

OFFICE FOR SALE OR LEASE



EXECUTIVE SUMMARY

Property Type	Office Condo
Sale Price	\$215,000
Lease Rate	\$30 Gross
Available Area	960 SF
Unit	C123
Zoning	CB
Frontage Street	A1A
Traffic Count	25,000 VPD

BERKLEY SOUTH

📍 3015 N Ocean Blvd, C123, Ft. Lauderdale, 33308

SPACE DESCRIPTION

Elevate your business in this architect designed 960 SF office space with 3-4 offices, high ceilings, a kitchenette area and an ensuite restroom. The office features tile flooring throughout, new hurricane impact windows overlooking the parking lot and abundant surface level parking. CB zoning offers a variety of possible uses, with the potential to rent out office space. Plus, enjoy nearby amenities including a new Publix Greenwise, beach access, restaurants, and retail.

LOCATION DESCRIPTION

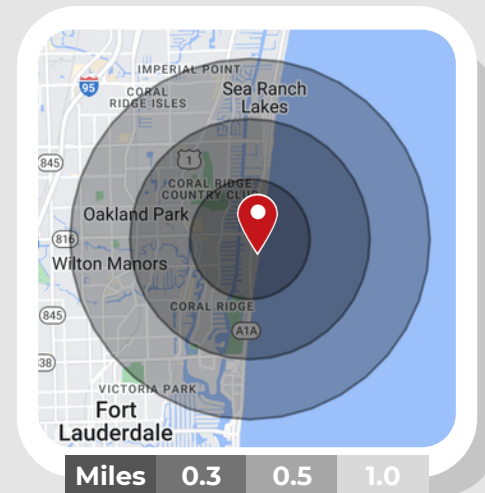
Berkley South sits at the NEC of the signaled intersection of A1A and NE 30th St, just south of Oakland Park Blvd. It is within walking distance to dozens of restaurants, retail and the beach.

HIGHLIGHTS

- Ample surface level parking & one space in the parking garage.
- Across the street from brand new Publix
- High ceilings and tile flooring throughout
- Reception area with 3 offices
- New hurricane impact window overlooking the parking lot
- 24 hour front desk to receive clients and packages
- Built in customer base with 199 Residential units above

DEMOGRAPHICS Within 1 mi Radius

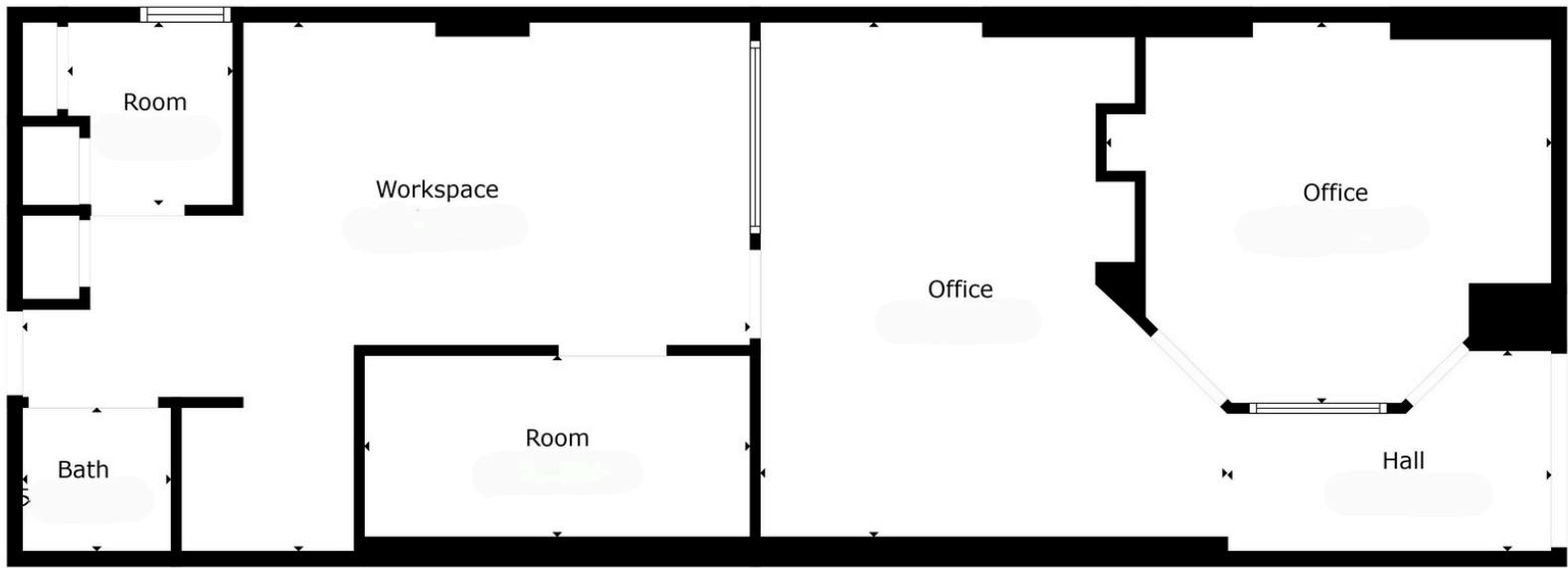
💰	\$125,269 Avg. Household Income
💵	\$727,766,327 Consumer Spending
👤	38,864 Residential Population
💼	21,025 Daytime Workforce
🚗	100+ Parking Ample surface parking



BERKLEY SOUTH



3015 N Ocean Blvd, C123
Ft. Lauderdale, 33308



Floor Plan



WILLIAM BONOMO

3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*



BERKLEY SOUTH



3015 N Ocean Blvd, C123
Ft. Lauderdale, 33308



WILLIAM BONOMO

3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

*All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.

**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

