



SIXTY-FOUR HUNDRED

6400 N. ANDREWS AVENUE | FORT LAUDERDALE, FL 33309

CLASS A OFFICE SPACE FOR LEASE



PEBB ENTERPRISES



BLANCA

WELCOME TO YOUR NEW OFFICE

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KEY FACTS AND FIGURES

Building Size	55,140 RBA
Asking Rate	\$23.00 NNN
OPEX	\$15.98 PSF
Available Space	8,593 RSF
Complimentary Surface Parking	4.3/1,000
Building Features	• Excellent Location • Close proximity to I-95 • Walking distance to many restaurants • Adjacent to the Marriott Hotel



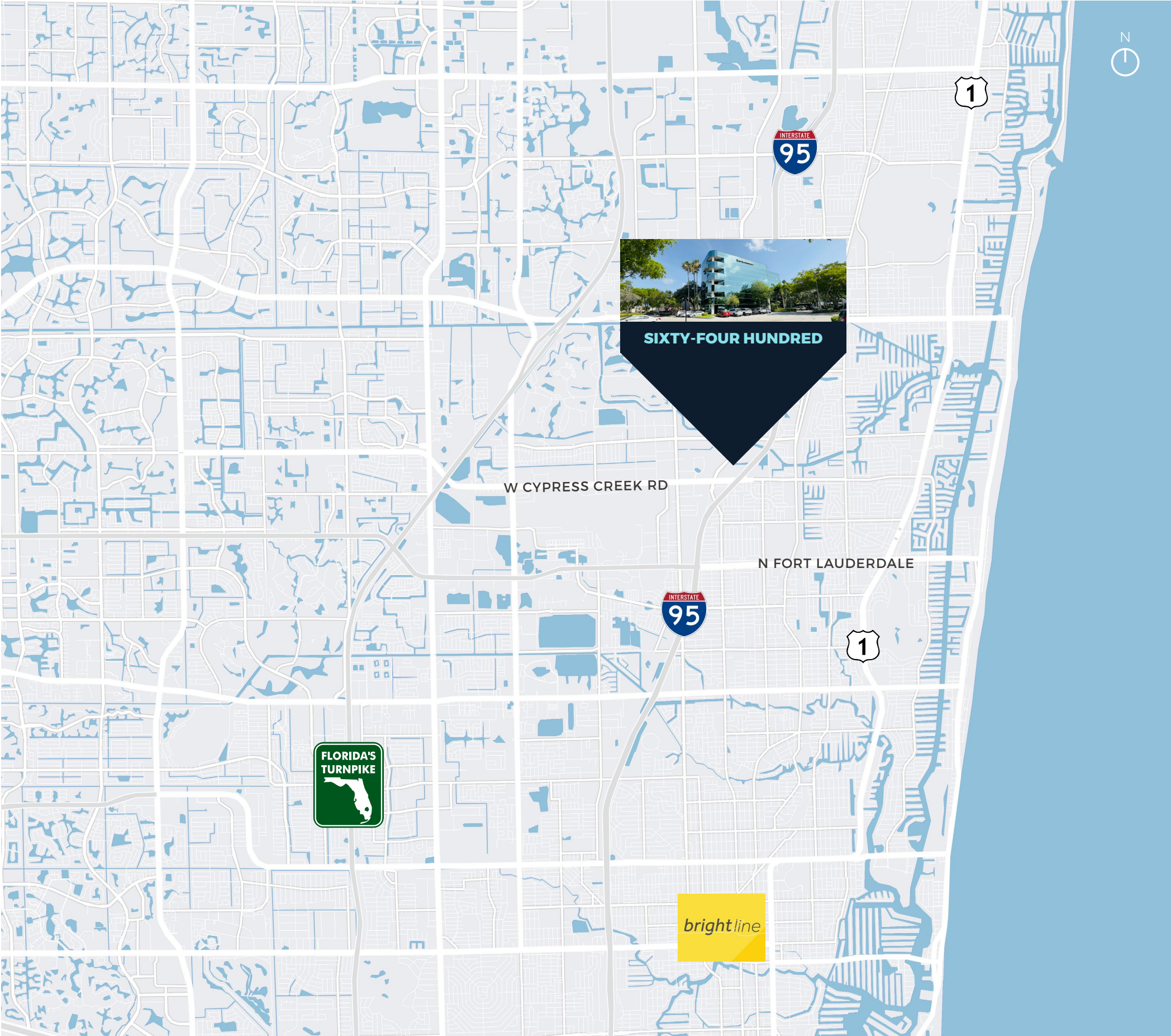
LOCATION

SETTING THE OFFICE
STANDARD IN NORTH
FORT LAUDERDALE.

SIXTY-FOUR HUNDRED is strategically located in Fort Lauderdale, offering premier connectivity to the I-95 and convenient access to an array of dining, retail, and hospitality destinations.

- 2.6 miles to I-95
- 5.5 miles to Florida Turnpike
- 8.6 miles to Brightline Station*
- 4.7 miles to the beach
- 38 miles to Palm Beach Int. Airport
- 11 miles to Ft. Lauderdale-Hollywood Int. Airport

*Brightline is a highspeed train servicing:
Miami — Aventura — Fort Lauderdale — Boca Raton — West Palm Beach — Orlando
(Future Tampa station)



NEIGHBORHOOD

- Dining

1. Five Guys

2. Hooters

3. Tropical Smoothie Cafe

4. Twin Peaks

5. Starbucks

6. Chili's Grill & Bar

7. LongHorn Steakhouse

8. Moonlight Diner

9. Beehive Kitchen

10. Fat Boyz Barbecue Restaurant

11. Mc Donald's

12. The Great Greek Mediterranean Grill

13. Golden Crust Carribean

14. Living Green Cafe

15. La Casita Salvadorena

16. Escargot Bistro

17. Thai Spice

18. Jersey Mikes

19. Wing Plus

20. Chipotle

21. Blaze Pizza
- Coffee/Bakery Shops

1. Lucy's Sweets & Bakery

2. Bagel Snack

3. Carmela Coffee

4. Aroma Joe's Coffee House

5. Amy's French Bakery & Bistro

6. Yeye Jiang Bubble Tea & Bakery

7. Chez Café

8. Le Vinois Bakery

9. The Bread Shop

10. Boston Bagel Café

11. Mainstreet Gourmet Bakery

12. Jet Runway Café

13. Capital Bagel

14. Calusa Coffee Roasters

15. Vaella Coffee & Tea

16. Koko Bakery

17. Chesapeake Bagel Bakery

18. American Coffee Shop
- Grocery

1. Publix Super Market at Pine Aire

2. Dona Raquel Super Market

3. Amigo Food Store

4. Publix Super Market at Pine Lake Plaza

5. By Their Fruits

6. Kwik Stop

7. Publix Super Market at Northridge

8. La Bodega Latina

9. Aldi

10. Publix Super Market at Dixie Crossing

11. Lucky Food Center

12. USA Food Store

13. New Jersey Grocery & Deli
- Shopping

1. Parkway Plaza

2. Cypress Shopping Center

3. Pompano Plaza

4. Shoppes of Corporate Park

5. Cypress Creek Station

6. Northridge Shopping Center
- Pharmacy

1. XRX Pharmacy

2. Walgreens Pharmacy

3. Publix Pharmacy at Northridge

4. PrescriptRX Pharmacy

5. Walgreens Pharmacy

6. Publix Pharmacy at Dixie Crossing

7. Garden Drug & Medical Supply
- Wellness

1. LA Fitness

2. Bodied by the NP Aesthetics & Wellness

3. Reflexions of You Wellness

4. SHIFT Wellness Club

5. Center for Wellness
- Entertainment

1. Circus Bar

2. Escape-topia

3. Bobby's Band House

4. Evolution Escape Rooms

5. Xtreme Action Park
- Hotels

1. Extended Stay America Premier Suites

2. Fort Lauderdale Marriott North

3. The Westin Fort Lauderdale

4. Sheraton Suites at Cypress Creek

5. La Quinta Inn & Suites by Wyndham

6. Extended Stay America Cypress Creek NW

7. Extended Stay America Cypress Creek N

8. Holiday Inn Express & Suites

9. Fort Lauderdale Grand Hotel

10. Best Western
- Residential

1. Cypress Bend Condo II

2. Henderson Summit Apartments

3. Luxury Condos Pompano Beach

4. Amberstone Apartments

5. Treo Apartments



WALKING DISTANCE



FIVE GUYS



LONGHORN STEAKHOUSE



FORT LAUDERDALE MARRIOTT NORTH



JERSEY MIKES



CHIPOTLE



LA FITNESS

AVAILABILITIES

UNLOCK YOUR NEXT SPACE

Uncover versatile leasing solutions at SIXTY-FOUR HUNDRED,
a top-tier office destination in Fort Lauderdale.

AVAILABLE NOW:

Suite 100 - 1,966 SF

Suite 120 - 2,066 SF

Suite 150 - 2,254 SF

Suite 340 - 2,307 SF

Suite 530 - 1,603 SF

07 | SIXTY-FOUR HUNDRED



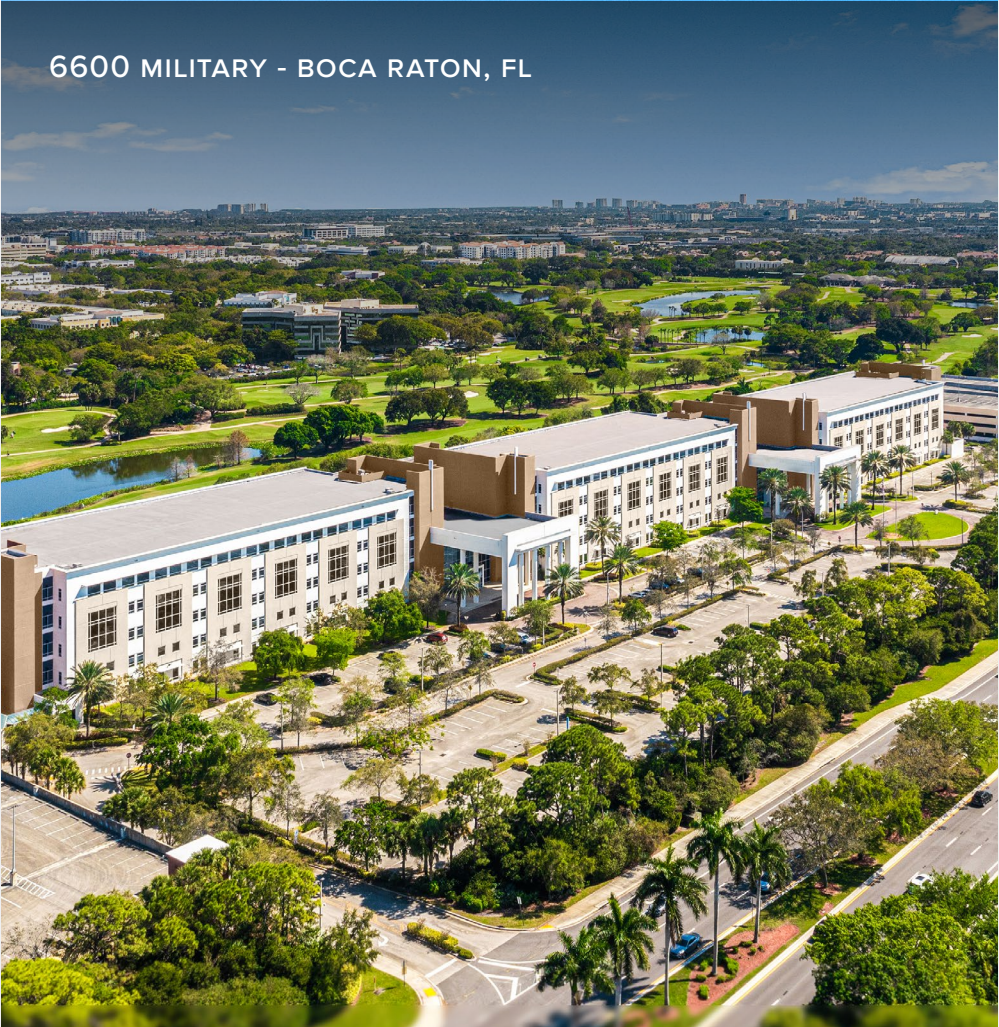
OWNERSHIP

OWNERSHIP YOU
CAN COUNT ON

PEBB Enterprises is a private equity family office and leader in the acquisition and development of commercial open-air retail and suburban office properties.

52
YEARS IN BUSINESS

FAMILY OWNED
PRIVATE EQUITY &
LEADER IN ACQUISITION
& DEVELOPMENT





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