



VALUE ADD OR OWNER/USER OPPORTUNITY



3800 W Broward Blvd

FORT LAUDERDALE, FL 33312

Mixed Use Office/Medical/Retail

35,477 SF | 0.83 ACRES | CLASS B OFFICE
BUILDING | CENTRAL BROWARD


STREAM



HIGHLIGHTS:

Class B Office Building

1956/2010
BUILT/RENOVATED

B-FCC
ZONING

0.83
ACRES

35,477
SQUARE FEET

2
STORIES

95 Surface
PARKING

Highly Trafficked
INTERSECTION ON W BROWARD
BLVD & SW 38TH AVE

\$667,268 NNN
2025 NOI

New Roof



The Asset

Located in the heart of Fort Lauderdale, the Chrysalis Center/Bank of America Building at 3800 W Broward Blvd offers versatile office space in a convenient Broward County location. This 35,477 SF two-story property combines accessibility with functionality, making it an excellent choice for a variety of business needs.

Originally built in 1956 and renovated in 2010, this multi-tenant office building features modern amenities while maintaining its strategic position along one of Fort Lauderdale's primary commercial corridors. With a mix of established tenants, including Chrysalis Health (KV), Bank of America, and Prestige Weight Loss Clinic, the building maintains a stable 100% occupancy rate while

offering significant leasing opportunities that are well suited for a medical owner/user.

The property enjoys excellent visibility on Broward Boulevard, with significant daily traffic counts exceeding 44,000 vehicles. Its centralized location provides convenient access to major transportation routes.



Investment Highlights

Business Plan Optionality

Ability to occupy as an owner-user, lease-up as a value-add office, or develop existing master tenant with remaining term.

Strong Ft. Lauderdale Market

Capitalize on South Florida's robust economic growth and thriving tourism industry.

Abundant Parking

Property has 95 surface parking spaces by easement with neighboring parcels

Excellent Accessibility

Hard corner on W Broward Blvd near busy intersection on SR 441. 1.75 miles from I-95.

Branding Opportunity

High-visibility location offers significant branding and signage potential for future tenants and/or owners

Long-Term Growth Prospects

Benefit from Ft. Lauderdale's continuous expansion and its position as a top business and leisure destination.

Well Below Replacement Costs

The property will trade at a significant cost discount to replacement cost, which will only increase as construction costs continue to rise at record pace, providing an attractive basis to a future owner.



Let's Connect

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