

## **PROPERTY DESCRIPTION**

Prime East Fort Lauderdale location! This 850 SF endcap office space is conveniently situated just off Oakland Park Blvd, behind the popular Goldberg's Deli and facing NE 27th Ave—perfectly positioned between Federal Hwy and the Intracoastal bridge.

The suite is currently built out with a reception area, three private offices, and a break room that can easily be converted into a fourth office. The space is equipped with central A/C and includes parking directly in front of the unit, along with additional parking available in a large adjacent lot.

Ideal for professional or service-oriented office users seeking a well-located, move-in-ready space in the heart of East Fort Lauderdale.



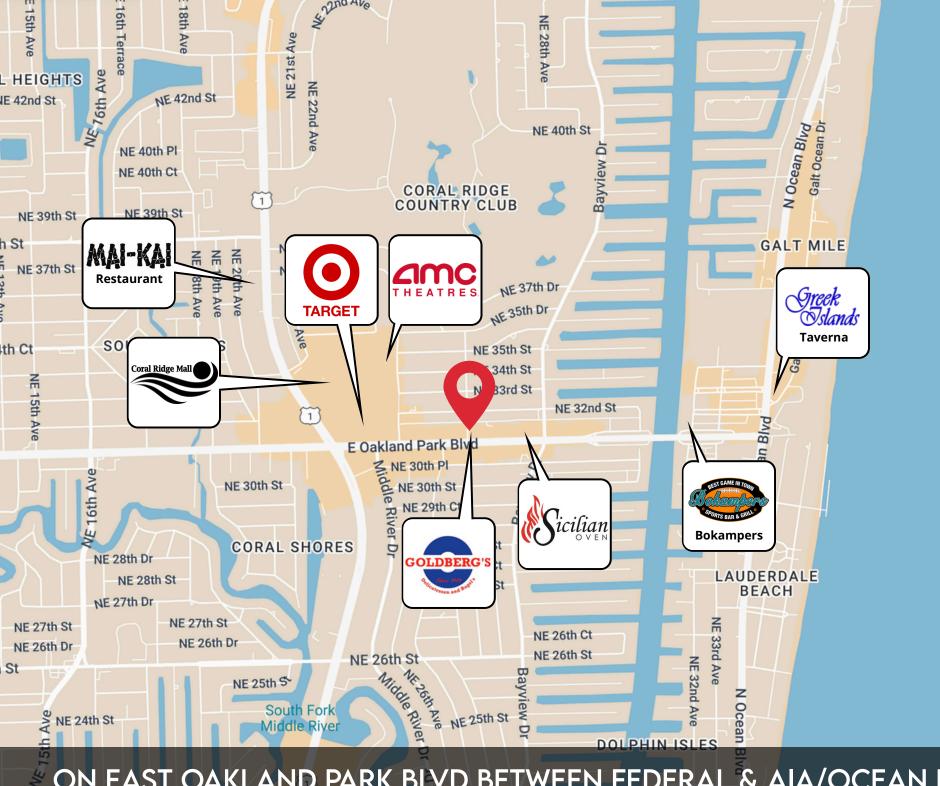
## **PROPERTY HIGHLIGHTS**

- Can be used either as three (3) offices plus break room, or as four (4) offices
- East of Federal off Oakland Park Blvd near the beach
- Central AC
- Ample parking

## **OFFERING SUMMARY**

Base Rent:	\$25.50 SF/yr + NNN		
NNN:	Estimated \$6.80/Sq.Ft		
Available SF:	850 SF		

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	11,430	62,462	133,958
Total Population	20,463	123,313	280,813
Average HH Income	\$126,857	\$108,866	\$101,541

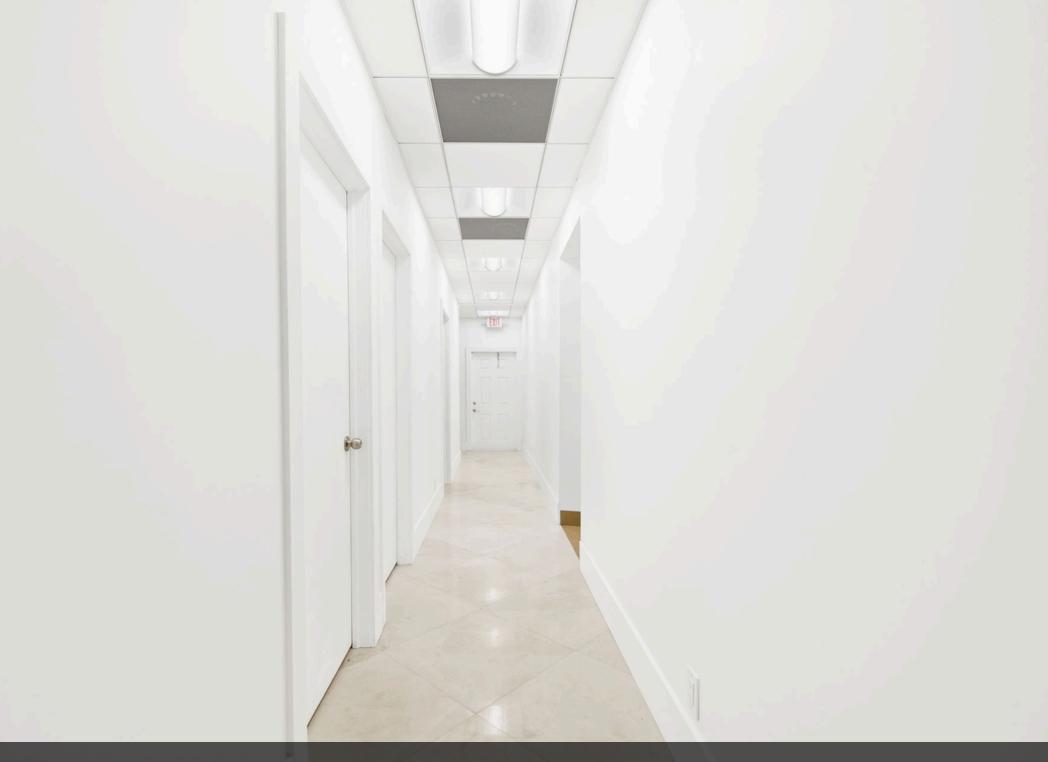


ON EAST OAKLAND PARK BLVD BETWEEN FEDERAL & AIA/OCEAN BLVD



FRONT RECEPTION WITH GREAT NATURAL LIGHTING





















OVERFLOW PARKING LOT

