



Listing

1100 NW 54th St Fort Lauderdale, FL 33309



List Price: \$6,500
MLS #: [F10528321](#)
Status: Active
Type: Mixed Use
Prop Class: Commercial/Industrial
County: Broward
Acres: 0.321
Apx Lot Size: 0.3214 acres
Type: Mixed Use
MLS Area: 3540
Zoning: I

Virtual Tour: <https://www.propertypanorama.com/1100-NW-54th-St-Fort-Lauderdale-FL-33309/unbranded>

Legal Description: PROSPECT INDUSTRIAL CENTER 40-38 B LOT 6,7

Remarks: RARE OFFICE + WAREHOUSE SPACE IN PRIME FORT LAUDERDALE LOCATION?1100 NW 54th St – East Bay | 4,148 SF | \$6,500/mo | 12-month minimum lease Near Chase Stadium, Modified Gross lease—landlord pays property taxes, insurance & structural maintenance; tenant pays utilities & interior upkeep only. Features 6 private offices, reception area, 2 baths, kitchenette, warehouse with roll-up door, & enclosed parking inside the secure complex. Separate electric meter and A/C in office areas. Ideal for light industrial, logistics, or professional use seeking a clean, functional space in a central location. Optional Combo Opportunity: 2nd space available — 1120 NW 54th St – West Bay | 6,283 SF | \$12,500/mo Combine both for ~10,400 SF total. Easy to Show. Request Your Private Tour Today!

Directions: Commercial Blvd to NW 12th Ave, turn north (right) to NW 54th St to location on right side

General Information

| | | |
|---|--|------------------------|
| Prop Desc: Mixed Use Office and Warehouse | Jurisdiction: | Trans Type: |
| # Floors: 1 # Offcs: 6 | # Bays: | # Load Doors: 1 |
| Prop Location: Central Business District, Commercial Park, Industrial Park, Near Airport | | |
| Construction: Concrete Block Construction | | |
| Roof Desc: Metal Roof | Flooring: Concrete Floors, Laminate | |
| Column Desc: | | |
| Waterfront: No | | |
| Electric Svc: 110 Volts Power | | |
| Fire Protection: Smoke Alarm | | |
| Parking: 16/Assigned Parking, Guest Parking, Loading Spaces | | |
| Security: Fenced | | |
| Acres Desc: | Prop SqFt: 14,000 | Addition Yr: |
| Ceiling: Exposed | Max Ceiling Ht: | Int Ceiling Ht: |
| Eave Ht: | Door Ht: Door Ht 10-12' | Dock Ht: |
| Improve Ht: 1 Story | Occupancy %: | Miles to Bch: |
| Miles to Exprs: | # Tenants: | # Meters: 1 |

Additional Information

| <u>Unit Type</u> | <u># Units</u> | <u># Baths</u> | <u>Furnished</u> | <u>Rent A</u> | <u>Period</u> | <u>Rent B</u> | <u>Period</u> |
|------------------|----------------|----------------|------------------|---------------|---------------|---------------|---------------|
| Suites | 2 | | No | | | | Annual |

Meeting Rooms

Tenant Pays: A/C & Heating Maintenance, Interior Electric, Inside Insurance, Other Tenant Pays, Sales Tax, Water

Road Frontage: City
CAM Includes: None

Rail Desc:

CAM Amount: **Reimb SF Amt:** **Lse SqFt:** 4,148

Lease Term: Annual Lease
Misc Info: Exterior Lighting, Fenced Area, Handicap Accessible, Kitchen Facilities, Truck/Loading Dock, Private Restrooms, Reception Area

Heating: Central Building A/C
Cooling: Central Building A/C
Water: Public Water

Sewer: Public Sanitation

Financial Information

Taxes: \$7,606/2015

Customer Full

10/28/2025 10:06:12 AM

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