



This Fort Lauderdale building occupies a site bordered by highway US 1 on the west and a residential neighborhood on the east.

The client is a consortium of medical professionals who are also tenants occupying 80% of the rentable space. Their interest was in maximizing the income potential of the site to the extent that on grade parking would permit.

**The clients' medical practices all deal with seriously ill people and the concept of the building attempts to deal with that by creating a protected yet open environment.**

The structure fills the site perimeter. The rental space area is determined by factoring available parking against the allowable office area per parking space. The balance of the 2nd level floor area is left open to provide light and air to the 1st level parking.

