



OFFERING MEMORANDUM

OFFICE PROPERTY AVAILABLE FOR LEASE

KENANN (CITIBANK) BUILDING ●●● 3101 N Federal Hwy, Fort Lauderdale, FL 33306

Exclusively Listed by:

JOSHUA DEITCHMAN

Manager

954.372.7280

JoshD@LEVELrealty.com



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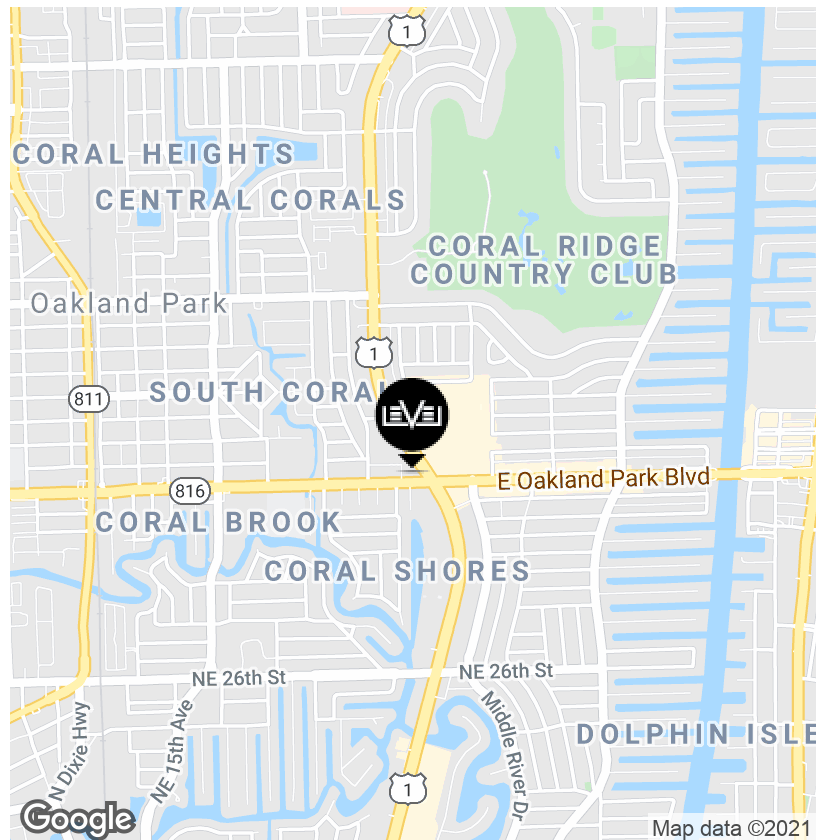
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SECTION 1

PROPERTY INFORMATION

KENANN (CITIBANK) BUILDING ●●● 3101 N Federal Hwy, Fort Lauderdale, FL 33306



OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (Gross)
Building Size:	74,442 SF
Available SF:	200 - 9,500 SF
Lot Size:	1.23 Acres
Number of Units:	27
Year Built:	1965
Renovated:	2012
Zoning:	B-1
Market:	Fort Lauderdale
Submarket:	Oakland Park
Traffic Count:	100,000

PROPERTY OVERVIEW

Leases vary from \$30/SF/YR Gross

LOCATION OVERVIEW

The KenAnn Building is a Fort Lauderdale landmark, ideally located at the intersection of East Oakland Park Blvd. and North Federal Hwy, one of Broward County/Fort Lauderdale's highest traffic volume streets. The building has unimpeded visibility to considerably the busiest traffic location in Broward County. This stretch of E Oakland Park Boulevard sees over 40,000 cars per day and N Federal Highway has over 100,000 cars per day. In addition, it is approximately 8 minutes to I-95 making this building accessible to an area from Aventura to Delray Beach, within a 30-minute drive. The building has direct access to bus stops on E Oakland Park Boulevard (72 route) and on N Federal Highway (10 and 20 routes) with Broward County Transit. The surrounding area is full of retail options to meet any need with national brands like Publix, Target, Citibank, Chase, Wells Fargo, and T.J. Maxx and restaurants like Di Valle's Cucina Italiana & Wine Bar, The Mason Jar Café, Bahama Breeze, and more.

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	200 - 9,500 SF	Lease Rate:	\$30.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 202	Available	2,000 - 4,000 SF	Gross	\$30.00 SF/yr	-
Suite 403	Available	2,000 SF	Gross	\$30.00 SF/yr	-
Suite 502	Available	1,200 - 3,800 SF	Gross	\$30.00 SF/yr	-
Suite 605	Available	200 SF	Gross	\$30.00 SF/yr	-
Suite 700	Available	3,000 - 7,250 SF	Gross	\$30.00 SF/yr	-
Suite 800	Available	9,500 SF	Gross	\$30.00 SF/yr	-

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LOCATION INFORMATION

Building Name	KenAnn (Citibank) Building
Street Address	3101 N Federal Hwy
City, State, Zip	Fort Lauderdale, FL 33306
County	Broward
Market	Fort Lauderdale
Sub-market	Oakland Park
Cross-Streets	Federal Hwy & Oakland Park Blvd
Signal Intersection	No



BUILDING INFORMATION

Building Class	B
Occupancy %	70.0%
Tenancy	Multiple
Ceiling Height	10 ft
Number of Floors	8
Average Floor Size	8,500 SF
Year Built	1965
Year Last Renovated	2012
Gross Leasable Area	74,442 SF
Construction Status	Existing
Free Standing	No



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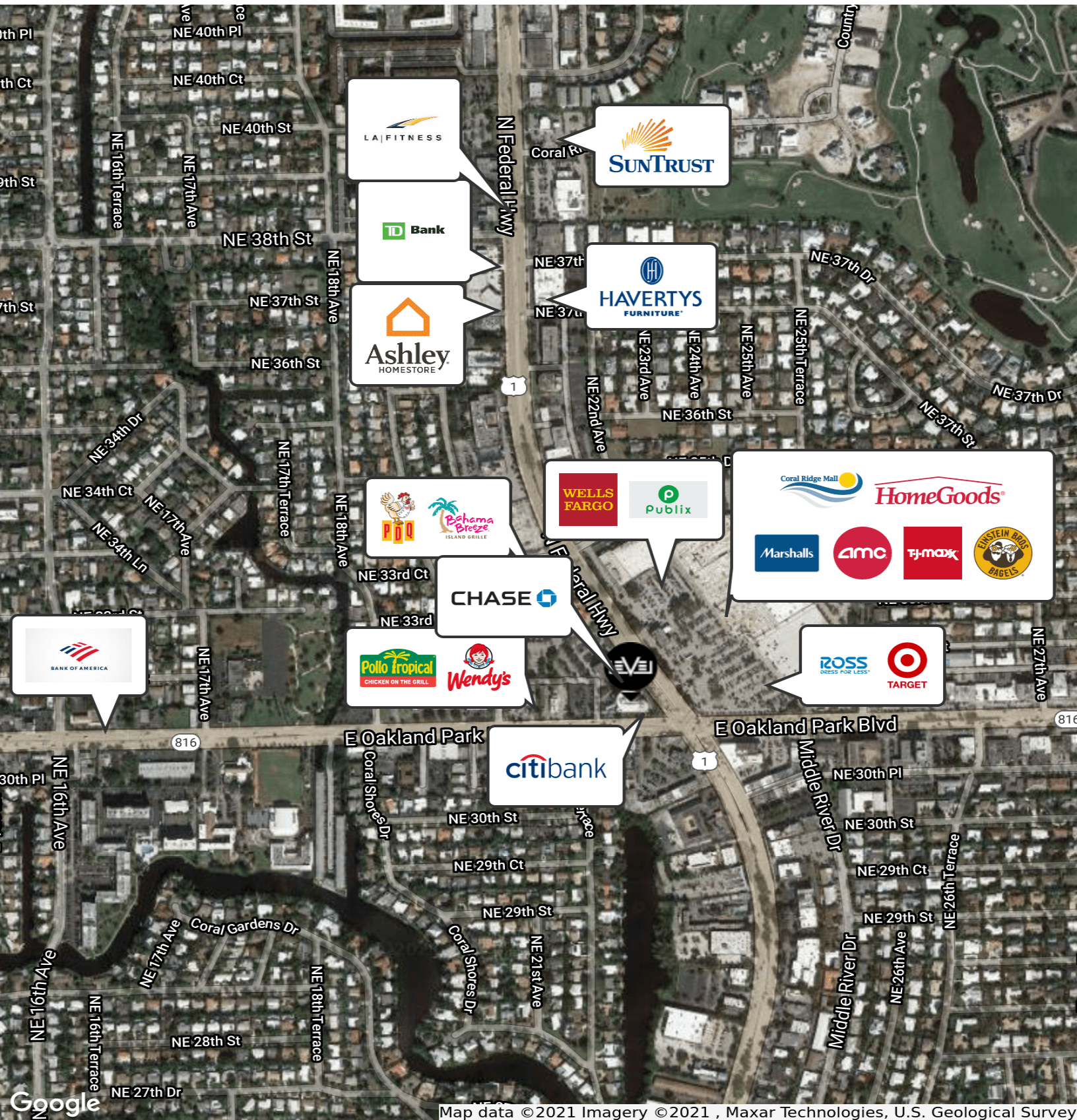
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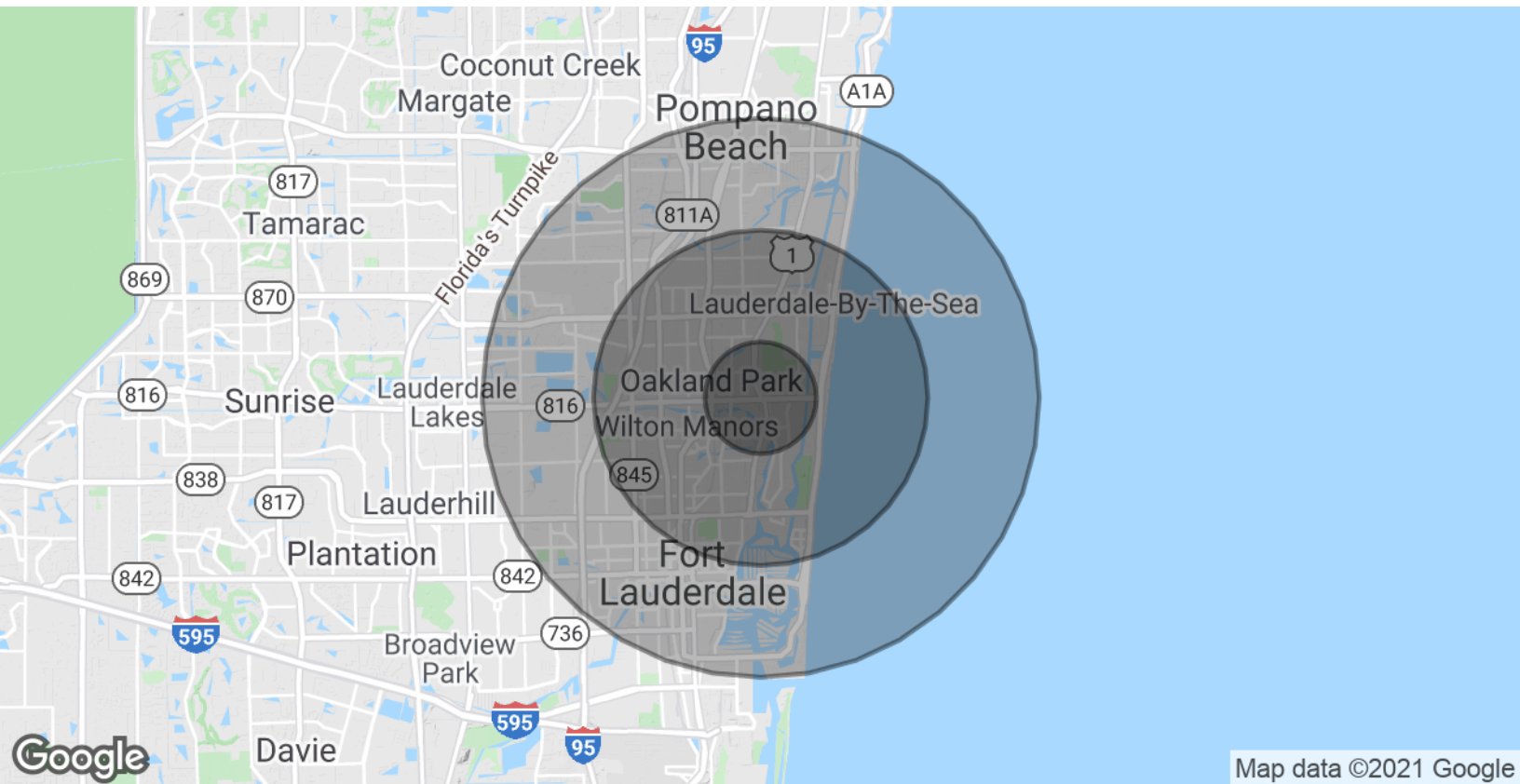
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SECTION 2

DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,157	114,465	245,389
Average age	49.2	44.4	41.8
Average age (Male)	48.2	44.4	41.7
Average age (Female)	49.6	44.1	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,709	54,602	111,047
# of persons per HH	2.0	2.1	2.2
Average HH income	\$92,282	\$77,104	\$72,784
Average house value	\$419,504	\$384,011	\$379,480

* Demographic data derived from 2010 US Census

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