

OFFICE SUITE FOR SALE/LEASE



EXECUTIVE SUMMARY

Property Type	Office Condo
Sale/Lease Price	\$425,000 / \$25 Gross
Available Area	2,627 SF
Unit	C115
Zoning	CB
Frontage Street	A1A
Traffic Count	25,000 VPD

BERKLEY SOUTH

📍 3015 N Ocean Blvd, C115, 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

Office/retail property, 2,627 sq ft, boasting a large open layout with 4 private offices, a conference room, and a welcoming reception area. New hurricane impact windows and LED lighting enhance safety and efficiency. Enjoy tons of parking and a prime location across the street from a brand-new Publix. Ideal for thriving businesses seeking a vibrant beachside presence!

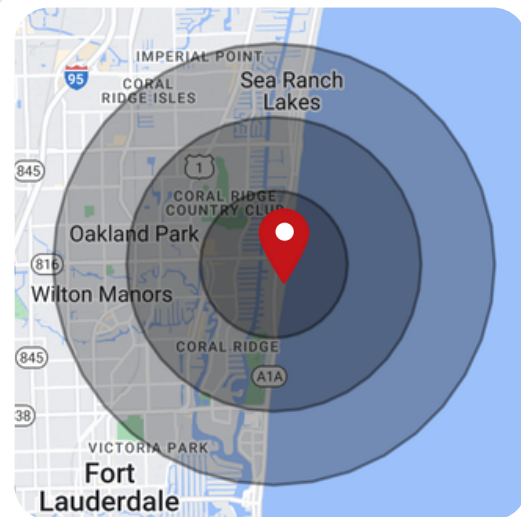
HIGHLIGHTS

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

DEMOGRAPHICS

Within 1 mi Radius

💰	\$125,269
👤	Avg. Household Income
💵	\$727,766,327
👤	Consumer Spending
👤	38,864
👤	Residential Population
👤	21,025
👤	Daytime Workforce
🚗	100+ Parking
🚗	Ample surface parking



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