OFFICE SUITE FOR SALE/LEASE







EXECUTIVE SUMMARY

Property Type Office Condo

\$315,000

Sale Price Lease Rate

\$25 Gross

Available Area

1.938 SF C126

Unit

Zoning

CB

Frontage Street

AIA

Traffic Count

25.000 VPD

BERKLEY SOUTH

💡 3015 N Ocean Blvd, C126, Ft. Lauderdale, 33308

LOCATION DESCRIPTION

Berkley South sits at the NEC of the signaled intersection of A1A and NE 30th St, just south of Oakland Park Blvd. It is across from a new Publix Greenwise, and is walking distance to dozens of restaurants and retail. The building is in a safe coastal neighborhood and offers immediate access to luxury condos and hotels. This unit is also available for lease.

SPACE DESCRIPTION

Elevate your business in this 1,938sf office space with up to 7 private offices or flexible layout options allowing for a kitchenette or conference room. Vinyl wood-look flooring, new hurricane impact windows, and abundant parking. CB zoning offers a variety of possibilities, with the potential to rent out office space.

HIGHLIGHTS

- Tons of parking
- New hurricane Impact windows
- Neighboring brand new boutique hotel and Publix Greenwise
- Vinyl wood look floors
- 7 private offices, reception, & 2 ensuite restrooms





\$125,269 Avg. Household Income



\$727.766.327 Consumer Spending



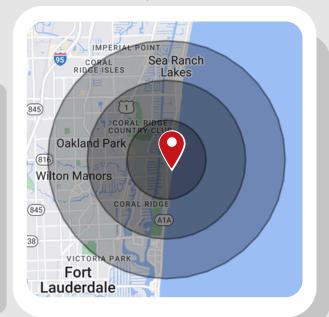
38.864 Residential Population



Daytime Workforce



100+ Parking Ample surface parking



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**EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

