

KENANN BUILDING

MEDICAL SPACE FOR LEASE

3101 N FEDERAL HIGHWAY
FORT LAUDERDALE X OAKLAND PARK
\$25/SF NNN



OAKLAND PARK X FORT LAUDERDALE

1 MILE
TO THE BEACH

100,000

VEHICLES PER DAY - INTERSECTION OF
FEDERAL HIGHWAY & OAKLAND PARK BLVD



FORT LAUDERDALE

CORAL RIDGE

AMC

CORAL RIDGE MALL

TARGET

RIVER MARKET

PURA VIDA
SWEETGREEN
THE SHADE STORE
WHOLE FOODS
SHAKE SHACK
LULULEMON
SOULCYCLE
AKT
DRYBAR
BO CONCEPT
POTTERY BARN
LOVESAC
ORANGETHEORY
GORJANA

OAKLYN

WELLS FARGO

PUBLIX

PARKLYN

OAKLAND PARK

LA FITNESS
HOLY CROSS HOSPITAL
FRESH MARKET
MODANI
CORAL RIDGE COUNTRY CLUB

CITY FURNITURE

JETSET PILATES
REMEMBR
BRAZILIAN MARKET

TESLA
ANGELO ELIA THE BAKERY BAR
BARNES AND NOBLE
DICK'S SPORTING GOODS
BEST BUY
TRADER JOE'S

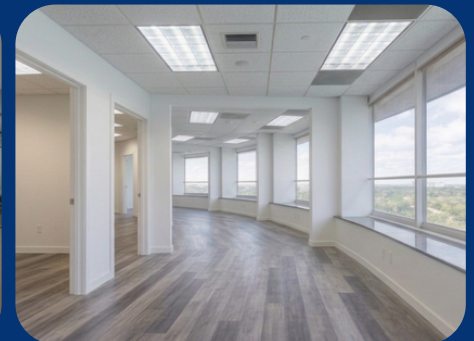
DEMOGRAPHICS

100,000+ VEHICLES PER DAY
130,000 POPULATION
\$95K AVERAGE HH INCOME
9 MILES TO FLL AIRPORT
1 MILE TO THE BEACH
2 MILES TO I-95
4 MILES TO LAS OLAS
660+ PARKING SPACES

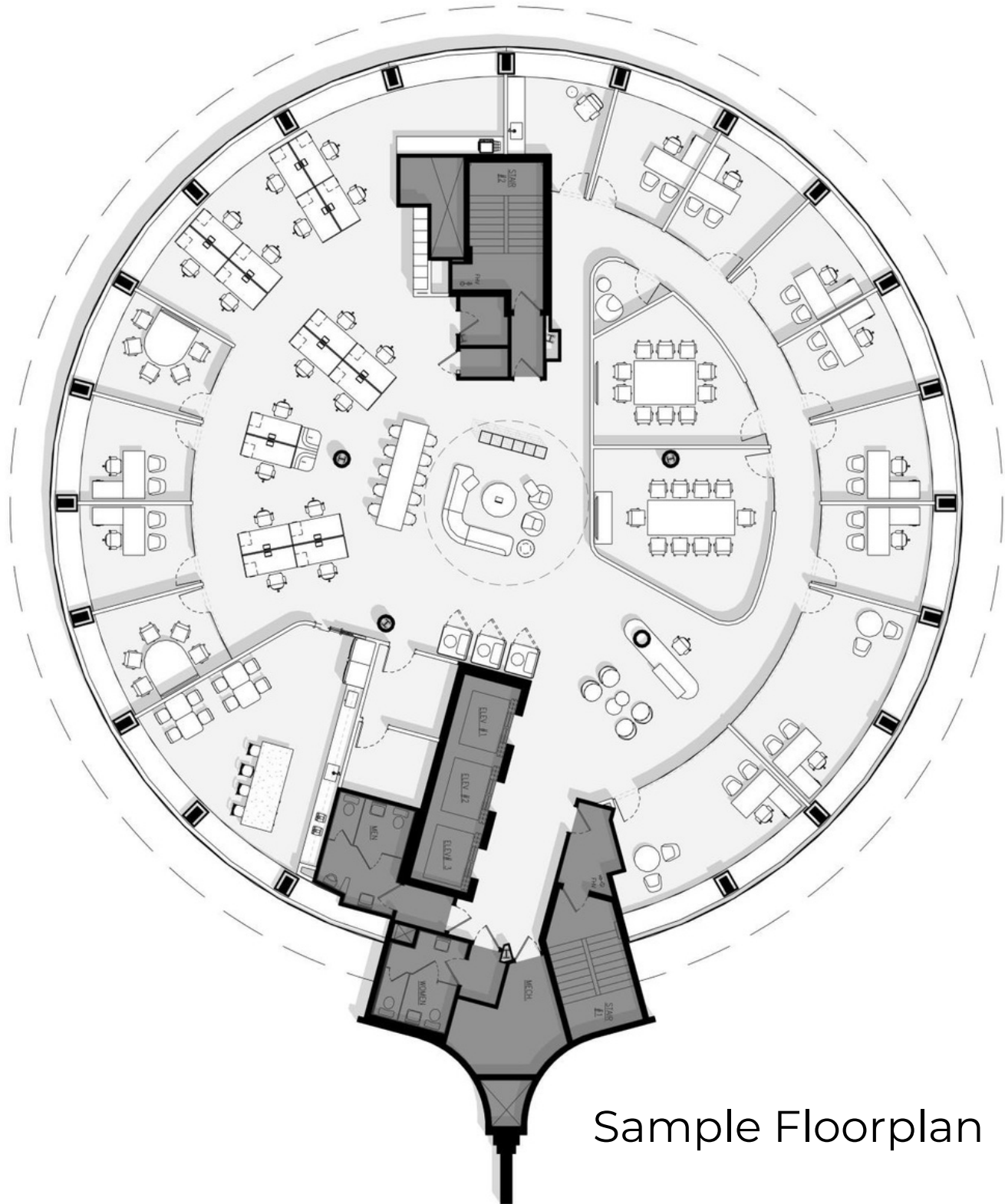
As a regional icon, 3101 N Federal Hwy stands as a distinct architectural landmark anchoring the Oaklyn Campus.

Located at the second busiest intersection in Broward County, this eight-story building serves as a cornerstone of the city's first true live-work-play destination, featuring luxury on-site amenities such as coffee, sushi, gelato, premium burgers, healthy foods, fitness centers, and a pharmacy.

The property has established itself as a leading location for office and medical professionals, situated between the affluent Coral Ridge neighborhood and the popular housing areas of Wilton Manors and Oakland Park.



FLOOR	AVAILABILITY
8	<i>OCCUPIED</i>
7	7,500 SF OFFICE BUILDOUT
6	<i>OCCUPIED</i>
5	3,750 SF OFFICE BUILDOUT
4	<i>OCCUPIED</i>
3	1,850 SF OFFICE BUILDOUT
2	6,200 SF RESTAURANT/LOUNGE
1	<i>OCCUPIED</i>





LEVEL Realty is a local real estate brokerage with extensive relationships and specific knowledge of the Fort Lauderdale market and specifically the Oakland Park submarket.

commercial.levelrealty.com

WILLIAM CABRERA
WILLC@LEVELREALTY.COM
954.820.5061

JOSH DEITCHMAN
JOSHD@LEVELREALTY.COM
954.372.7280

OFFICE
LEASING@LEVELREALTY.COM
954.372.7280

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

