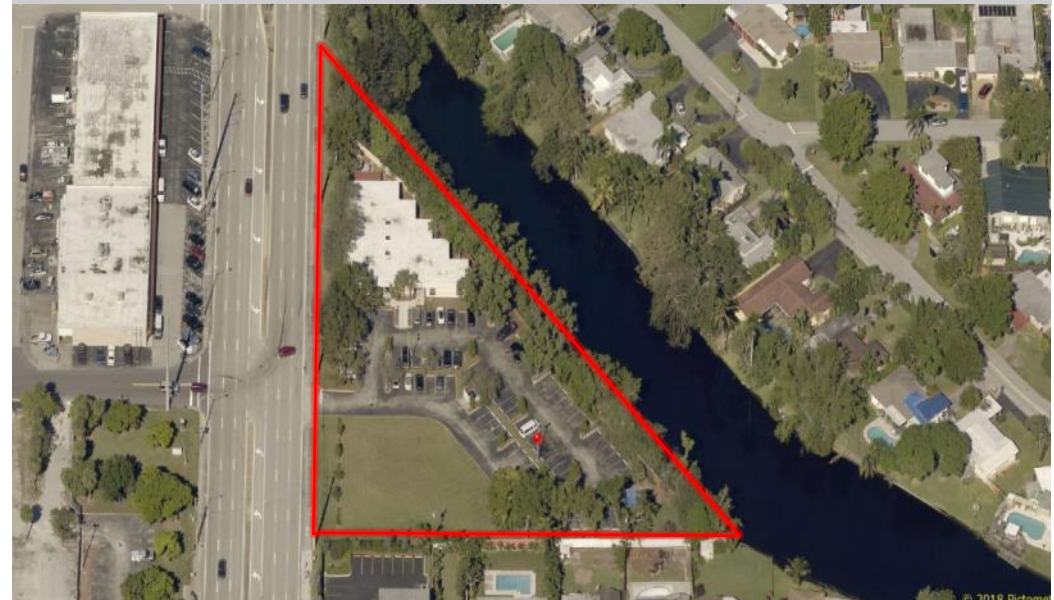


3520 & 3550 Powerline Road, Oakland Park, FL 33309



- ◆ +/- 7,017 Square Foot Professional Office Building
- ◆ Incredible Parking: 86 Striped Spots, 12 per 1,000
- ◆ Divisible: 2 Entrances, Separate Reception Areas
- ◆ 2 Folios, Site Can Be Divided and Redeveloped
- ◆ +/- 83,756 Sq. Ft. of Land; +/- 1.93 Acres
- ◆ New High End Retail Development Across Powerline Road
- ◆ East Oakland Park Location; 2 miles to Wilton Manors
- ◆ Beautifully Landscaped, Little River Waterfront Site
- ◆ Excellent Condition, Newer Roof & AC Systems
- ◆ Minutes to Turnpike, Downtown Ft. Lauderdale
- ◆ Just Off I-95 / Oakland Park Blvd. Interchange
- ◆ High End Finishes: Marble & Wood Flooring
- ◆ Folios 4942 22 47 0010 & 4942 22 47 0011

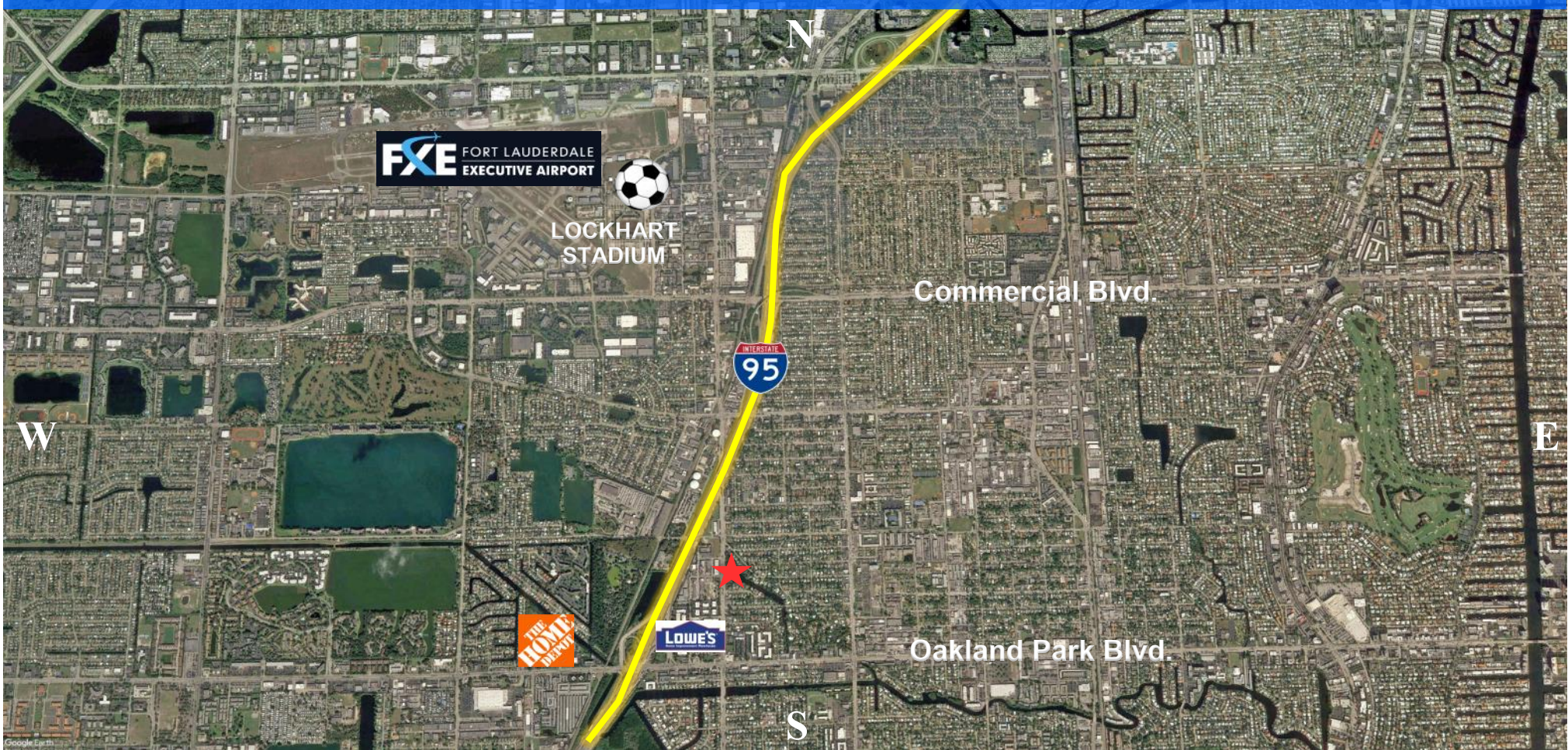
BUY @ \$3,000,000 OR LEASE @ \$14.00 psf NNN



Exclusively Listed By:

ICRE
Infinity Commercial Real Estate

Ted Konigsberg SIOR
(305) 947-9514
Ted@Infinitycommercial.net
www.realcommercialproperties.com



Distances

- ◆ Fort Lauderdale Executive Airport (FXE): 3 miles
- ◆ Fort Lauderdale-Hollywood Int. Airport: 11 miles
- ◆ Miami International Airport (MIA): 31 miles
- ◆ Downtown Ft. Lauderdale: 7 miles
- ◆ Port Everglades: 10 miles
- ◆ Florida Turnpike: 5 miles
- ◆ Port of Miami: 32 miles
- ◆ Wilton Manors: 2 miles
- ◆ I-595: 6 miles
- ◆ I-75: 18 miles



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR LEASE OR SALE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE.

FLOOR PLAN



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. THE FLOOR PLAN ABOVE IS NOT TO SCALE, AND HAS NOT BEEN VERIFIED FOR ACCURACY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR LEASE OR SALE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE.

PROPERTY ADDRESS: 3460 N.W. 80, AVENUE, OAKLAND PARK, FLORIDA 33038
 LEGAL DESCRIPTION: PARCEL 'A', 80, AVENUE-RIVERSIDE PLAT, AS RECORDED IN PLAT BOOK 136, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS THAT PORTION OF PARCEL 'A', 80, AVENUE-RIVERSIDE PLAT, AS RECORDED IN PLAT BOOK 136, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 0°54'18" WEST ALONG THE WEST LINE OF SAID PARCEL 'A', A DISTANCE OF 141.01 FEET; THENCE NORTH 89°21'22" EAST, A DISTANCE OF 81.80 FEET; THENCE NORTH 0°28'42" EAST, A DISTANCE OF 30.88 FEET; THENCE NORTH 87°29'11" EAST, A DISTANCE OF 86.80 FEET; THENCE SOUTH 38°02'42" EAST, A DISTANCE OF 64.80 FEET; THENCE NORTH 81°58'18" EAST, A DISTANCE OF 77.80 FEET TO THE NORTHEASTERLY LINE OF SAID PARCEL 'A'; THENCE SOUTH 38°22'53" EAST ALONG SAID LINE, A DISTANCE OF 136.71 FEET; THENCE SOUTH 44°01'52" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 'A', A DISTANCE OF 82.88 FEET; THENCE SOUTH 88°29'04" EAST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 'A', A DISTANCE OF 46.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 87°32'29" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 384.02 FEET TO THE POINT OF BEGINNING SOUTH.

7210 S.W. 138th COURT,
 MIAMI, FLORIDA 33183

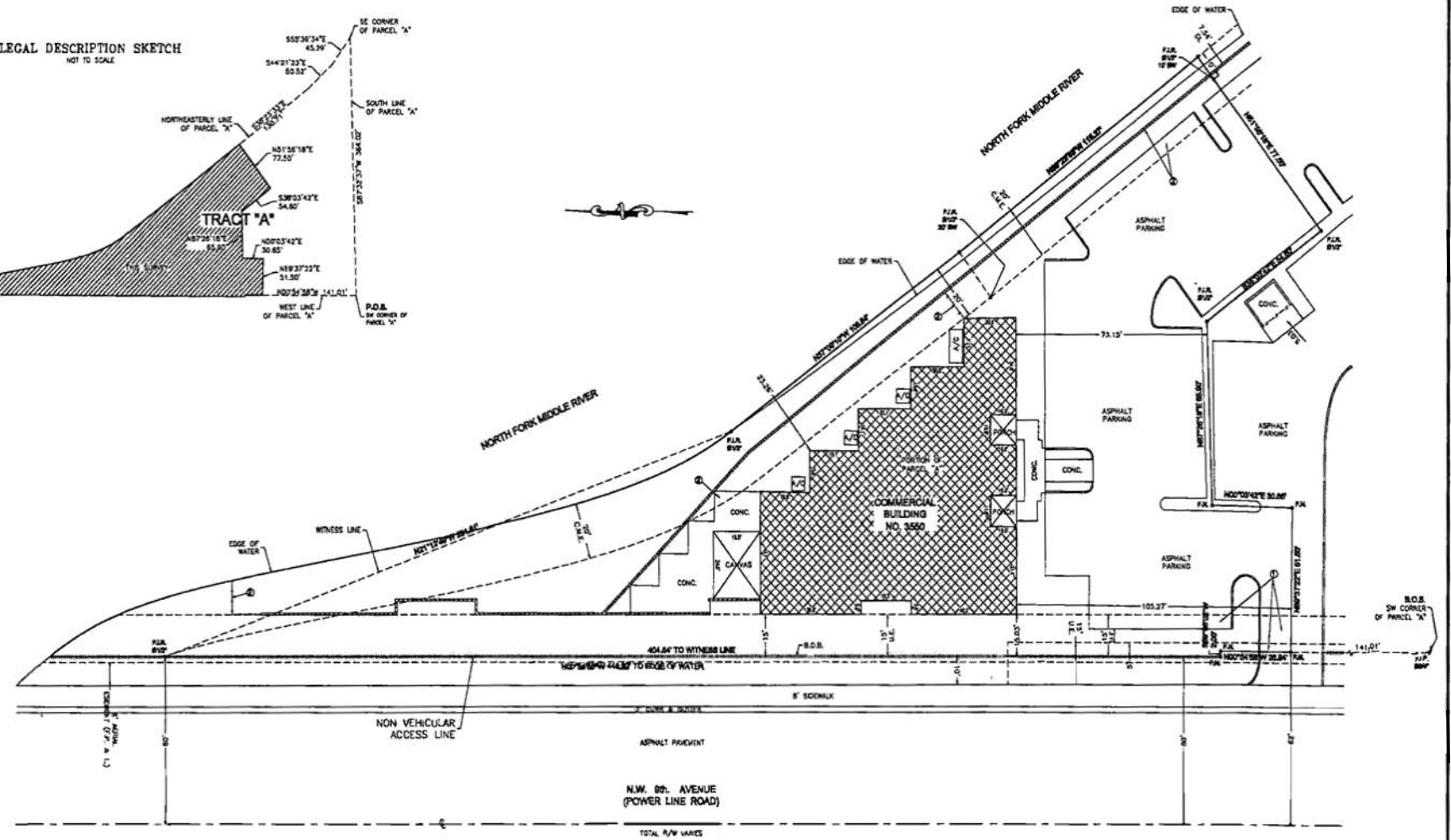
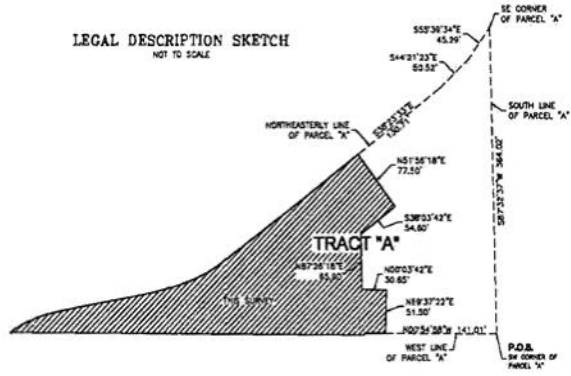
ANIANO J. GARCIA, PLSM.
 LAND SURVEYOR & PLANNER

Ph: (305) 856-4468 & (305) 969-2824
 Fax: (305) 856-4469 & (305) 969-1054

RECORD SURVEY

SCALE 1" = 20'

LEGAL DESCRIPTION SKETCH
 NOT TO SCALE



BCPA Folio 4942 22 47 0011
7,017 Building Square Feet
39,426 Land Square Feet

LEGEND AND ABBREVIATIONS

| | | | |
|--|--|--|--|
| 1. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 11. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 21. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 31. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 2. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 12. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 22. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 32. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 3. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 13. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 23. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 33. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 4. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 14. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 24. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 34. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 5. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 15. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 25. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 35. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 6. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 16. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 26. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 36. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 7. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 17. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 27. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 37. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 8. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 18. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 28. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 38. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 9. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 19. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 29. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 39. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |
| 10. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 20. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 30. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. | 40. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. |

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY
 REVISION ON 10-20-87 THE FLOOD DEPOSITED PROPERTY IS SHOWN WITH
 ZONE AS SHOWN FLOOD ELEVATION 2' COMMUNITY NUMBER 138050
 PANEL NUMBER 0306

DATE OF FIELD WORK 06-15-2005
 ELEVATION ON 141.01'
 REVISION ON

TITLE NOTES
 THIS SURVEY DOES NOT REFLECT ANY RECORDS OR ENCUMBRANCES
 OF THE SUBJECT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDS
 ENCUMBRANCES IF ANY AFFECTING THE PROPERTY THIS SURVEY IS SUBJECT TO DISCREPANCY
 THIS SURVEY IS SUBJECT TO DISCREPANCY IF ANY AFFECTING THE PROPERTY THIS SURVEY IS SUBJECT TO DISCREPANCY
 THIS SURVEY IS SUBJECT TO DISCREPANCY IF ANY AFFECTING THE PROPERTY THIS SURVEY IS SUBJECT TO DISCREPANCY

IDENTIFIED FOR
 DAVID A. WOLFE, P.A.
 ATTORNEY'S TITLE INSURANCE FUND, INC.

ORDER NO. 05-1107

PROPERTY ADDRESS: 3550 N.W. 9th Avenue, Oakland Park, Florida 33309
 LEGAL DESCRIPTION: THAT PORTION OF PARCEL 'A', 9th AVENUE-RIVERSIDE PLAT, AS RECORDED IN PLAT BOOK 126, AT PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 'A'; THENCE NORTH 0°54'58" WEST ALONG THE WEST LINE OF SAID PARCEL 'A', A DISTANCE OF 141.01 FEET; THENCE NORTH 89°37'22" EAST, A DISTANCE OF 51.50 FEET; THENCE NORTH 0°03'42" EAST, A DISTANCE OF 30.65 FEET; THENCE NORTH 87°26'10" EAST, A DISTANCE OF 65.90 FEET; THENCE SOUTH 89°03'42" EAST, A DISTANCE OF 54.60 FEET; THENCE NORTH 51°56'10" EAST, A DISTANCE OF 77.50 FEET TO THE NORTHEASTLY LINE OF SAID PARCEL 'A'; THENCE SOUTH 38°23'33" EAST ALONG SAID LINE, A DISTANCE OF 130.71 FEET; THENCE SOUTH 44°12'28" EAST, ALONG THE NORTHEASTLY LINE OF SAID PARCEL 'A', A DISTANCE OF 50.52 FEET; THENCE SOUTH 55°39'34" EAST, ALONG THE NORTHEASTLY LINE OF SAID PARCEL 'A', A DISTANCE OF 45.29 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 'A'; THENCE SOUTH 87°32'37" WEST, ALONG THE SOUTH LINE OF SAID PARCEL 'A', A DISTANCE OF 364.02 FEET TO THE POINT OF BEGINNING SOUTH

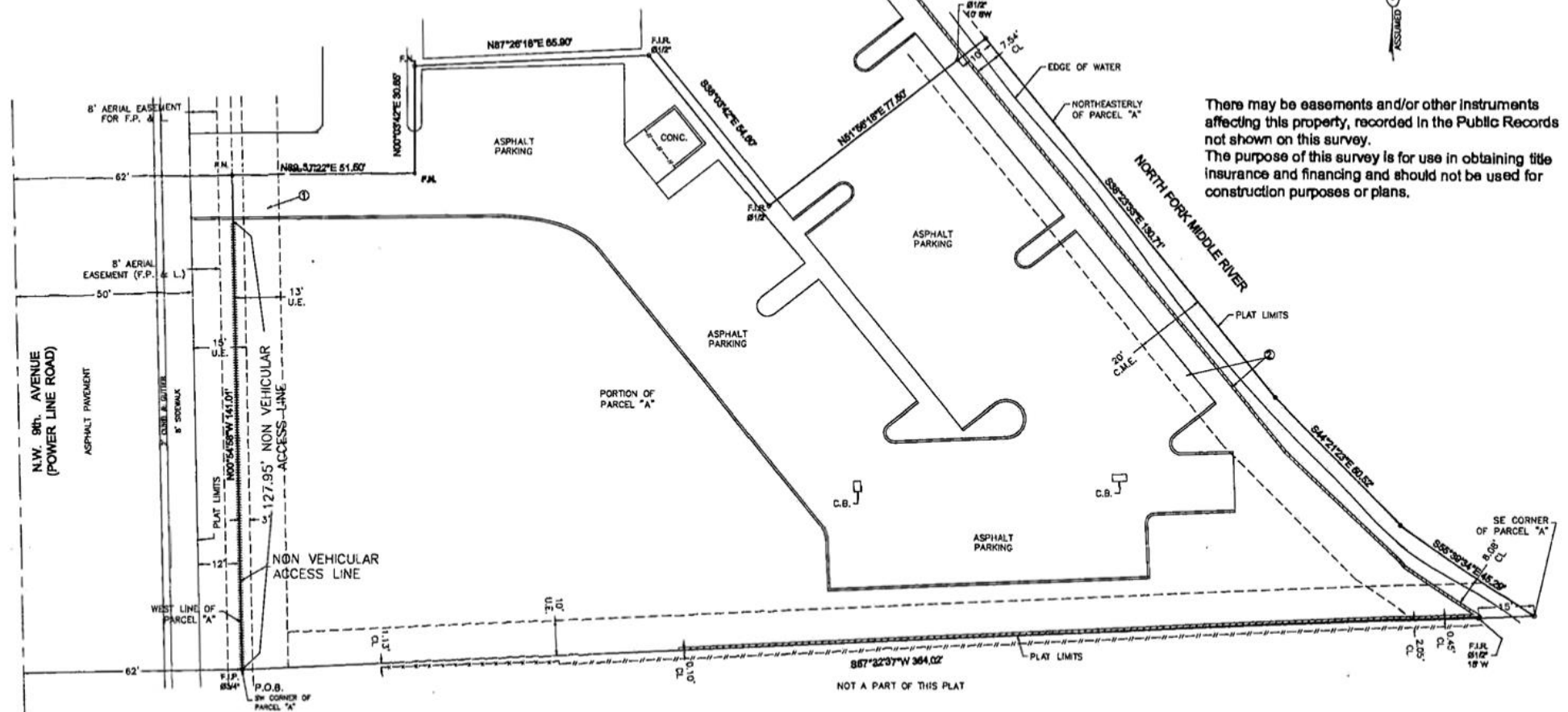
7210 S.W. 126th COURT,
 MIAMI, FLORIDA 33183

ANIANO J. GARCIA, PLSM.
 LAND SURVEYOR & PLANNER

PH. (305) 658-4566
 FAX. (305) 595-1454

RECORD SURVEY
 SCALE 1" = 20'

REMAINDER OF
 PARCEL "A"



There may be easements and/or other instruments affecting this property, recorded in the Public Records not shown on this survey. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes or plans.

BCPA Folio 4942 22 47 0010
44,330 Land Square Feet

VISUAL ENCROACHMENTS NOTED:
 (1) ASPHALT DRIVEWAY ENCROACHES INTO 15 FOOT UTILITY EASEMENTS ALONG THE WEST SIDE.
 (2) CONCRETE FENCE WALL AND ASPHALT PARKING ENCROACH INTO A 20 FOOT CANAL MAINTENANCE EASEMENT ALONG THE NORTHEASTLY SIDE.

LEGEND AND ABBREVIATIONS

| | | | | | | | |
|--|---------------------|----------------|---------------------------------|----------------------------|-----------------------|---------------------------|----------------------|
| A = ARC DETACHE | CH = CHAIN DISTANCE | DEB = DISTANCE | IN. & D. E. = INCHES & DECIMALS | NAVA = NATIONAL NAVIGATION | PL = PLANTER OR PLACK | R = ROAD | S.F. = SET FROM F.P. |
| AD = AIR CONDITIONER PAD | CI = CHAIN BEARING | DEB = DISTANCE | OR = DRIVE | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| AE = AERIAL EASEMENT | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| AM = ASHLUM | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| B/C = BLOCK CORNER | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| B.M. = BENCH MARK | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| B.M. = BASIS OF BEARINGS | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| C = CALCULATED DIVISION | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| C.B. = CATCH BASIN | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| C.C. = CONCRETE BLOCK STRUCTURE - POWER | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| C.C. = CONCRETE BLOCK WALL C.C. = BRIDGE & MOUNTING EASEMENT | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| C.C. = CENTRAL ANGLE | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |
| C.E. = PROPOSED ELEVATION | CL = CLEAR | DR = DRIVE | LA = LICENSED BUSINESS | LA = LICENSED BUSINESS | PL = PLANTER OR PLACK | RE = RECORDED ENCUMBRANCE | S.F. = SET FROM F.P. |

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY AGENCY REVISED ON 10-02-97 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN: ZONE AE BASE FLOOD ELEVATION 6' COMMUNITY NUMBER 120550 PANEL NUMBER 0206 SUFFIX J

DATE OF FIELD WORK 03-29-2004
 REVISED ON

CERTIFIED TO:
 JASON SARI
 DAVID A. WOLIS, P.A.
 ATTORNEY'S TITLE INSURANCE FUND, INC.

LEGAL NOTES
 THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORDS. LEGAL DESCRIPTION PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1928.

THIS CERTIFIES THAT THIS SURVEY OF THE PROPERTY DESCRIBED HEREIN WAS MADE UNDER MY SUPERVISION AND THAT THE SAME MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 11E17-8, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH TO SECTION 472.027, FLORIDA STATUTES.

ANIANO J. GARCIA, P.L.S.M. 3185
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
ORDER NO. 04-0349