

Flex Warehouse

EXCLUSIVELY LISTED BY:

FOR LEASE



DESCRIPTION

This exceptionally clean and well-maintained 1,650-square-foot flex/retail space offers a bright, modern, and highly functional layout in the heart of Oakland Park's Warehouse District. The fully air-conditioned unit features freshly painted floors, contemporary LED strip lighting, a glass roll-up door, and hurricane-impact storefront windows that provide an abundance of natural light. Additional amenities include a private en-suite restroom and a convenient kitchenette area, making this polished, move-in-ready space ideal for a variety of flex uses.

3472 NE 5th Ave, #10
Oakland Park, FL 33334



SUMMARY

Pricing Guidance	± \$22/SF + \$7.57 CAM
Lease Type	NNN
Unit Size	± 1,650 SF
Clear Height	12'
Year Renovated	2023
Zoning	I-1

HIGHLIGHTS

Fully Air Conditioned

Glass grade-level roll up door

Impact storefront glass window

**LED strip lighting with abundant
natural light**

**En-suite restroom and
kitchenette**

Easy access to I-95



(954) 572-9280 info@levelrealty.com

3101 N Federal Hwy, Ste 502 Fort Lauderdale, FL 33306

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LOCATION DESCRIPTION

Located in the heart of Oakland Park's thriving Warehouse District, the property is surrounded by a growing mix of creative businesses, restaurants, breweries, retailers, showrooms, and service-oriented users. Its central location offers convenient access to North Dixie Highway, Oakland Park Boulevard, Federal Highway, and I-95, providing excellent connectivity throughout Broward County. The property is also minutes from Downtown Oakland Park, Wilton Manors, and Fort Lauderdale, placing it near a strong residential customer base and an expanding commercial corridor.



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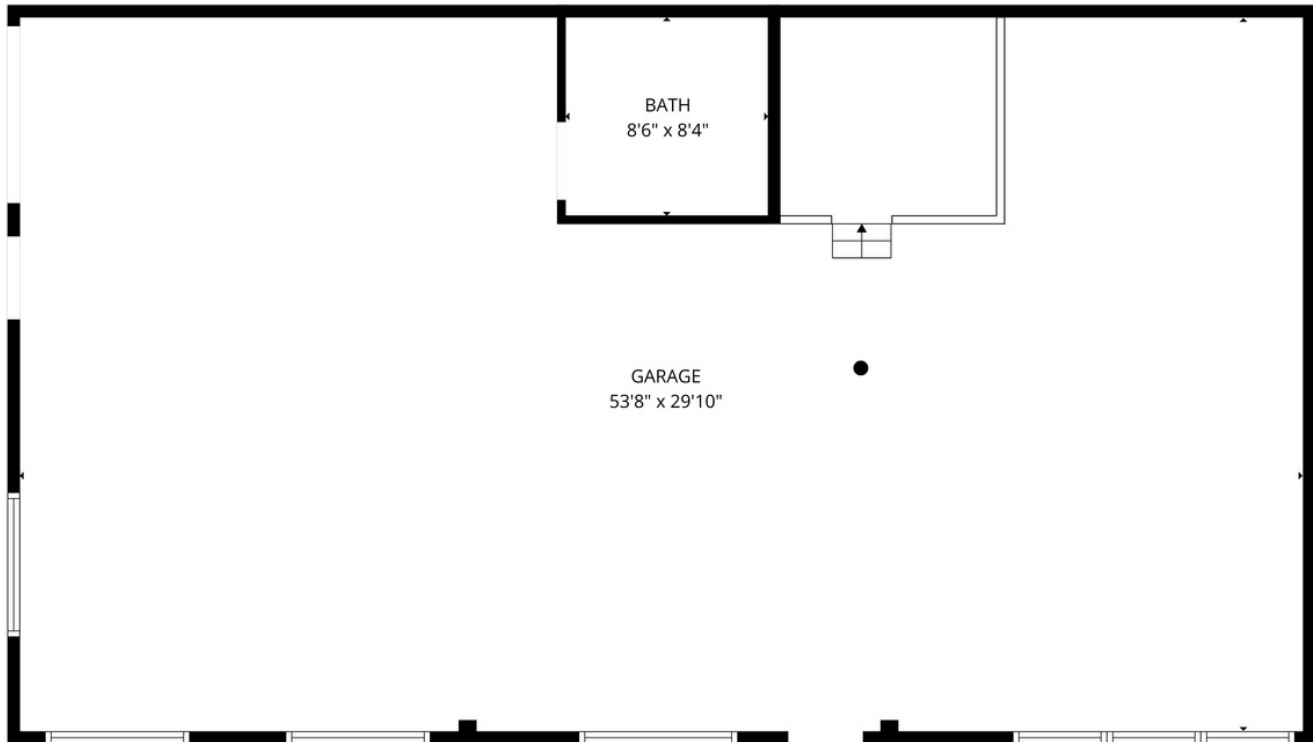
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Floor Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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