



Galt Ocean Plaza



Advisory Team

Caio Martin
781-367-1454
caio@cc-reg.com

Marcus Portella
786 238 8080
mportella@cc-reg.com

Current Capital Group
4000 Hollywood Blvd
Suite 765-S
Hollywood, FL 33021
www.currentcapitalgroup.com



CURRENT CAPITAL
Real Estate Group

NON- ENDORSEMENT & DISCLAIMER NOTICE

This confidential Offering Memorandum was prepared by Current Capital Realty, LLC . It contains selected information pertaining to the Property and does not purport to be all- inclusive, nor to contain all the information that a prospective investor may desire. This presentation is not an offer to sell or a solicitation to buy any securities, and is subject; to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, or advice as to the actual return on this investment. Except for any historical information, such matters discussed herein are forward-looking statements that are subject to certain risks an uncertainties that could cause the actual results to differ materially from those projected, and could result in the loss of principal. Each prospective investor is to rely upon its own investigation, evaluation and judgment as to the advisability of the investment described herein. Sources of information contained within this Offering Memorandum came from: CoStar, Google, US Census Bureau among others. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. The Owner shall have no legal commitment or obligation to any investor or Broker reviewing this Offering Memorandum or making an offer to invest in the Property unless a written agreement has been fully executed, delivered, and approved by the Owner and any conditions to Owner's obligations thereunder have been satisfied or waived.

This Offering Memorandum is the property of Current Capital Realty, LLC and and may only be used by parties approved by Current Capital Realty, Inc.

The Property is being privately offered and by accepting this Offering Memorandum, the party in possession hereof agrees that its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Current Capital Realty, LLC and Owner. The terms and conditions set forth apply to this Offering Memorandum in its entirety.

By the Numbers

(5-MILES)

POPULATION
~235,055

County Population
1,944,000

AVERAGE HH INCOME
\$106,277

Median Age
68

Ownership Percentage
81



Welcome to Galt Ocean Mile

Galt Mile is one of Fort Lauderdale's premier coastal neighborhoods, offering an exceptional blend of urban convenience and beachfront lifestyle just steps from the Atlantic Ocean.

- **Iconic Oceanfront Community:** Located directly along Fort Lauderdale's Atlantic coastline with sweeping ocean views and premium residential living.
- **Walkable & Active Lifestyle:** A highly walkable neighborhood with everyday amenities, cafes, shops, and services easily accessible on foot.
- **Convenient Access:** Minutes to major thoroughfares including A1A and Oakland Park Blvd, providing direct routes to downtown Fort Lauderdale, I-95 and Miami.
- **Recreation & Amenities:** Easy access to Fort Lauderdale Beach, water sports, parks, and nearby dining and entertainment venues, catering to locals and visitors alike.
- **Strong Residential Market:** Galt Mile features a mix of mid-rise and high-rise residential buildings, with median home values significantly above the national average and steady demand for coastal living.
- **Lifestyle & Demographic Appeal:** A diverse mix of long-term owners, seasonal residents, and professionals enjoy the laid-back beach culture combined with urban convenience.



PROPERTY OVERVIEW

3300-3370 NE 34 St, Fort Lauderdale, Fl 33308

Square Feet:	26,651 SQFT
Land Area:	53,143 SQFT
Parking Spaces:	73
Year Built/ Rehabbed:	1958/2007
Future Land Use:	Commercial Beach
Usage Zoning:	CB
Floors:	2

Property Availability

Unit	Size	Rate	Availability
3330	1,500 SF	\$35/SF + NNN	3/1/2026
3334	1,620 SF	\$35/SF + NNN	3/1/2026
3348	1,700 SF	\$35/SF + NNN	3/1/2026
3312	3,000 SF	\$15/SF + NNN	3/1/2026

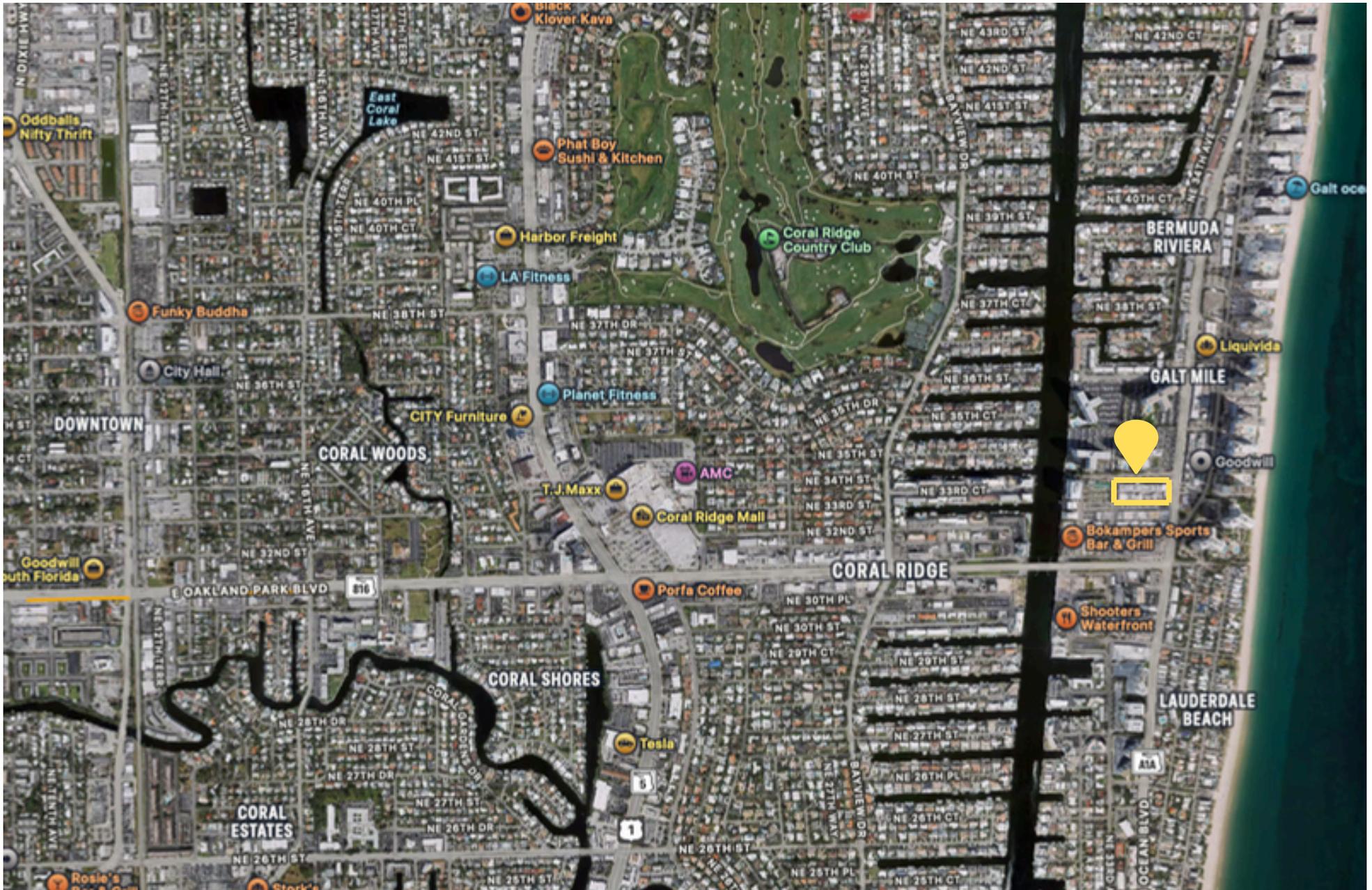
*Unit 3312 located on the 2nd floor

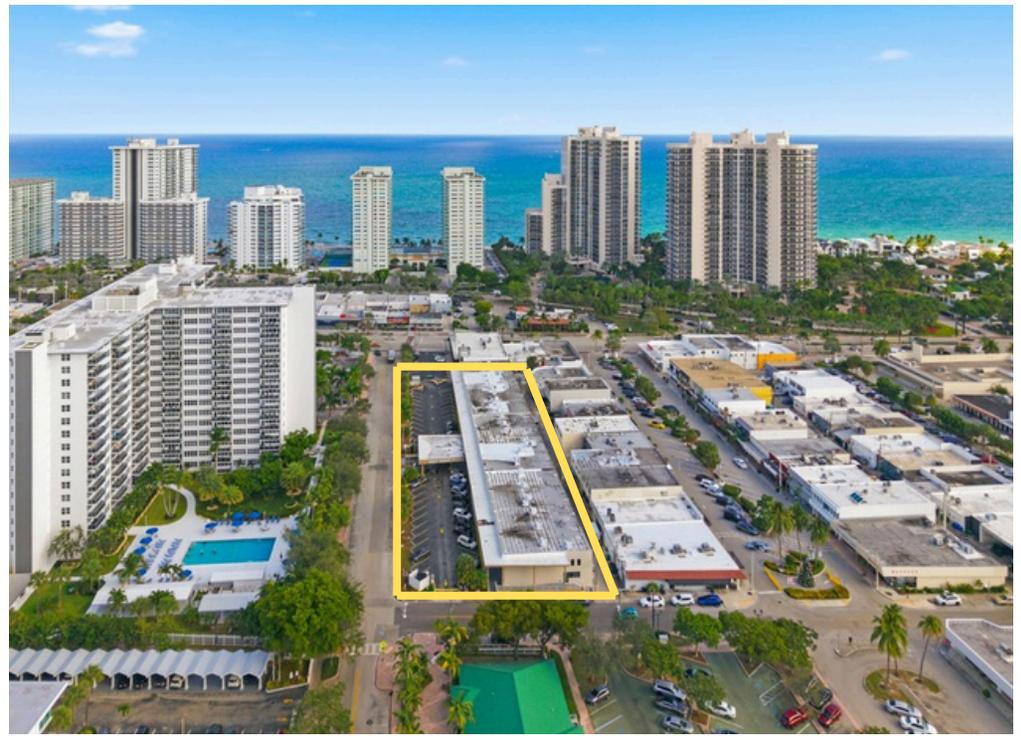


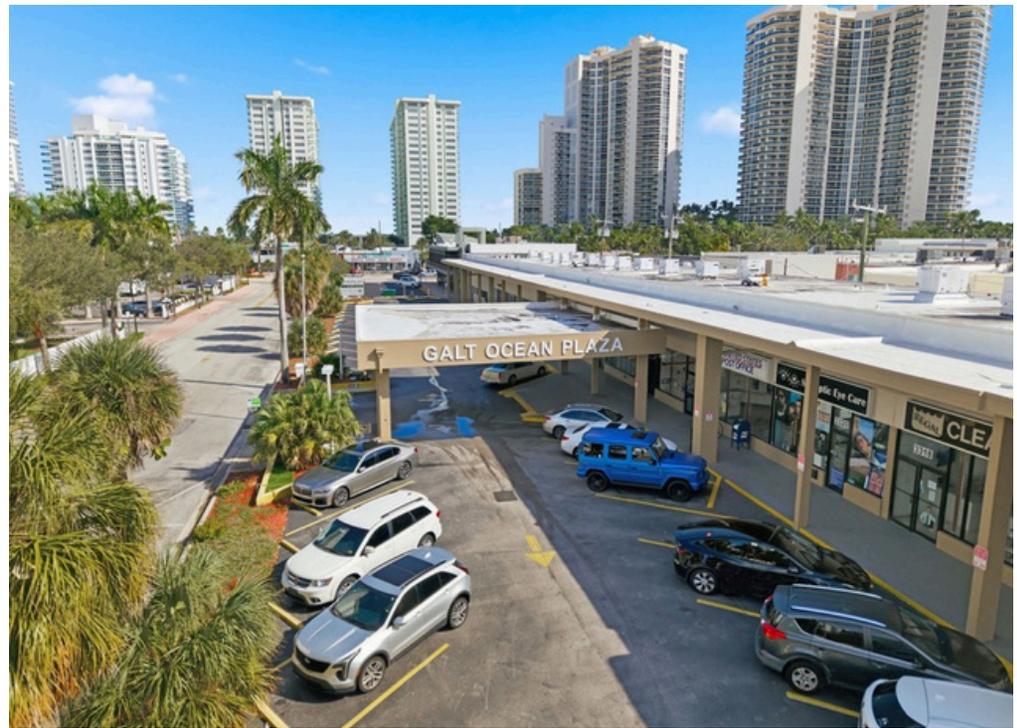
Our Location



CURRENT CAPITAL
Real Estate Group

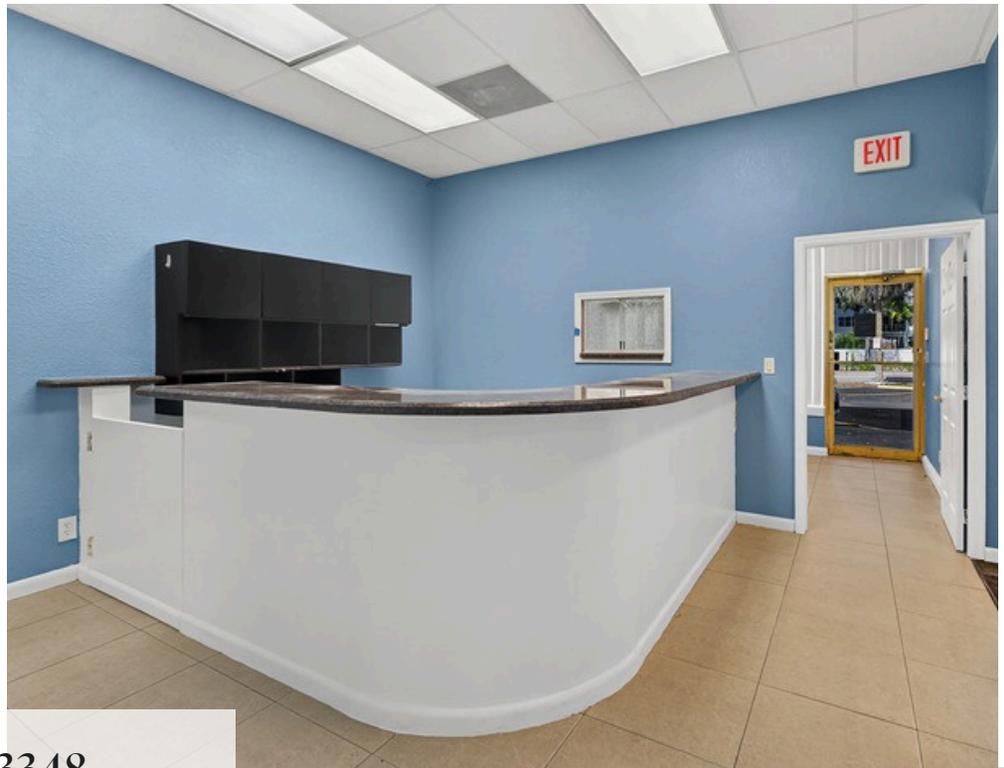




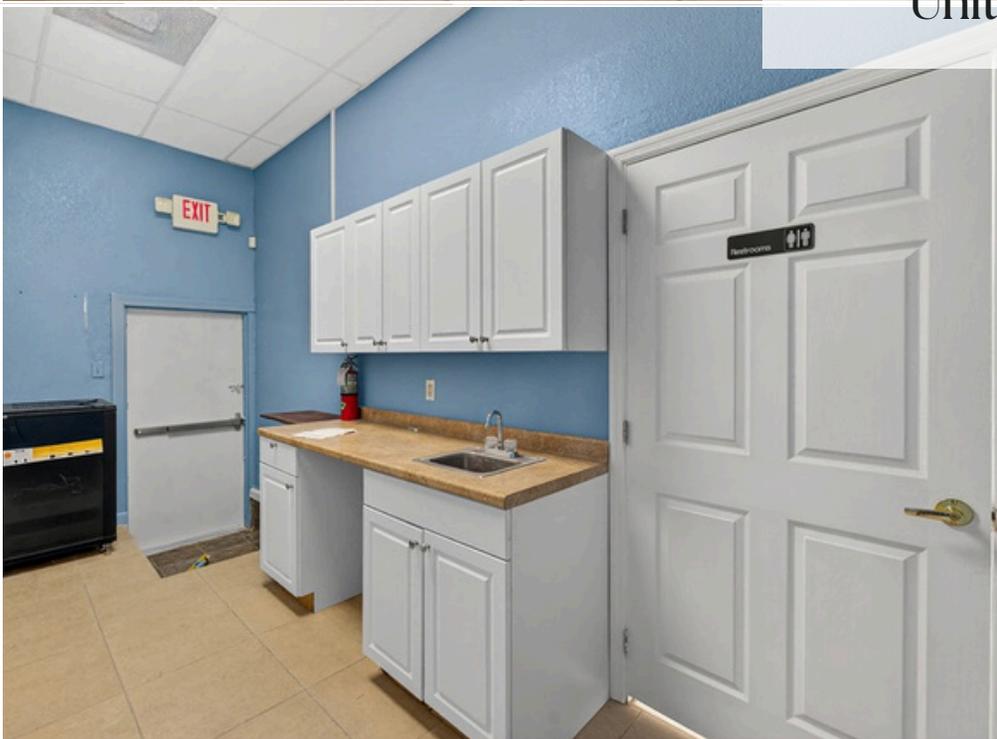


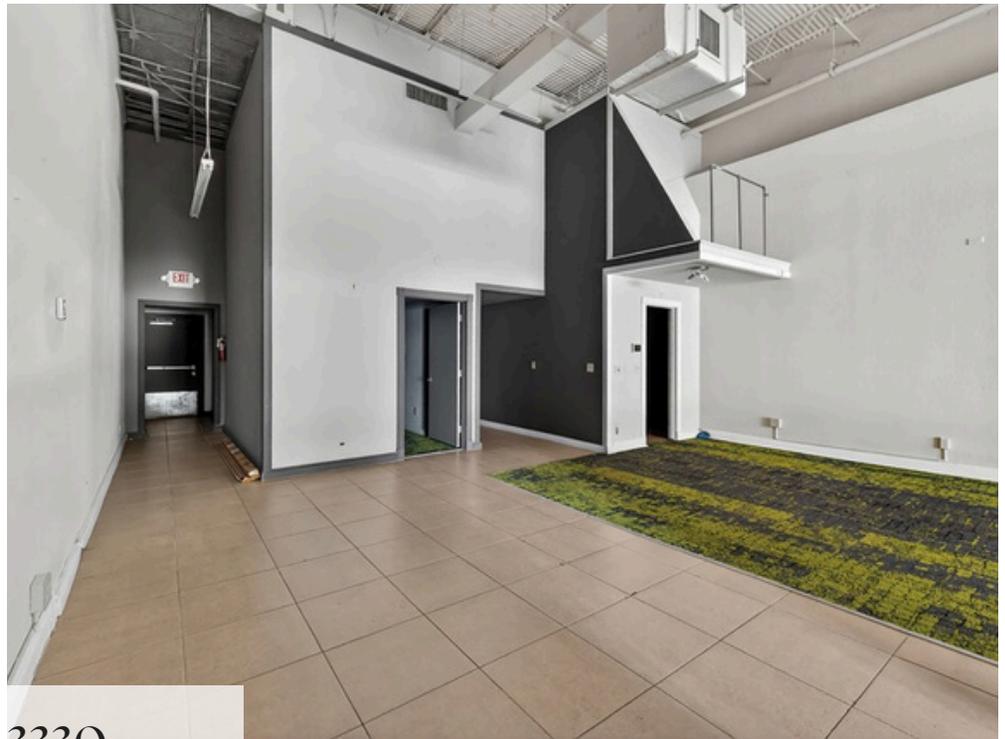
3300-3370 NE 34th St - FORT LAUDERDALE, FL 33308



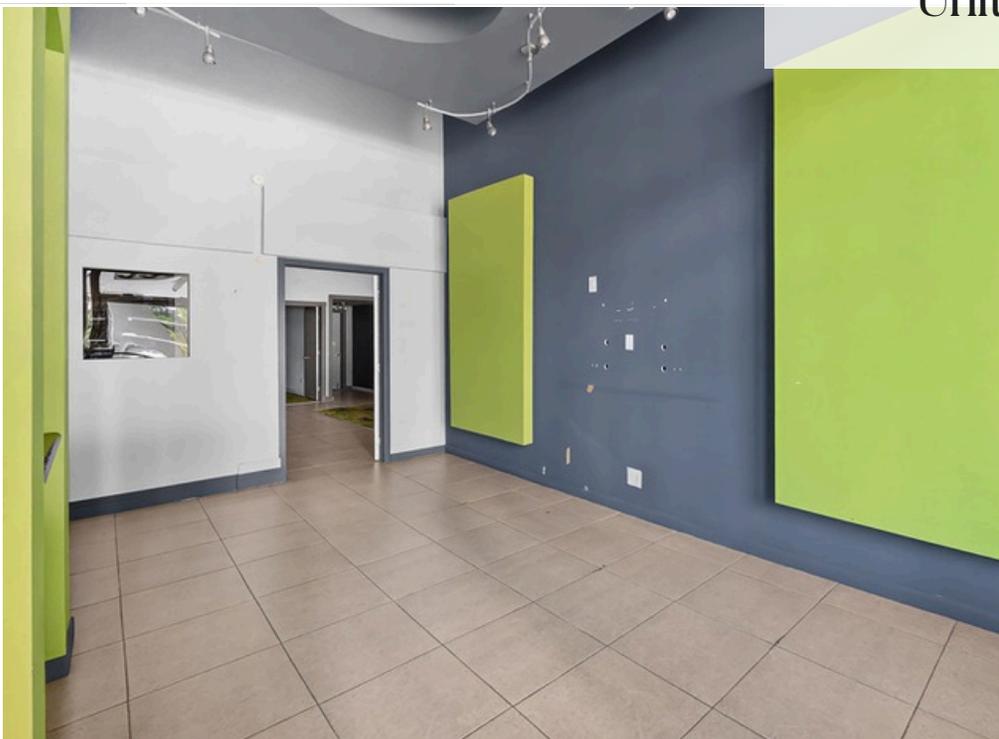


Unit 3348



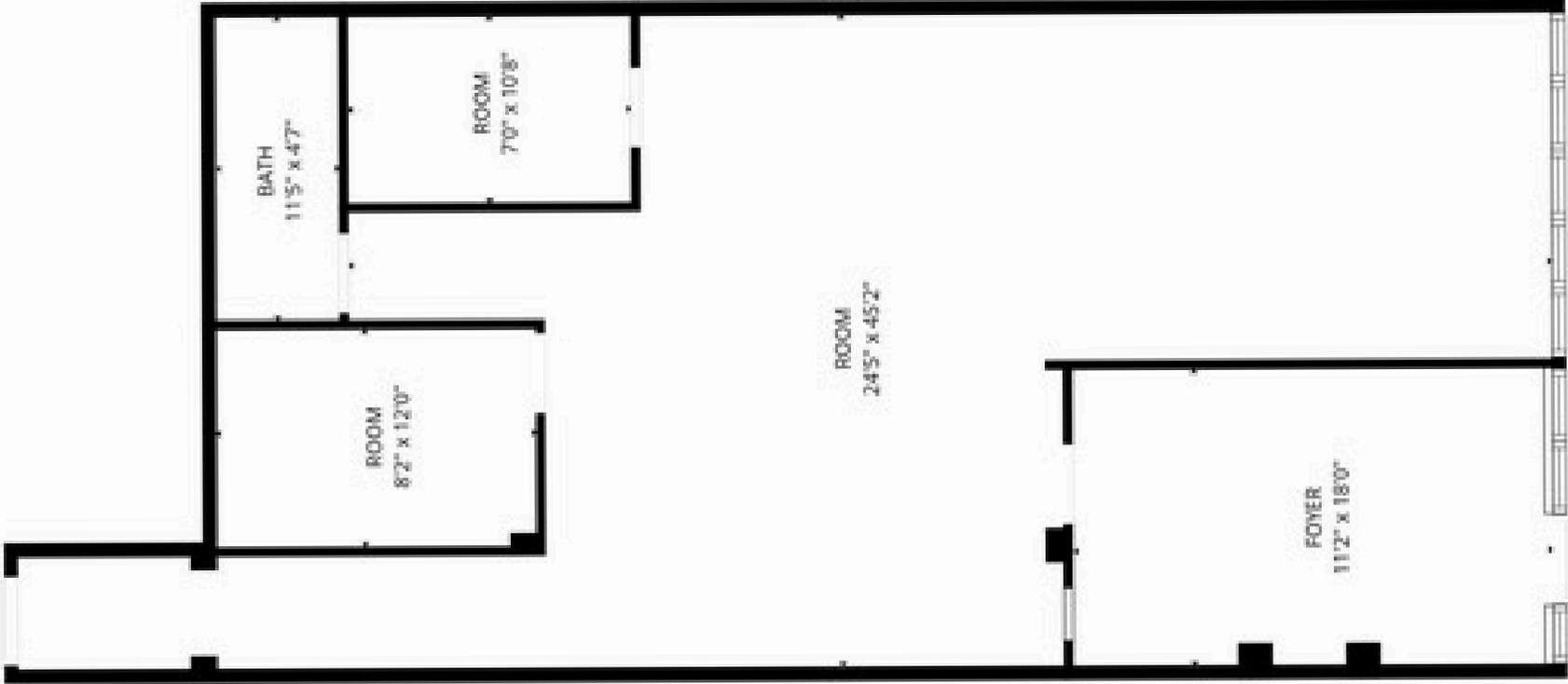


Unit 3330



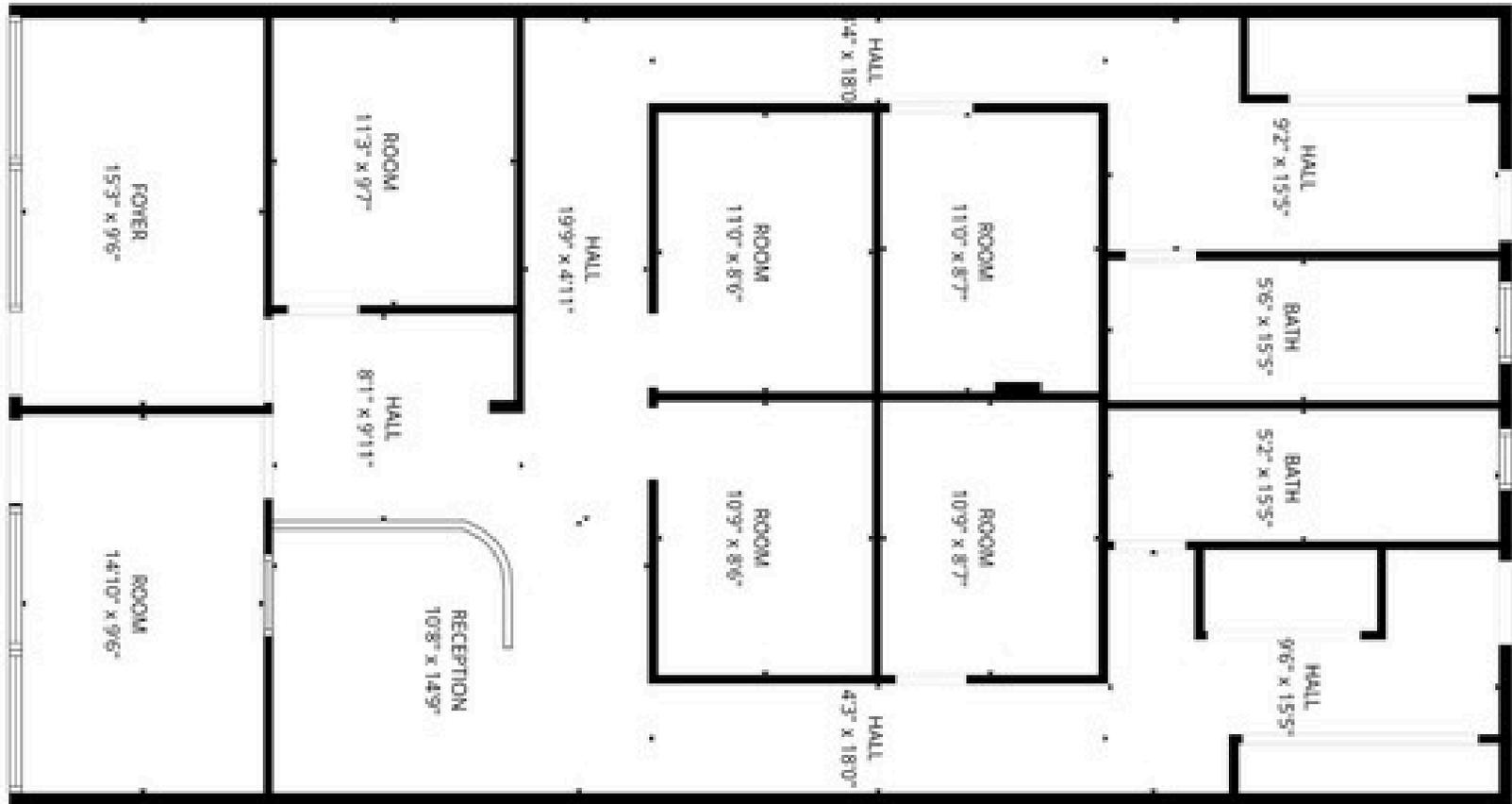
Unit 3330 Floor Plan

\$35/SF + NNN



Unit 3348 Floor Plan

\$35/SF + NNN



Unit 3312 Second Floor Plan

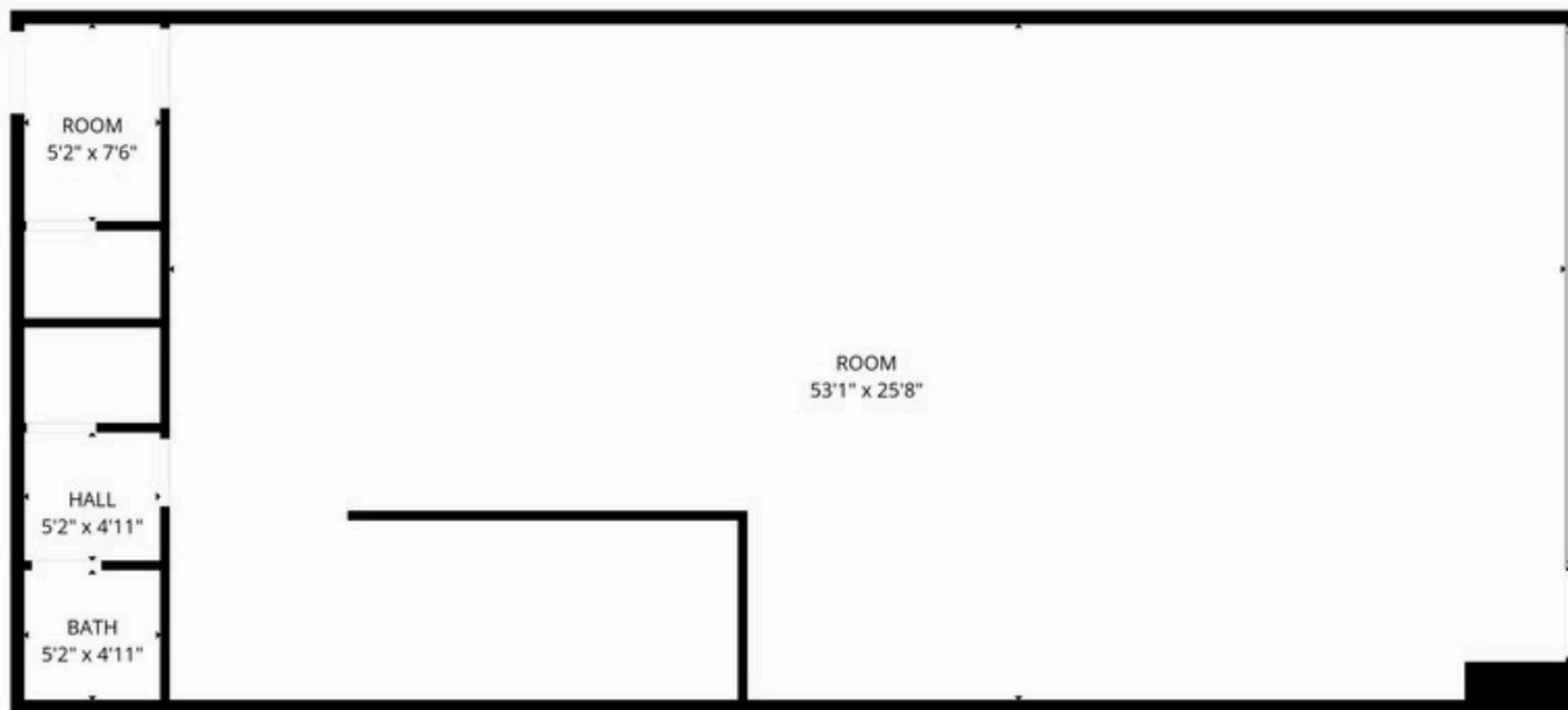
\$15/SF + NNN





Unit 3334 Floor Plan

\$35/SF + NNN



Get In Touch



Caio Martin

c. 781-367-1454

caio@cc-reg.com

Marcus Portella

c. 786-238-8080

mportella@cc-reg.com

4000 Hollywood Blvd

Suite 765-S

Hollywood, FL 33021

www.currentcapitalgroup.com



3300-3370 NE 34th St - FORT LAUDERDALE, FL 33308

