

OFFERING MEMORANDUM

FOR SALE

*Investment, Development
or Corporate Headquarters
Opportunity*

BANK OF AMERICA
ANCHORED
OFFICE BUILDING

43,770 SF | 2.52 ACRES

IMA



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

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, FL 33311

Exclusively Presented By:

Russell Levene

Sales & Leasing Executive
rlevene@ima-re.com
305.661.0110 | Ext. 224

Glenn Rozansky

President
grozansky@ima-re.com
305.661.0110 | Ext. 209

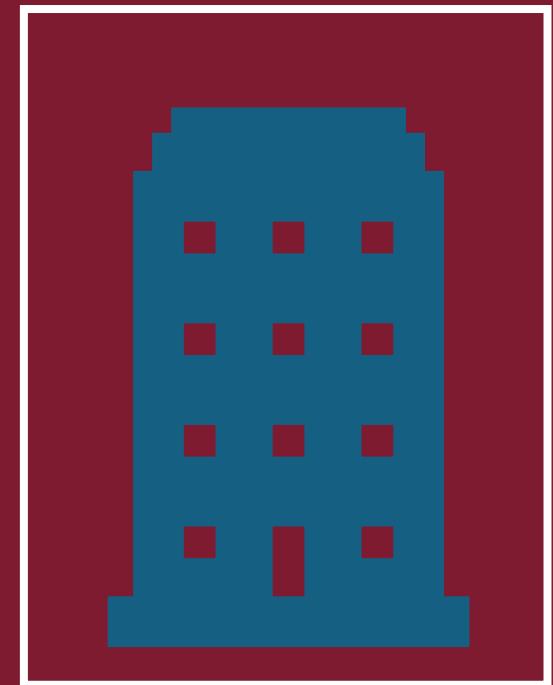
Investment Management Associates Inc.

2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134
305.661.0110 | www.ima-re.com

TABLE OF CONTENTS



1. Executive Summary	11. Annual Expenses Summary
2. Investment Options	12. Comparable Sales
3. Investment Highlights	13. City of Lauderdale Lakes
4. Property Overview	14. Photos – Interior
5. Location & Access	15. Site Plan
6. Location & Market Overview	16. Floor Plan – 2 nd Level
7. Demographics	17. Floor Plan – 3 rd Level
8. Anchor Tenant	18. Birds Eye View
9. Tenancy & Income Summary	19. Aerial
10. Potential Tenancy & Income Summary	



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 ±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 type	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: $60,500 \pm$ ADT
	State Road 7: $55,500 \pm$ 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.

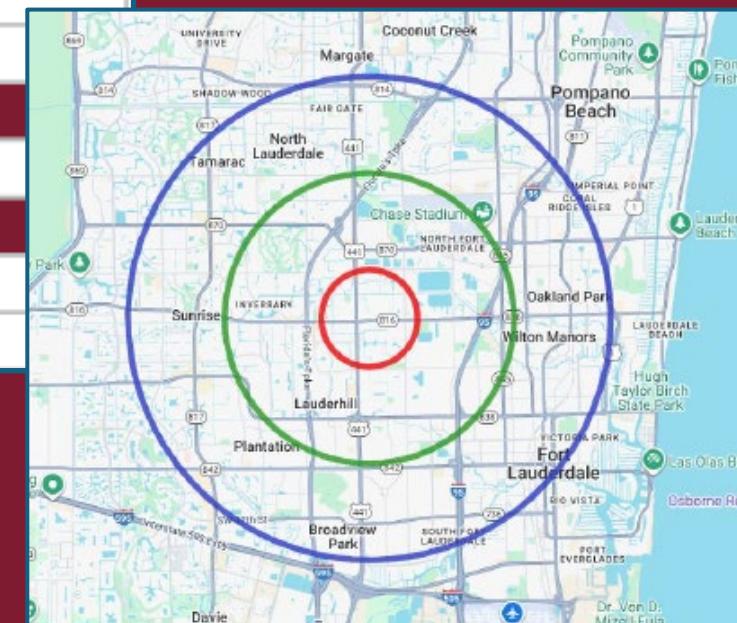
Highlights:

- 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

IMA

	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

IMA

BANK OF AMERICA



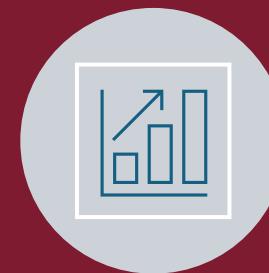
THE GROUND FLOOR IS
BUILT OUT AS A BANK
BRANCH OCCUPIED BY
BANK OF AMERICA ALONG
WITH A DRIVE-THRU ATM



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.

TENANCY & INCOME SUMMARY



Commercial Rent Roll

As of 02/01/26

Tenant Name	Unit	Sq Ft	Lease End	Sec Deposit	Base Rent	CAM	INS	RET	Sales Tax	Total Charges	Rent / SF
Bank of America Plaza											
Bank of America, N.A.	100	9,250	7/31/44	0.00	17,643.22	0.00	0.00	0.00	0.00	17,643.22	22.89
<i>Charge Escalations</i>											
			Charge	From Date	To Date	Amount	Amt Sq Ft				
			RC-O	8/1/24	7/31/29	17,643.22	22.89				
			RC-O	8/1/29	7/31/34	18,172.52	23.58				
			RC-O	8/1/34	7/31/39	18,717.70	24.28				
			RC-O	8/1/39	7/31/44	19,279.24	25.01				
<VACANT>	200	6,484		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Palms Rehab and Wellness, LLC.	201	1,742	MTM	4,000.00	1,797.49	0.00	0.00	0.00	0.00	1,797.49	12.38
<VACANT>	202	772		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	203/204	1,605		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	205	1,325		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	206	873		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	300/301	5,379		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	302	1,744		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	304	1,319		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	306	1,284		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<VACANT>	307	3,227		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Totals		35,004		4,000.00	19,440.71	0.00	0.00	0.00	0.00	19,440.71	6.66

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

Gross Rental Income

	<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

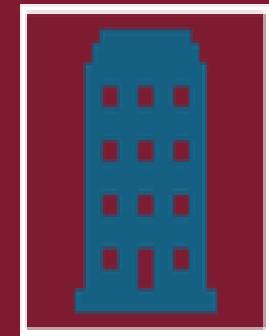


ANNUAL EXPENSES SUMMARY



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

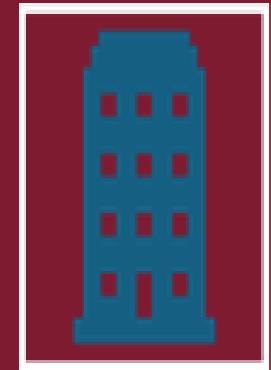


Continued

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.



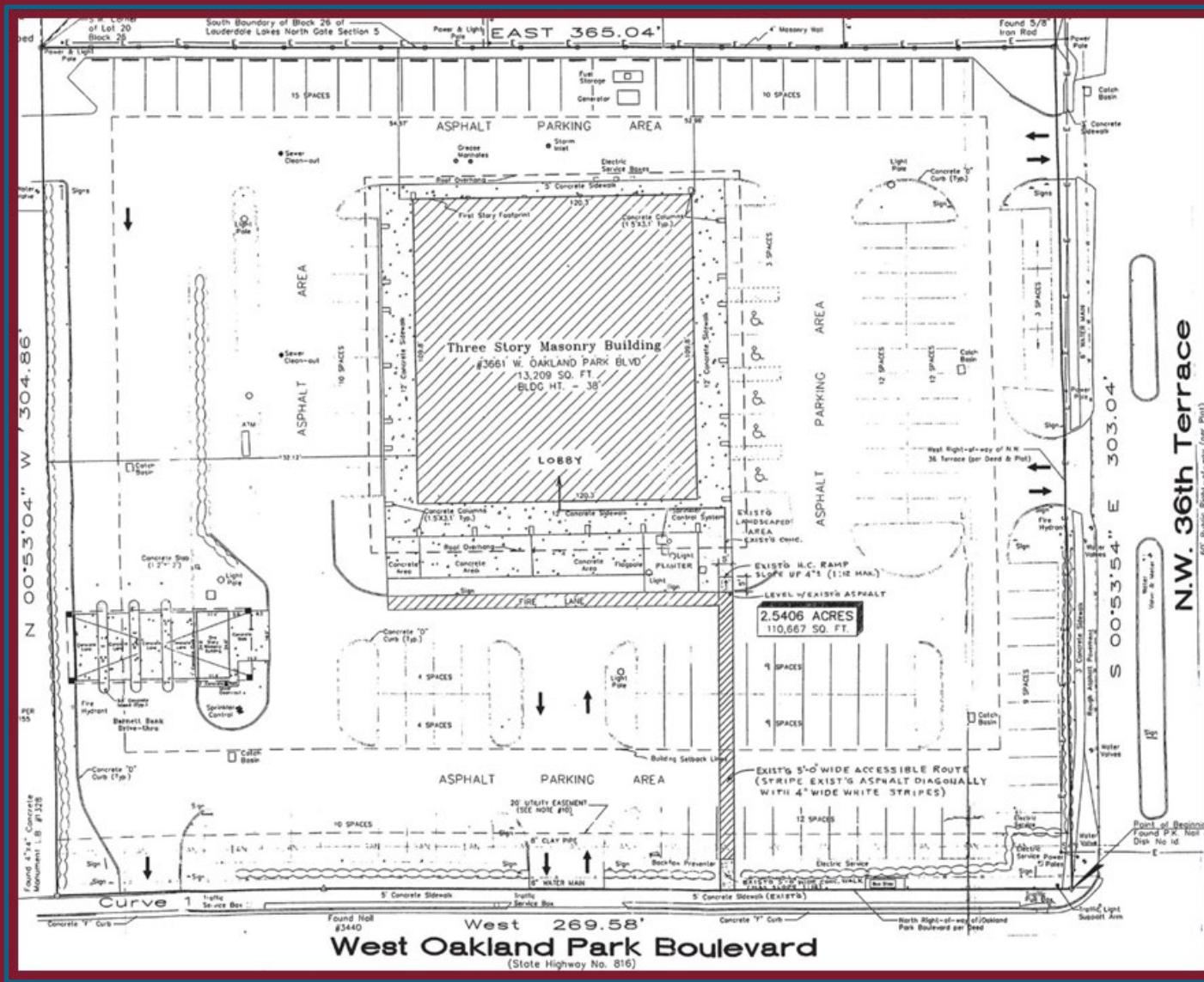
PHOTOS - INTERIOR

IMA



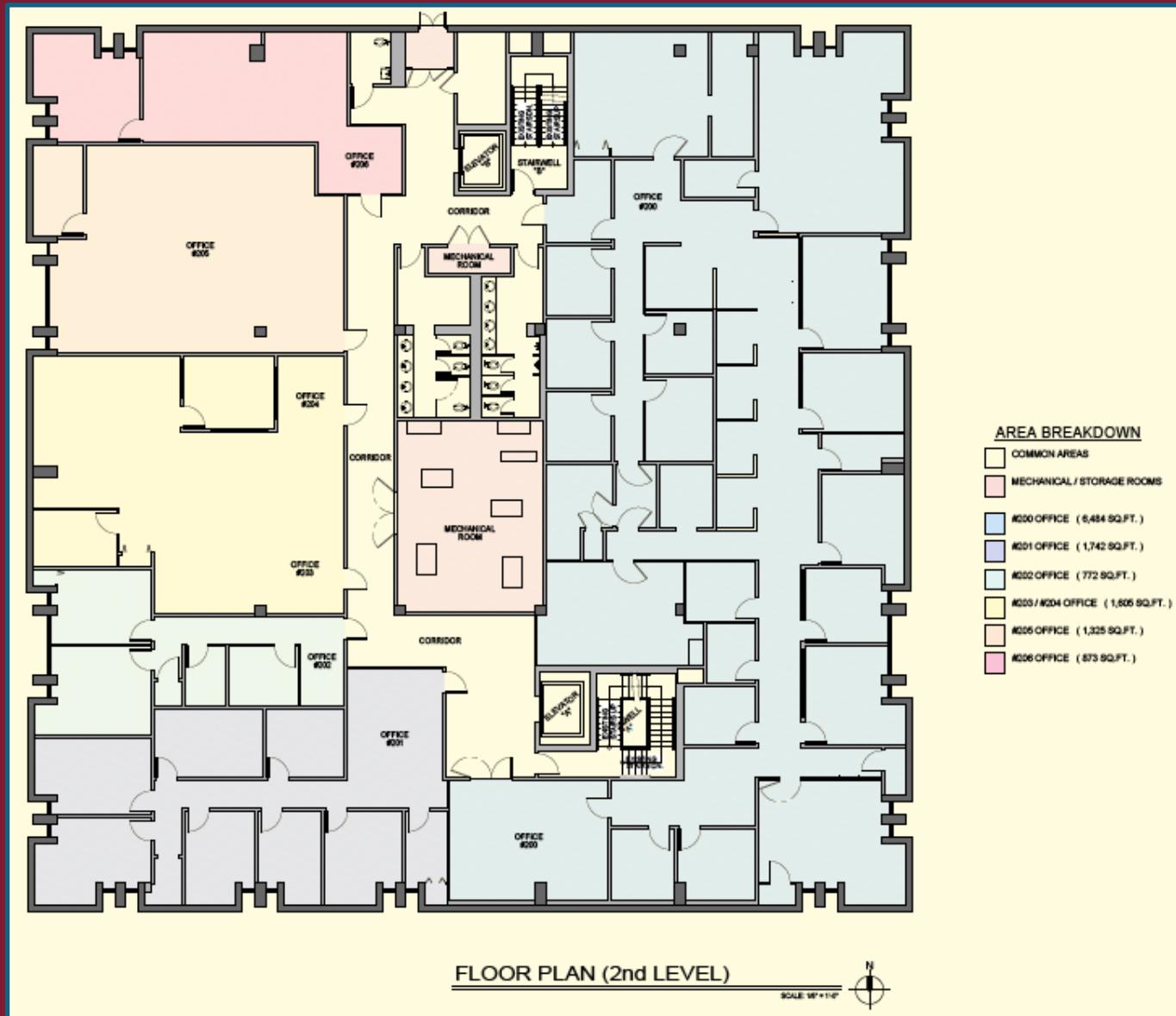
SITE PLAN

IMA



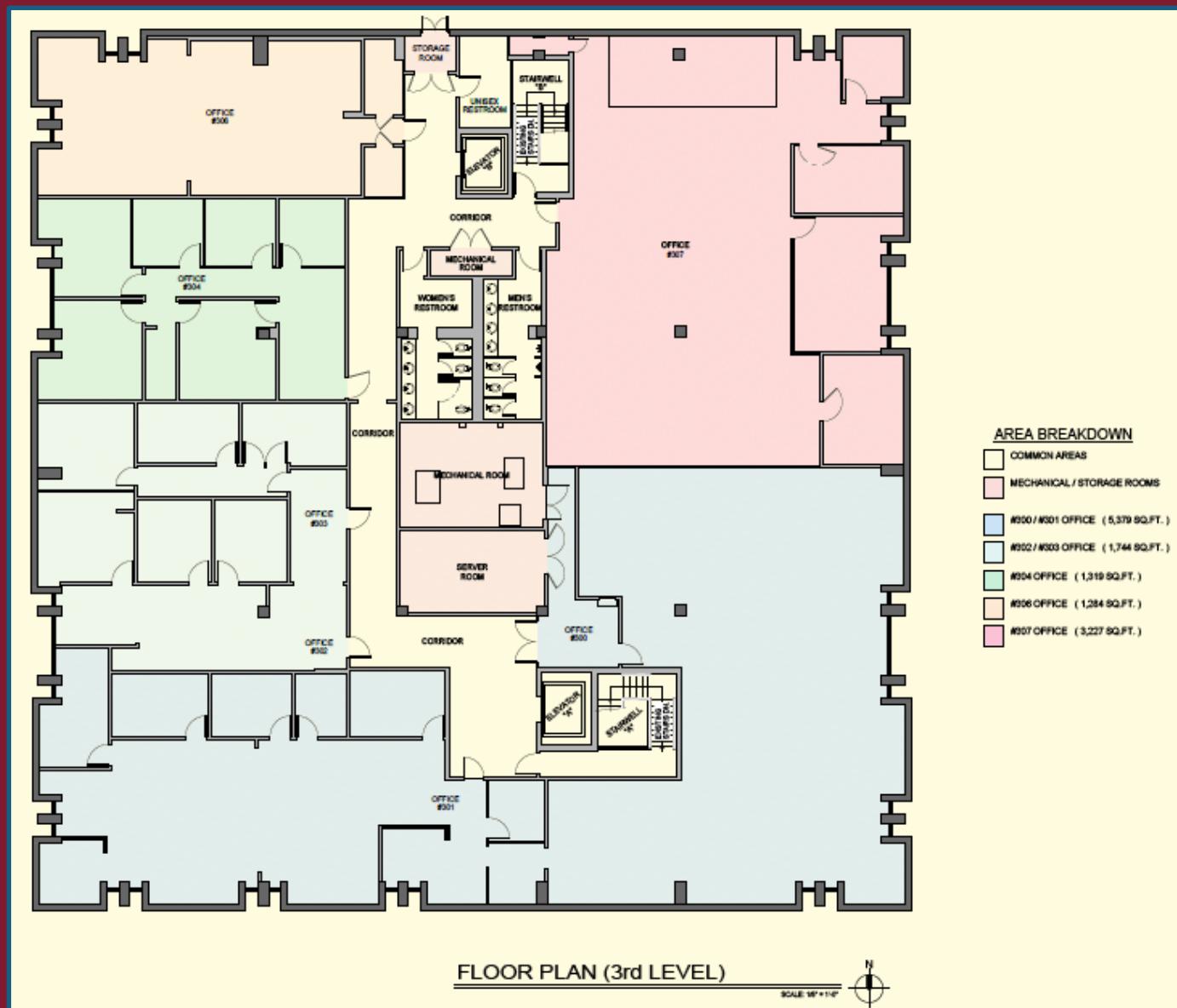
FLOOR PLAN - 2ND LEVEL

IMA



FLOOR PLAN - 3RD LEVEL

IMA



BIRDS EYE VIEW

IMA



AERIAL

IMA



Exclusively Presented By:

Russell Levene

Sales & Leasing Executive
rlevene@ima-re.com
305.661.0110 | Ext. 224

Glenn Rozansky

President
grozansky@ima-re.com
305.661.0110 | Ext. 209

Investment Management Associates Inc.

2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

305.661.0110 | www.ima-re.com



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from INVESTMENT MANAGEMENT ASSOCIATES, INC. and it should not be made available to any other person or entity without the written consent of INVESTMENT MANAGEMENT ASSOCIATES, INC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to INVESTMENT MANAGEMENT ASSOCIATES, INC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. INVESTMENT MANAGEMENT ASSOCIATES, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, INVESTMENT MANAGEMENT ASSOCIATES, INC. has not verified, and will not verify, any of the information contained herein, nor has INVESTMENT MANAGEMENT ASSOCIATES, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT INVESTMENT MANAGEMENT ASSOCIATES, INC. FOR MORE DETAILS.