

OFFERING MEMORANDUM



FOR SALE

*Investment, Development
or Corporate Headquarters
Opportunity*

BANK OF AMERICA
ANCHORED
OFFICE BUILDING

43,770 SF | 2.52 ACRES



3661 W. Oakland Park Boulevard | Lauderdale Lakes, Florida 33311

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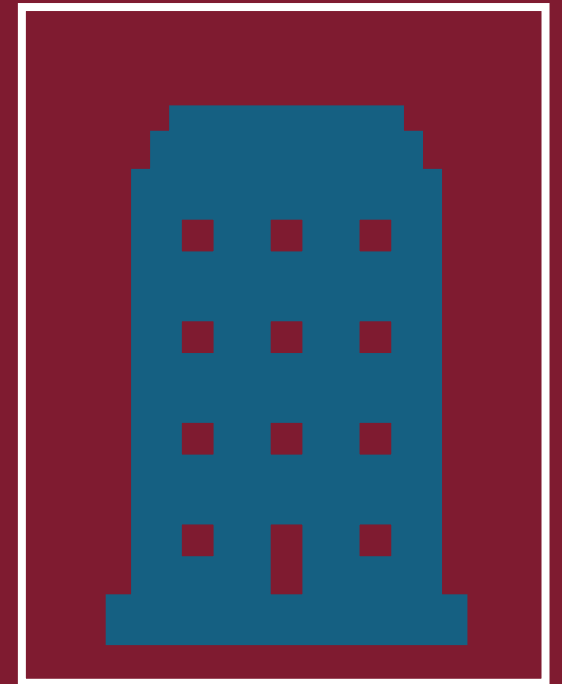
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EXECUTIVE SUMMARY



3661 W. Oakland Park Boulevard is a highly visible, bank anchored office asset positioned in the heart of Broward County's Oakland Park Boulevard corridor. Located at a signalized intersection, the three story, approximately 43,770 square foot building sits on a generously sized parcel with ample surface parking and strong frontage along one of Lauderdale Lakes' primary east west arteries.

Anchored by a very successful nationally recognized financial institution on the first floor, the property offers investors a stable income foundation, with a meaningful upside through lease up and rent growth while also having the opportunity to build out all $\pm 30,000$ SF or part of the available space for their corporate headquarters/offices on the second and third floors.

Located within the City of Lauderdale Lakes' evolving Town Center district, the property benefits from a pro growth planning framework that encourages walkable, mixed use development, increased residential densities, and public investment in civic and cultural amenities. This infill setting provides excellent access to major thoroughfares, public transit, surrounding residential neighborhoods, and nearby employment centers, enhancing both tenant appeal and long term land value.

For investors, 3661 W. Oakland Park Boulevard presents a compelling opportunity to acquire a well located office asset with current cash flow, embedded value add potential, and optionality for future repositioning or redevelopment as the Town Center vision continues to build momentum.

EXECUTIVE SUMMARY



Property	3661 W. Oakland Park Blvd., Lauderdale Lakes, FL 33311 Bank of America–anchored office building
Type	Multi-tenant office, Class B, with value-add and mixed-use redevelopment potential under Town Center zoning
Building Size	Approximately 43,770 SF, 3 stories, typical floor plate ±15,000 SF
Site Size	Approximately 2.52 acres (±110,552 SF)
Parking	Approximately 133 parking spaces, ~3.0/1,000 SF
Year Built / Renovated	1976 / 2015 major systems and cosmetic upgrades
Zoning	Town Center (TC) – flexible mixed-use with potential for high-density residential (50+ units per acre with city approval)
Anchor Tenant	Bank of America, enhancing building profile and tenant draw

INVESTMENT OPTIONS



Scenario 1 Value-Add Investment

Acquire a credit-anchored asset with stable Bank of America ground-floor income while capturing upside through lease-up of vacant second and third floors at current market rates.

Market Rent:
\$25.00/SF NNN

Potential Additional Income:
\$750,000 annually

Scenario 2 Owner-User Headquarters

Secure your corporate headquarters with immediate occupancy across two full floors while benefiting from rent on Bank of America's long-term lease.

Available Space:
±30,000 SF (Floors 2 & 3)

Scenario 3 Redevelopment Opportunity

Relocate the Bank of America to an outparcel on the SE corner, create an outparcel on the SW corner, and construct a new multi-story building in the rear for apartments, offices, medical or a variety of uses.

INVESTMENT HIGHLIGHTS



Institutional credit anchor (Bank of America) supporting rent roll stability and investor credibility.



In-place income from anchor tenant on 1st floor with vacancy at market rents offering upside through lease-up, or ability to build out and establish corporate offices/headquarters on 2nd and 3rd floors.



High-visibility Oakland Park Boulevard frontage within Lauderdale Lakes Town Center - a designated mixed-use growth node at the geographic center of Broward County.



Zoning and surrounding planning activity support a future redevelopment or densification strategy.

INVESTMENT HIGHLIGHTS



Credit Anchored Income Stream:

Bank of America's presence enhances the Property's profile and supports traffic for smaller tenants, which can translate into more durable occupancy and lender acceptance.



**Town Center Urban
Infill Location:** The site sits within a designated Town that may drive long-term rent and land value growth.



**Value-add Leasing
Upside:** The building has available space that can be leased at prevailing market rates along Oakland Park Boulevard, providing an immediate path to NOI growth.

PROPERTY OVERVIEW



Property	Office (multi-tenant, Bank of America anchored)	Site area	±2.52 acres
Building class	B	Year built	1976
Gross building area	±43,770 SF	Major renovation	2015
Typical 2nd & 3rd floor size	±15,000 SF	Parcel number	49-42-19-00-0130 (Broward County)
Stories	3	Flood zone	Zone X
Elevators	2	Type of Construction	Steel and Masonry / Concrete
Parking	±133 spaces (approx. 3.0 per 1,000 SF)		

PROPERTY OVERVIEW



On-site full-service bank branch (Bank of America).



Access to bus line/public transit along Oakland Park Blvd. and State Road 7.



Efficient rectangular floor plates, suitable for professional office, medical office, and service tenants.



Landscaped site with surface parking and strong street presence.

LOCATION & ACCESS



Major Highways

Oakland Park Blvd: 60,500± ADT

State Road 7: 55,500± ADT

I-95: 2.3 miles

Florida's Turnpike: 1.8 miles

Transit & Airports

Ft. Lauderdale International (FLL) Airport: 11.3 miles

Tri-Rail: 5 miles

Brightline: 6.2 miles

Broward Transit: On-site

LOCATION & MARKET OVERVIEW



The Property is located on the north side of West Oakland Park Boulevard, within the Lauderdale Lakes Town Center area near the intersection of State Road 7 (US-441) and Oakland Park Boulevard, which forms the geographic center of Broward County.

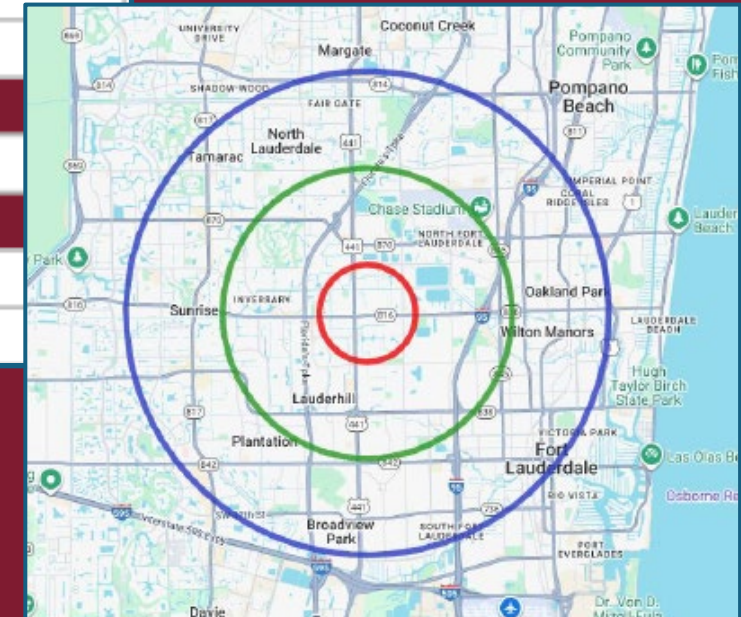
Highlights:

- Designated Town Center with vision for dense, mixed-use development.
- Surrounding uses include banks, neighborhood retail, professional offices, and multifamily housing.
- Strong traffic counts and transit connectivity along Oakland Park Boulevard and State Road 7.

DEMOGRAPHICS



	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population			
Estimated Population (2025)	34,933	196,800	533,627
Historical Annual Growth (2010 to 2020)	2,877 1.9%	19,123 2.2%	46,112 2.0%
Estimated Population Density (2025)	11,125 psm	6,964 psm	6,796 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	12,793	72,487	210,997
Estimated Households with Children (2025)	4,832 37.8%	26,576 36.7%	62,885 29.8%
Estimated Average Household Size (2025)	2.72	2.7	2.51
Average Household Income			
Estimated Average Household Income (2025)	\$73,184	\$80,004	\$97,616
Daytime Demos (2025)			
Total Businesses	2,108	12,596	43,566
Total Employees	11,547	80,015	278,349



ANCHOR TENANT



BANK OF AMERICA 



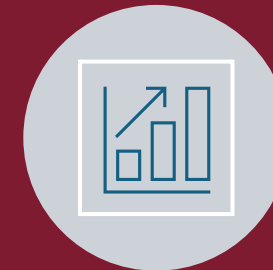
THE GROUND FLOOR IS
BUILT OUT AS A BANK
BRANCH OCCUPIED BY
BANK OF AMERICA ALONG
WITH A DRIVE-THRU ATM



THE PROPERTY IS UNDER
A LONG-TERM LEASE. THE
LEASE BEGAN IN 1999.



AN EXTENSION WAS
SIGNED IN 2014, WHICH
INCLUDES SIX 5-YEAR
TENANT OPTIONS,
RUNNING THROUGH
2044.



EACH RENEWAL OPTION
TERM INCLUDES A 3%
ESCALATION.



As of 02/01/26

Notes:

1. The square footage available for a full floor tenant/owner is greater, since there is no need for corridors.
2. Core factor is not included above for multi-tenancy occupancy.

POTENTIAL TENANCY & INCOME SUMMARY



Tax Rolls Property SF: 43,770 SF (per Property Appraiser's Adjusted Building SF)
Net Rentable Property SF: 39,250 SF

<u>Gross Rental Income</u>		<u>\$ psf</u>
Gross Rental Income - 1st Floor (9,250 SF)	\$211,716.00	22.89
Gross Rental Income at 100% Occupancy (2nd and 3rd Floor 30,000 SF @25.00 psf)	\$750,000.00	25.00
Total Gross Rental Income	\$961,716.00	
Less 7% Projected Vacancy (2nd and 3rd Floor)	(\$52,500.00)	1.20
Effective Annual Rental Income	\$909,216.00	23.16

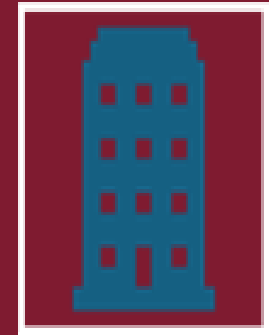


ANNUAL EXPENSES SUMMARY



Annual Expenses

CAM - Electricity (@ 100% occupancy)	\$	60,000.00	1.37
CAM - Water & Sewer (@ 100% occupancy)	\$	60,000.00	1.37
CAM - Pest Service	\$	2,400.00	0.05
CAM - Janitorial Porter Services (@ 100% occupancy)	\$	60,000.00	1.37
CAM - Sweeping	\$	2,400.00	0.05
CAM - Waste Removal (@ 100% occupancy)	\$	18,000.00	0.41
CAM - Landscape Maintenance	\$	13,000.00	0.30
CAM - Tree Trimming	\$	4,000.00	0.09
CAM - Fire Alarm Service (<i>Monitoring, Runner Svc., Wireless line, Fire Line Water Svc.,</i>)	\$	1,600.00	0.04
CAM - Parking Lot Repairs	\$	3,000.00	0.07
CAM - Exterior Lights Repairs	\$	5,000.00	0.11
CAM - Pylon/Signs	\$	1,000.00	0.02
CAM - Roof Repairs	\$	5,000.00	0.11
CAM - Painting	\$	4,500.00	0.10

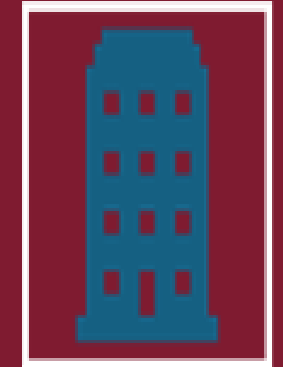


Continued

ANNUAL EXPENSES SUMMARY



CAM - Plumbing	\$	3,200.00	0.07
CAM - Storm Drain Maintenance	\$	2,200.00	0.05
CAM - Repairs & Maintenance	\$	10,000.00	0.23
CAM - Sprinkler System	\$	1,800.00	0.04
CAM - Cooling Tower Rental	\$	42,900.00	0.98
CAM - Elevator	\$	3,840.00	0.09
CAM - Professional Fees	\$	1,000.00	0.02
CAM - Management Fees 3%	\$	27,276.48	0.62
Total CAM		\$ 332,116.48	7.59
Insurance	\$	87,500.00	2.00
Real Estate Taxes	\$	98,894.47	2.26
Total Annual Expenses		\$ 518,510.95	11.85



Note: The Cooling Tower rental expense will be deleted once a new cooling tower is furnished and installed.

COMPARABLE SALES



Cypress Corners

2900 W. Cypress Creek Rd.
Fort Lauderdale, FL 33309

Status: For Sale

Sale Price: \$8,700,000

Size: 43,444 SF | 2.28 AC

Distance: 2.65 Miles



Oakland Park Forum

2880 Oakland Park Blvd.
Ft. Lauderdale, FL 33311

Status: For Sale

Sale Price: \$5,950,000

Size: 33,427 SF | 1.52 AC

Distance: 1 Mile



Sopher Center

4000 N. State Road 7
Lauderdale Lakes, FL 33319

Status: For Sale

Sale Price: \$ 5,230,000

Size: 37,150 | 1.51 AC

Distance: 0.76 Miles

COMPARABLE SALES



Plantation Executive Bldg.
270-330 S. University Dr.
Plantation, FL 33324

Status: Sold – January 2026

Sale Price: \$8,000,000

Size: 29, 452 SF | 2.29 AC

Distance: 4.66 Miles



The 1600 Building
1600 W. Commercial Blvd.
Fort Lauderdale, FL 33309

Status: Sold – July 2024

Sale Price: \$5,200,000

Size: 26,000 SF | 1.81 AC

Distance: 2.58 Miles



2950 Building
2950 W. Cypress Creek Rd.
Fort Lauderdale, FL 33309

Status: Sold – July 2024

Sale Price: \$9,250,000

Size: 39,704 SF | 1.90 AC

Distance: 2.60 Miles



Oakland 95 Office Plaza
1061 W. Oakland Park Blvd.
Oakland Park, FL 33311

Status: Sold – June 2025

Sale Price: \$3,875,000

Size: 13,200 SF | 0.69 AC

Distance: 2.6 Miles

CITY OF LAUDERDALE LAKES



The City of Lauderdale Lakes was incorporated on June 22, 1961. The City comprises an area of approximately four square miles in Broward County, with its center at the crossroads of State Road 7/ U.S. 441 and Oakland Park Boulevard.

Since 1998, the City of Lauderdale Lakes has operated as a Mayor/City Commission/City Manager form of government. Together, the Commission and City Administration has established a Strategic Plan and a Financial Plan with goals and objectives that are now being implemented to enhance the health, wealth and well-being of the City.

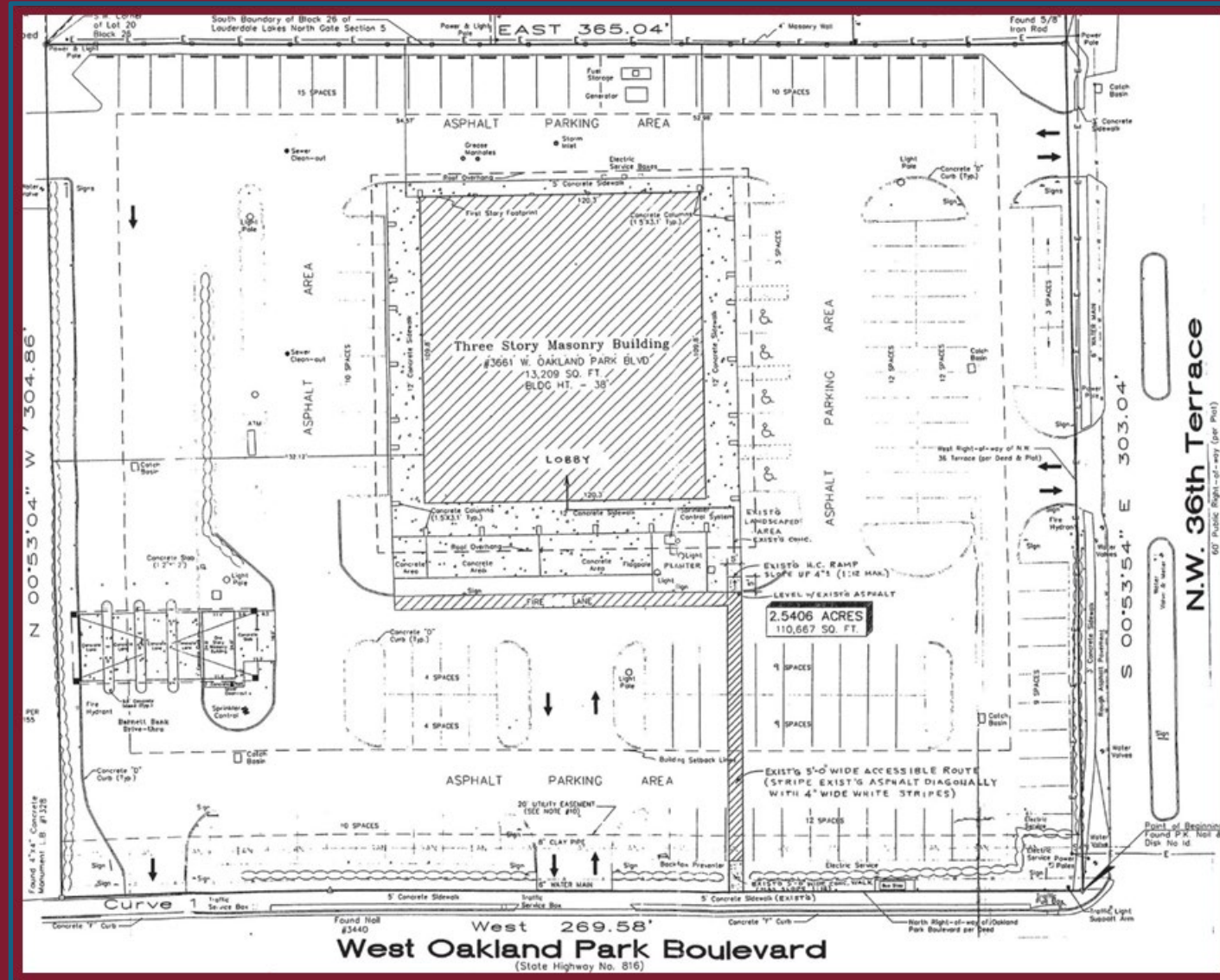
Today, with a population of over 32,000, the City is pursuing an aggressive program to create jobs, build the tax base, boost property values, stimulate small business development, attract new businesses, revitalize the commercial corridor, upgrade the infrastructure, maintain parks and beautify their neighborhoods.



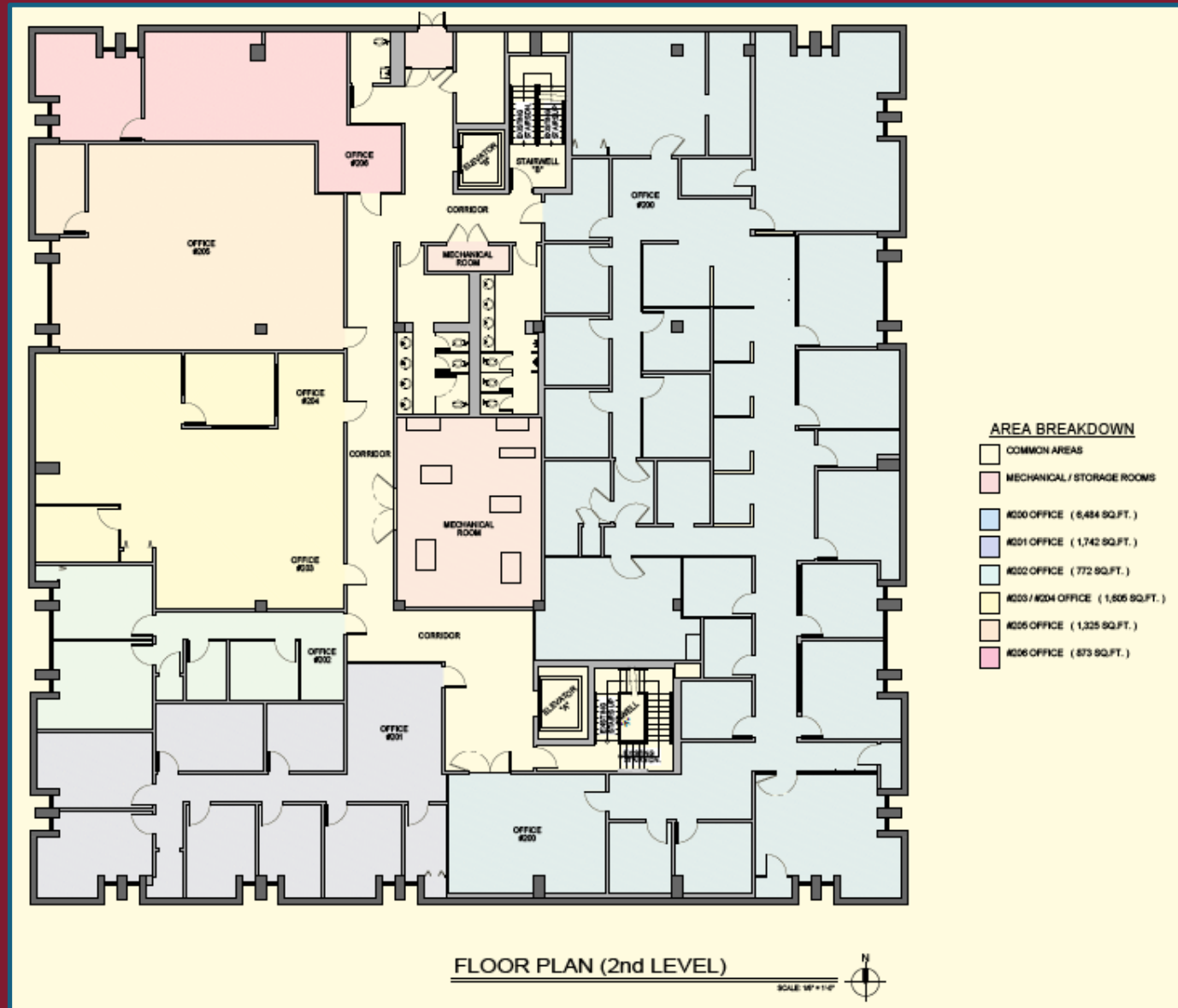
PHOTOS - INTERIOR



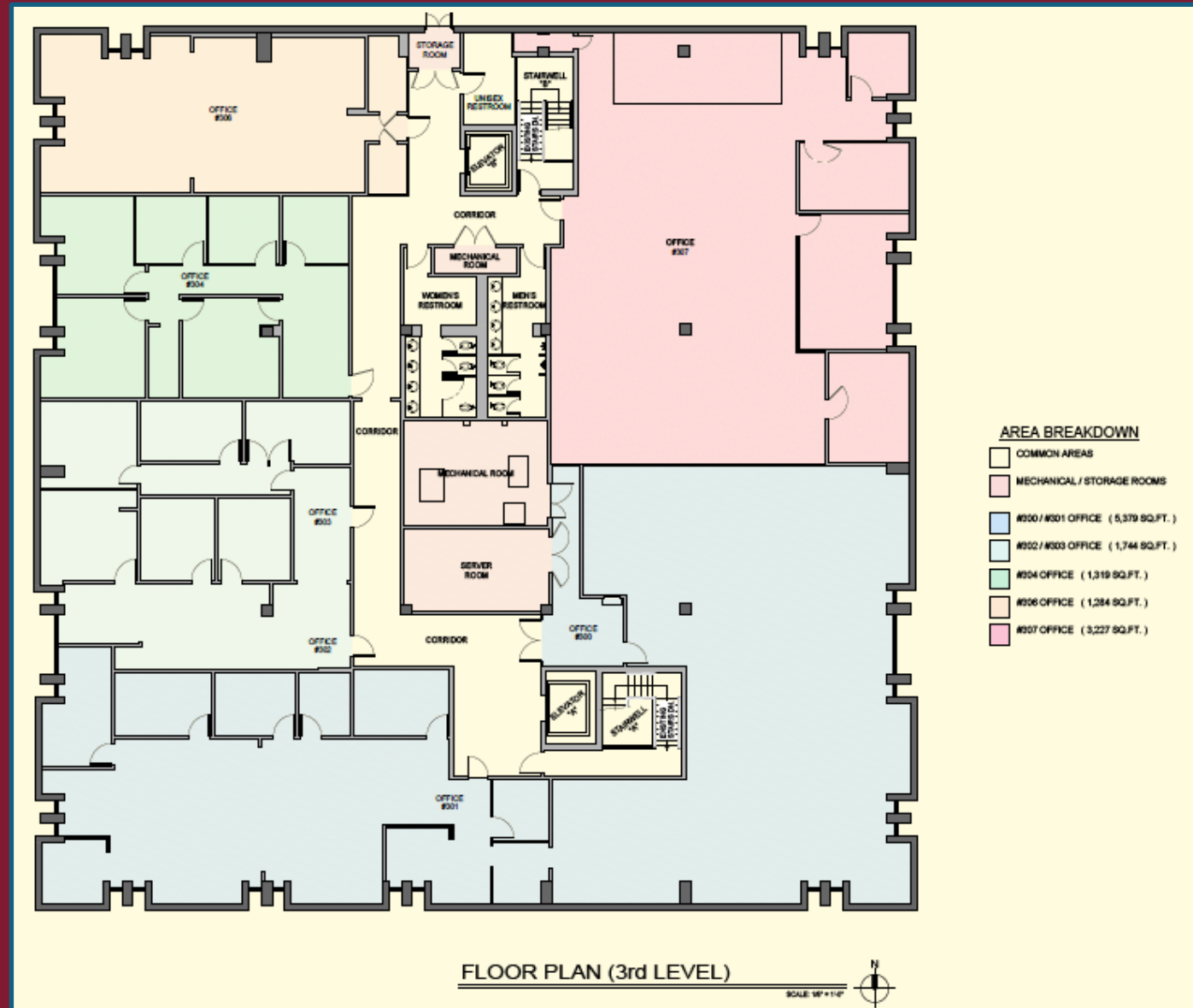
SITE PLAN



FLOOR PLAN – 2ND LEVEL



FLOOR PLAN – 3RD LEVEL



BIRDS EYE VIEW



AERIAL



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