

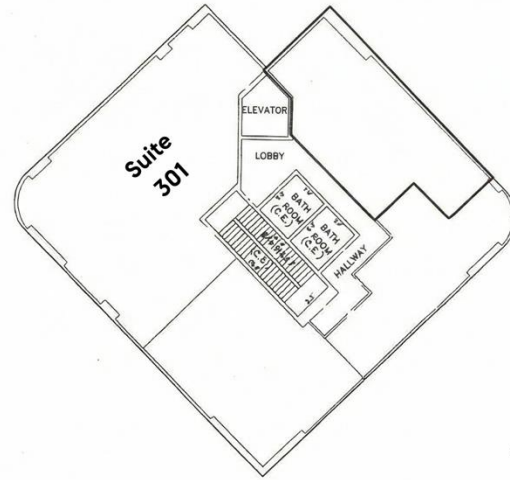
INTERSTATE II

1640

1640 W Oakland Park Blvd

Condo Office

For Sale



## EXECUTIVE SUMMARY

Polaris Advisors is pleased to offer the opportunity to acquire a fully furnished, turnkey office condominium in a well-maintained professional building located just one minute from I-95. The suite offers a bright, flexible layout suitable for a wide range of professional uses, with all-inclusive HOA/CAM fees that provide strong cost predictability. Featuring 24/7 access, reserved covered parking, ample guest parking, and a central Broward location, this property is ideal for owner-users seeking a low-overhead, move-in-ready office or investors looking for a stable asset in a proven corridor.

1,994 SF

TOTAL SF

1,682 SF

USABLE SF

5.00 / 1000

PARKING RATIO

2 Covered Space

PARKING INCLUDED

1984 / 2006

YEAR BUILT / EFFECTIVE YEAR

B

Building Class

# Market Overview – Fort Lauderdale, FL

Fort Lauderdale is one of South Florida’s most dynamic and rapidly evolving commercial real estate markets, driven by strong population growth, sustained in-migration, and continued business expansion. The city benefits from its position as a regional hub between Miami and Palm Beach, offering a balanced mix of urban density, waterfront lifestyle, and business-friendly infrastructure. Fort Lauderdale-Hollywood International Airport (FLL), Port Everglades, and direct access to I-95, I-595, and the Florida Turnpike provide exceptional regional, national, and international connectivity.

The market has seen significant investment across office, residential, hospitality, and mixed-use development, particularly in Downtown Fort Lauderdale, Flagler Village, and along major east-west corridors. Limited land availability and rising construction costs have constrained new supply, supporting long-term asset values and rent stability across property types.

As companies continue relocating to South Florida and hybrid work patterns persist, Fort Lauderdale has emerged as a compelling alternative to Miami’s core markets—providing modern space, accessibility, and a high quality of life at a lower operating cost. This positions the city as a durable, growth-oriented market with broad appeal to investors, owner-users, and institutional capital.



## Fort Lauderdale CCD, FL Geography: County Subdivision

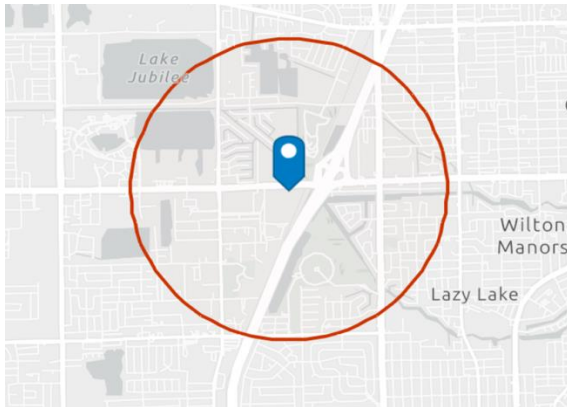
<b>322,109</b>	<b>145,538</b>	<b>2.19</b>	<b>43.8</b>	<b>\$79,030</b>	<b>\$539,509</b>	<b>105</b>	<b>52</b>	<b>78</b>
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

# Submarket Overview

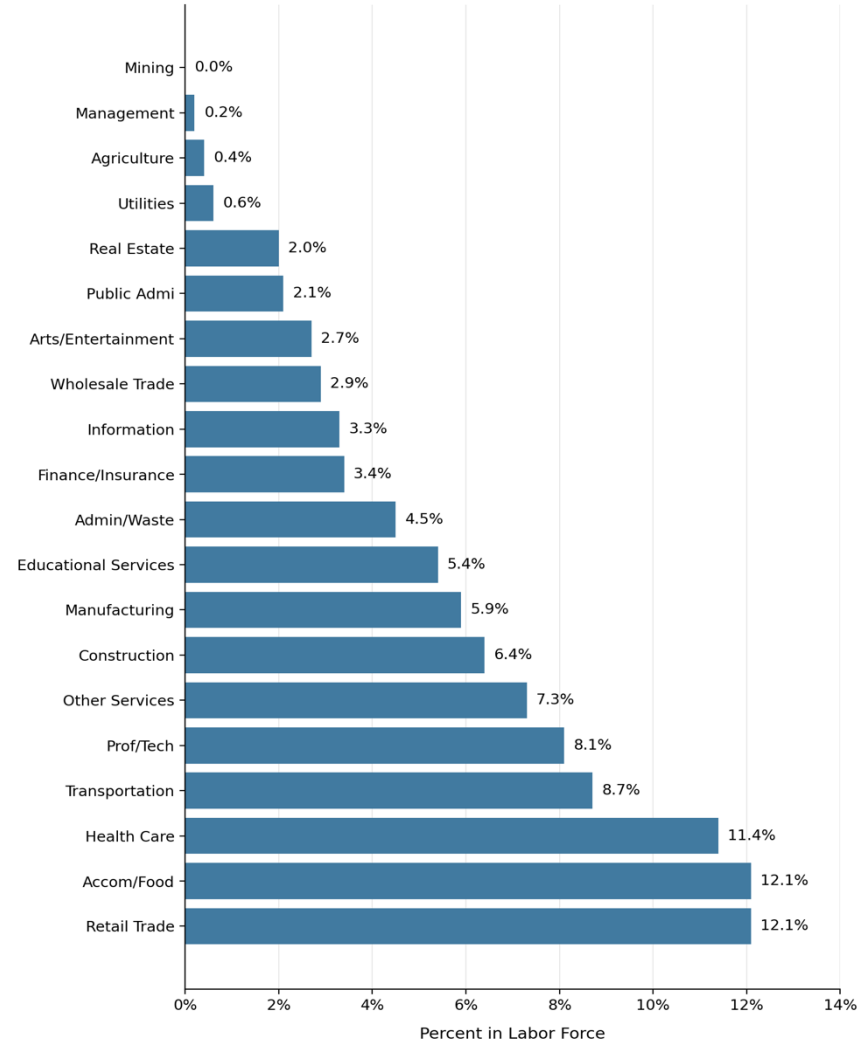
The W Oakland Park Blvd corridor is a core Central Broward office submarket, defined by exceptional accessibility, regional connectivity, and proximity to Fort Lauderdale Executive Airport (FXE). Anchored by immediate access to I-95, it allows businesses to efficiently reach Fort Lauderdale, Oakland Park, western Broward, and regional air travel via FXE. The area offers a highly functional alternative to Downtown Fort Lauderdale, delivering similar access without CBD costs or congestion. Limited new office supply further supports long-term stability and demand.

## Key Submarket Characteristics

- Immediate access to I-95 and strong east-west connectivity
- Located on a high-traffic commercial corridor with strong visibility
- Serves Central Broward including Fort Lauderdale, Oakland Park, and Plantation
- Cost-effective alternative to Downtown Fort Lauderdale office space
- Supported by limited new office development in the county
- Ideal for owner-users and small professional firms



## Labor Force by Industry



# Demographics Report

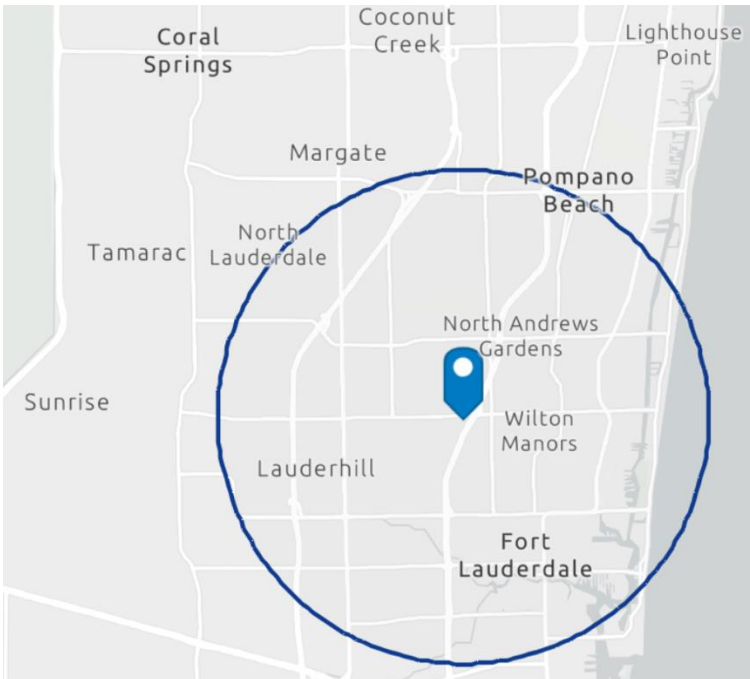
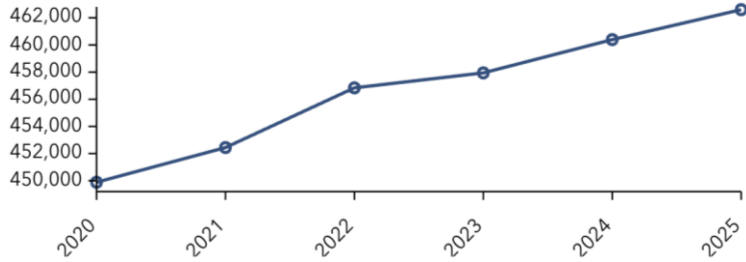
## Demographic and Income Profile

1640 W Oakland Park Blvd, Oakland Park, Florida, 33311



Ring: 5 mile radius

Historical Trends: Population



Summary	Census 2020	2025	2030
Total Population	448,846	462,598	474,936
Total Households	187,711	197,948	206,085
Family Households	106,333	110,413	114,894
Average Household Size	2.37	2.31	2.28
Owner Occupied Housing Units	97,708	104,887	111,575
Renter Occupied Housing Units	90,003	93,061	94,510
Median Age	41.4	42.2	43.3

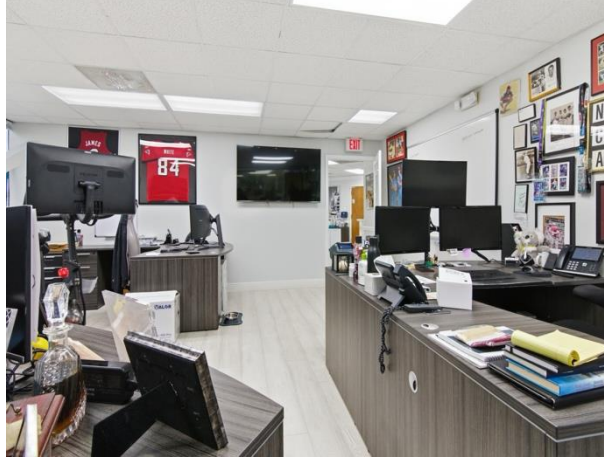
Trends 2025 - 2030	Area	State	National
Population	0.5%	1.1%	0.4%
Households	0.8%	1.3%	0.6%
Family Population	0.8%	1.3%	0.5%
Owner Occupied Housing Units	1.2%	1.8%	0.0%
Median Household Income	3.2%	2.9%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	23,692	5.3%	23,359	5.0%	23,273	4.9%
5-9	23,982	5.3%	23,973	5.2%	22,607	4.8%
10-14	24,989	5.6%	23,744	5.1%	24,022	5.1%
15-19	23,417	5.2%	24,478	5.3%	23,551	5.0%
20-24	23,960	5.3%	26,365	5.7%	28,507	6.0%
25-29	30,752	6.8%	28,947	6.3%	31,743	6.7%
30-34	34,073	7.6%	32,989	7.1%	29,699	6.3%
35-39	31,528	7.0%	33,405	7.2%	32,211	6.8%
40-44	28,015	6.2%	31,749	6.9%	33,326	7.0%
45-49	28,405	6.3%	28,324	6.1%	31,993	6.7%
50-54	31,394	7.0%	29,690	6.4%	29,112	6.1%
55-59	34,365	7.7%	30,745	6.7%	29,060	6.1%
60-64	31,643	7.0%	32,578	7.0%	29,599	6.2%
65-69	25,865	5.8%	29,399	6.4%	30,736	6.5%
70-74	20,423	4.5%	23,702	5.1%	27,261	5.7%
75-79	14,009	3.1%	17,929	3.9%	21,195	4.5%
80-84	9,024	2.0%	11,204	2.4%	14,617	3.1%
Age 85+	9,310	2.1%	10,019	2.2%	12,423	2.6%

# Additional Photos

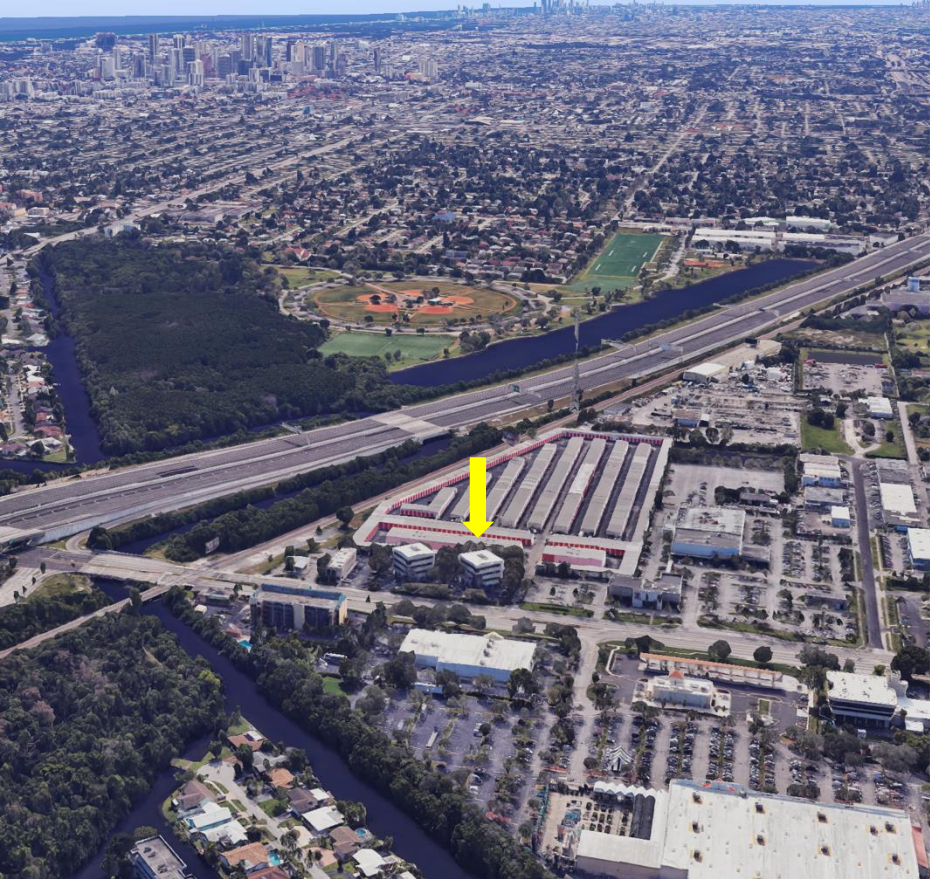


# Additional Photos



# Aerial Photos

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