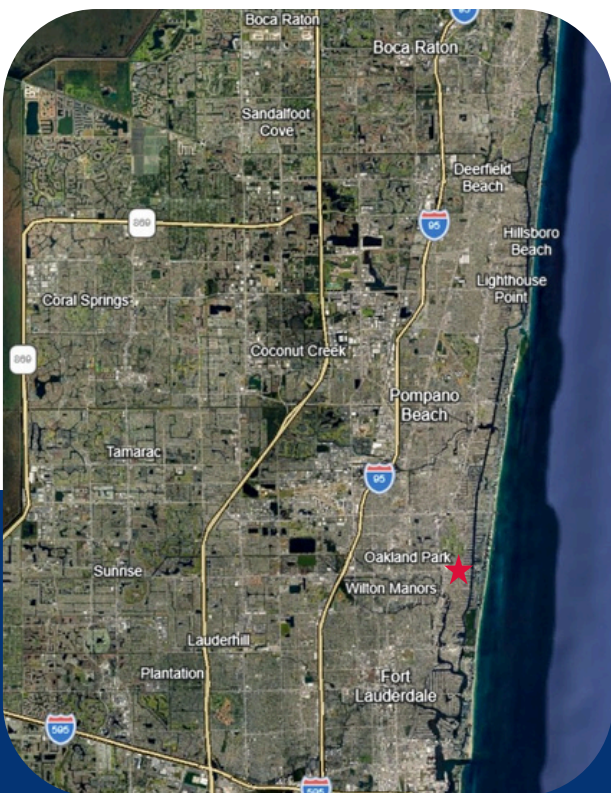




FREESTANDING OFFICE SPACE FOR LEASE

\$35/SF
NNN



Position your brand at the heart of Oakland Park's premier live-work-play destination.

Situated at 3201 North Federal Highway, this three-story property features exceptional opportunities within the vibrant Oaklyn campus.

Designed to attract both steady local foot traffic and passing regional commuters, it delivers maximum visibility alongside a built-in customer base, of 439 luxury apartments.

Elevate your business in a modern office space, strategically located above premium ground floor retail, and next door to a medical focused building. Benefit from exceptional exposure at one of Broward County's busiest intersections, with traffic counts exceeding 100,000 vehicles per day.

1 MILE TO THE BEACH

100,000 VEHICLES PER DAY

2 MILES TO I-95

145,000 POPULATION

4 MILES TO LAS OLAS

\$118K AVG HH INCOME

9 MILES TO FLL AIRPORT

980+ PARKING SPACES



HIGH VISIBILITY

2ND BUSIEST INTERSECTION
IN BROWARD COUNTY

IMMEDIATE ACCESS TO
RESIDENTS OF 439 LUXURY
APARTMENTS & 150,000 SF OF
OFFICE/RETAIL/MEDICAL

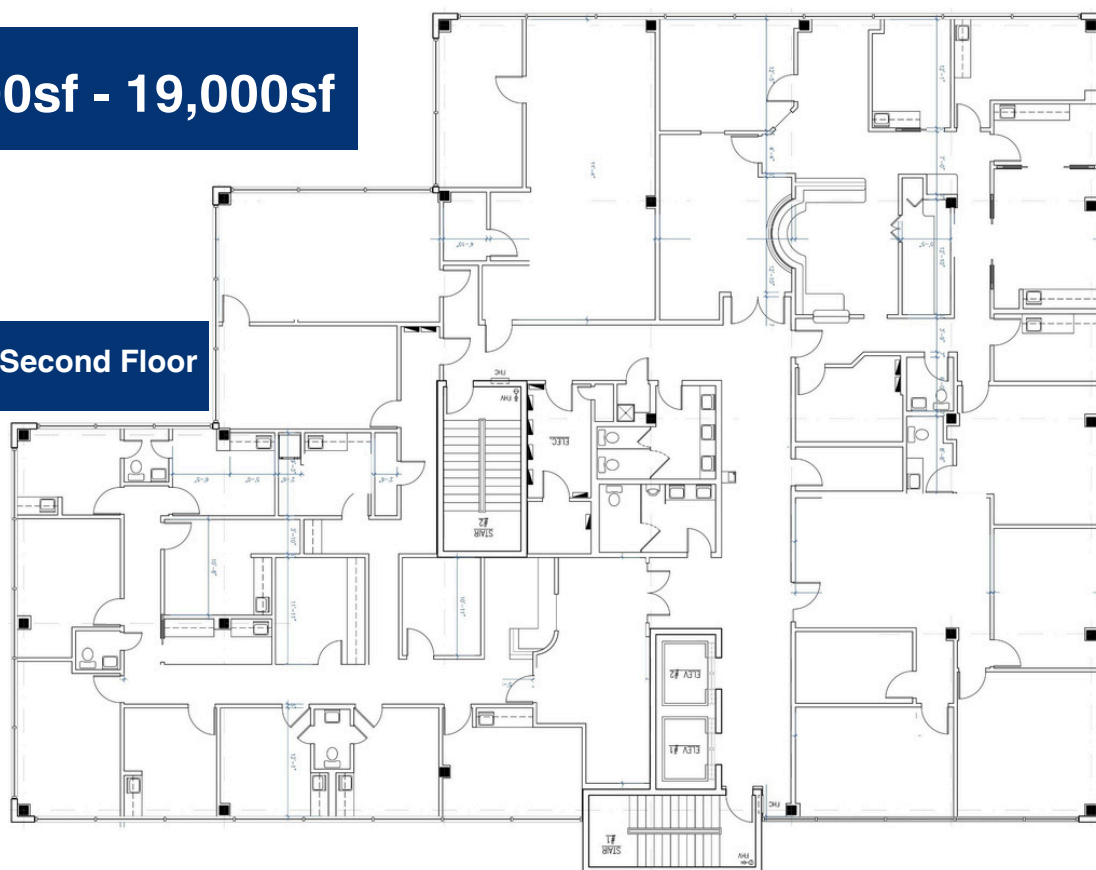
OVER 980 PARKING SPACES
TWO PARKING GARAGES AND
SURFACE-LEVEL LOTS



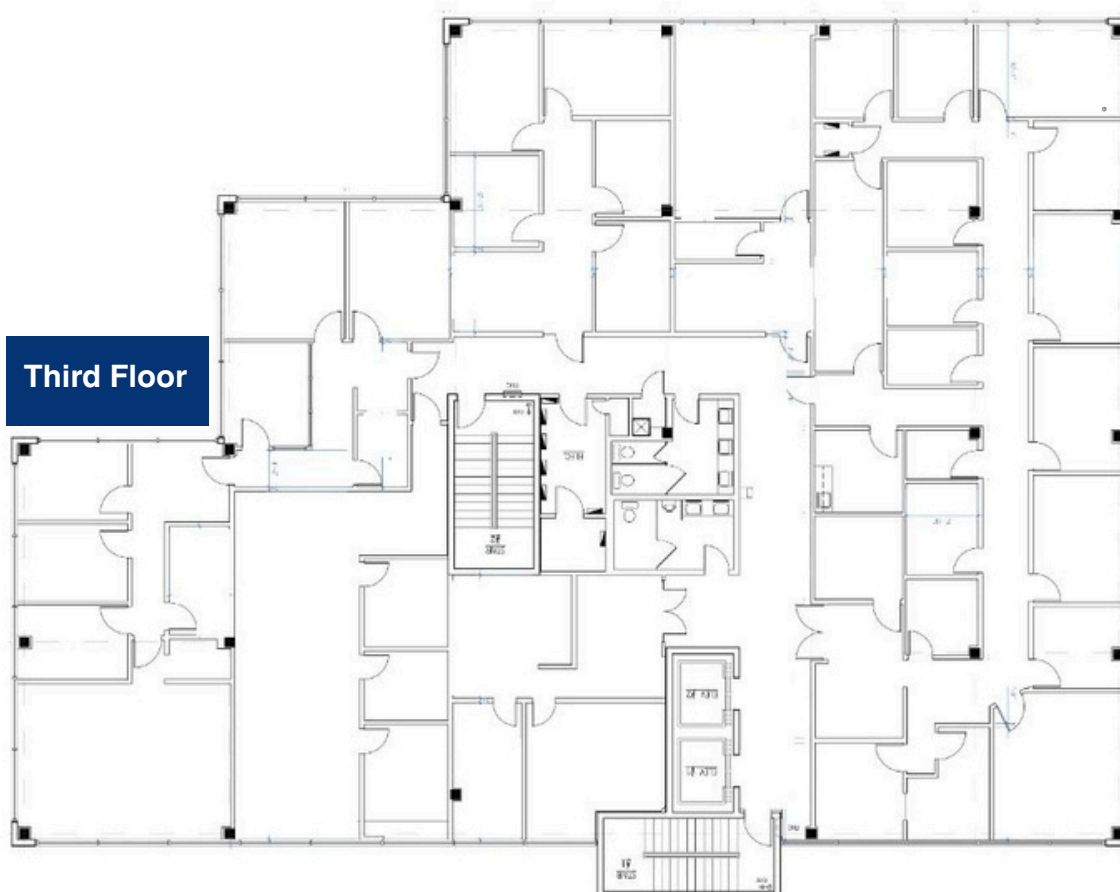
WILLIAM CABRERA 954.820.5061
WILLC@LEVELREALTY.COM

9,500sf - 19,000sf

Second Floor



Third Floor



WILLIAM CABRERA 954.820.5061
WILLC@LEVELREALTY.COM