

OFFICE/RETAIL FOR LEASE



PLAZA 3000 OFFICE/RETAIL

3020 N Federal Hwy, Ft. Lauderdale, FL 33306

Miles 0.3 0.5 1.0

PROPERTY DESCRIPTION

This unique two-story property is prominently located near the corner of Plaza 3000, situated directly on Federal Highway, within a bustling retail strip center that offers ample parking. With hundreds of daily visitors to the plaza and over 50,000 vehicles passing by each day, your space will enjoy exceptional visibility. The building features panoramic hurricane impact windows with a spacious balcony overlooking Federal Highway, making it an ideal location for attracting attention and foot traffic.

Located on the east side of Federal Highway just south of Oakland Park Blvd, this property sits along the 2nd busiest intersection in Broward. 1.5 miles to the beach and 2.5 miles to I-95, the site offers easy access to all of South FL and great visibility.

EXECUTIVE SUMMARY

Property Type	Office/Retail
Lease Rate	\$25 PSF + \$8.34 CAM
Space Available	+/-2100 SF
Parking Spaces	Ample Parking
Zoning	B-1
VPD	50,000

HIGHLIGHTS

- Unmatched visibility directly on US-1
- Panoramic hurricane impact windows flood the space with natural light
- Expansive wrap-around balcony adds extra square footage at no tenant cost
- Close proximity to national retailers
- 10 minutes from I-95
- Situated opposite to 274 brand new luxury apartments (Oaklyn)



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WILLIAM BONOMO
PAUL JULIAN
3101 N Federal Hwy, Ste 502
Fort Lauderdale, FL 33306
P: 954.372.7280
info@LEVELrealty.com

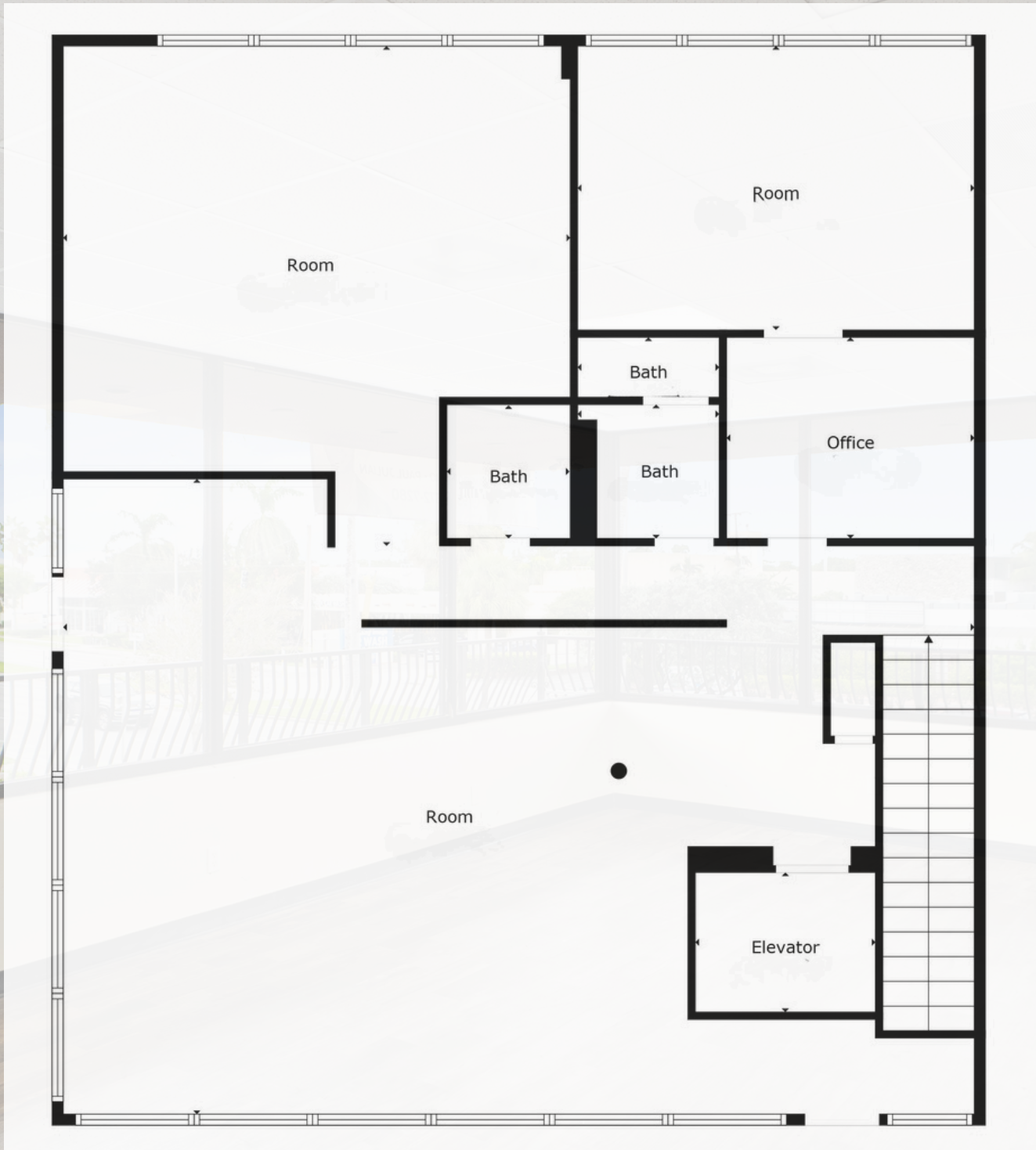
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***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*





Floor Plan



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