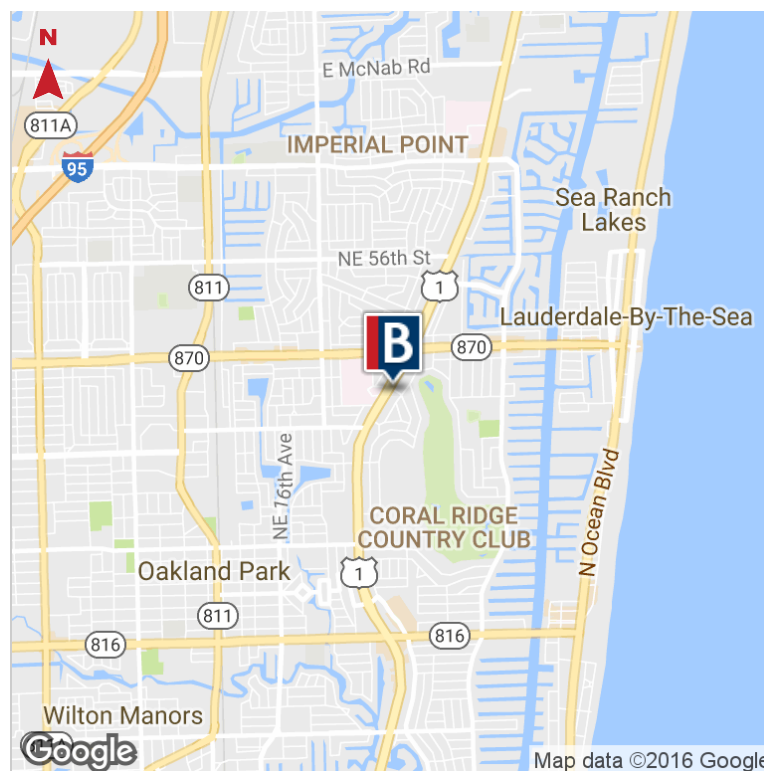




PROPERTY HIGHLIGHTS

- Two suites currently available
- Suite 101 is 1,600 +/- square feet which can be built out to tenant's specifications
- Suite 302 is 1,400 +/- square feet which is currently configured as medical space with exam rooms, waiting room, reception area, physician's office, and restroom. Available immediately.
- Rental rate is \$29.00 per square foot plus electric and janitorial
- Located on North Federal Highway close to Holy Cross Medical Center
- Ample parking, some reserved
- Staff parking at overflow lot a short distance from the property



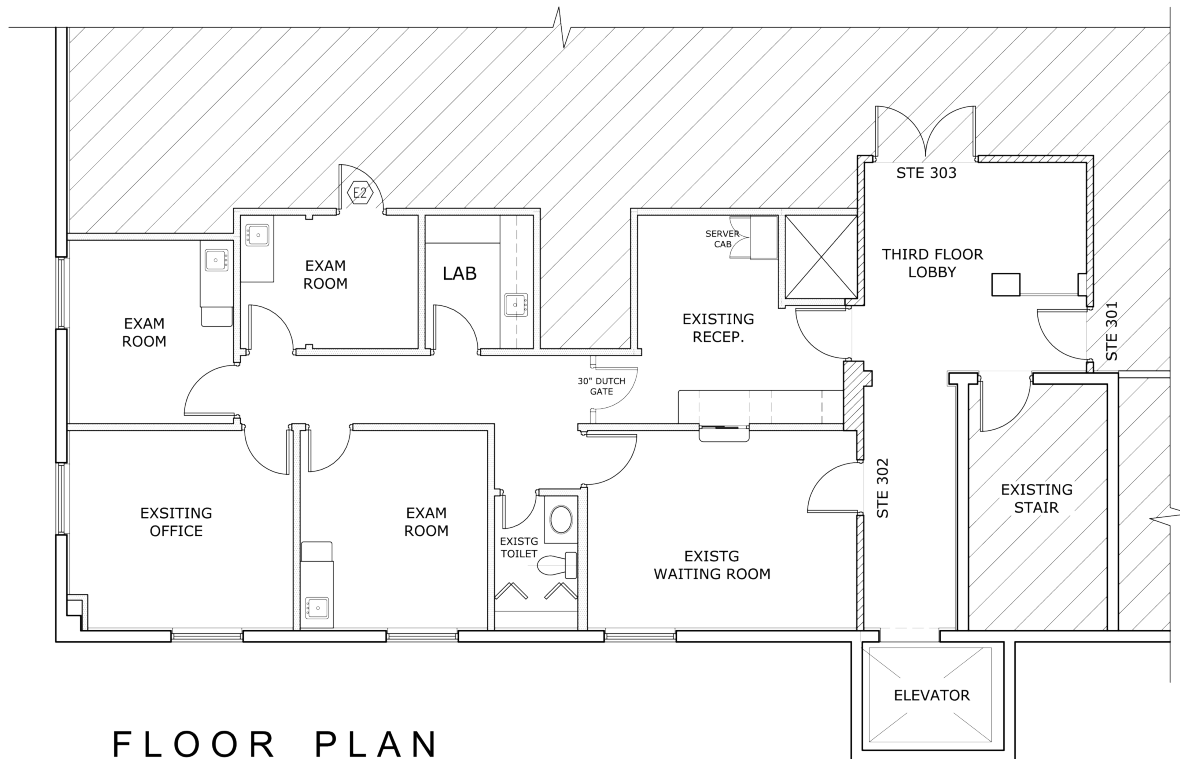


Additional Photos





Floor Plan



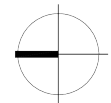
FLOOR PLAN

SUITE # 302

SCALE : 1/4"=1'-0"

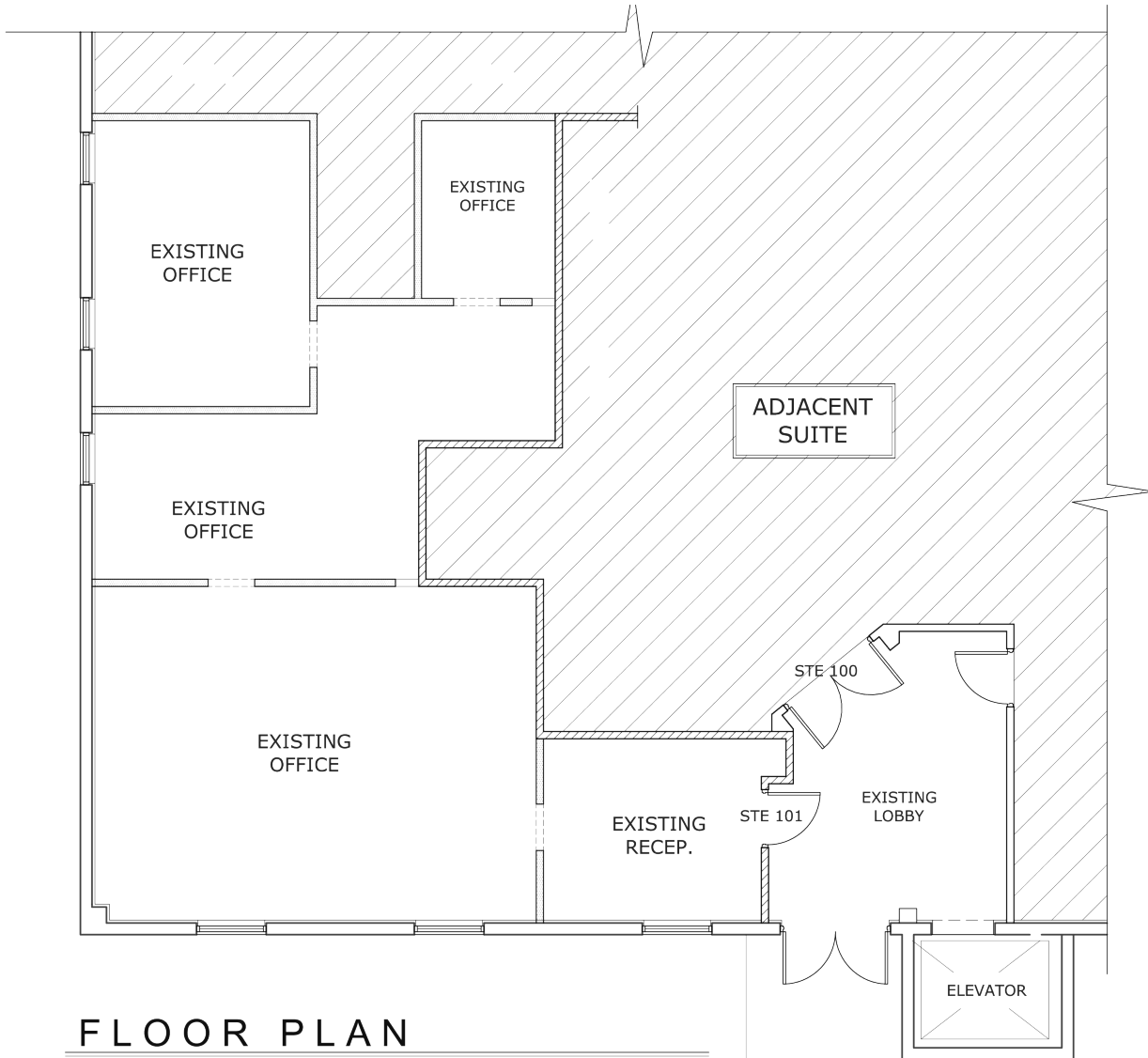
4750 NORTH FEDERAL HWY SUITE 302
FT. LAUDERDALE, FLORIDA

NORTH





Floor Plan



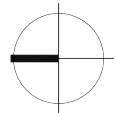
FLOOR PLAN

SUITE # 101

SCALE : 1/4"=1'-0"

4750 NORTH FEDERAL HWY SUITE 101
FT. LAUDERDALE, FLORIDA

NORTH



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