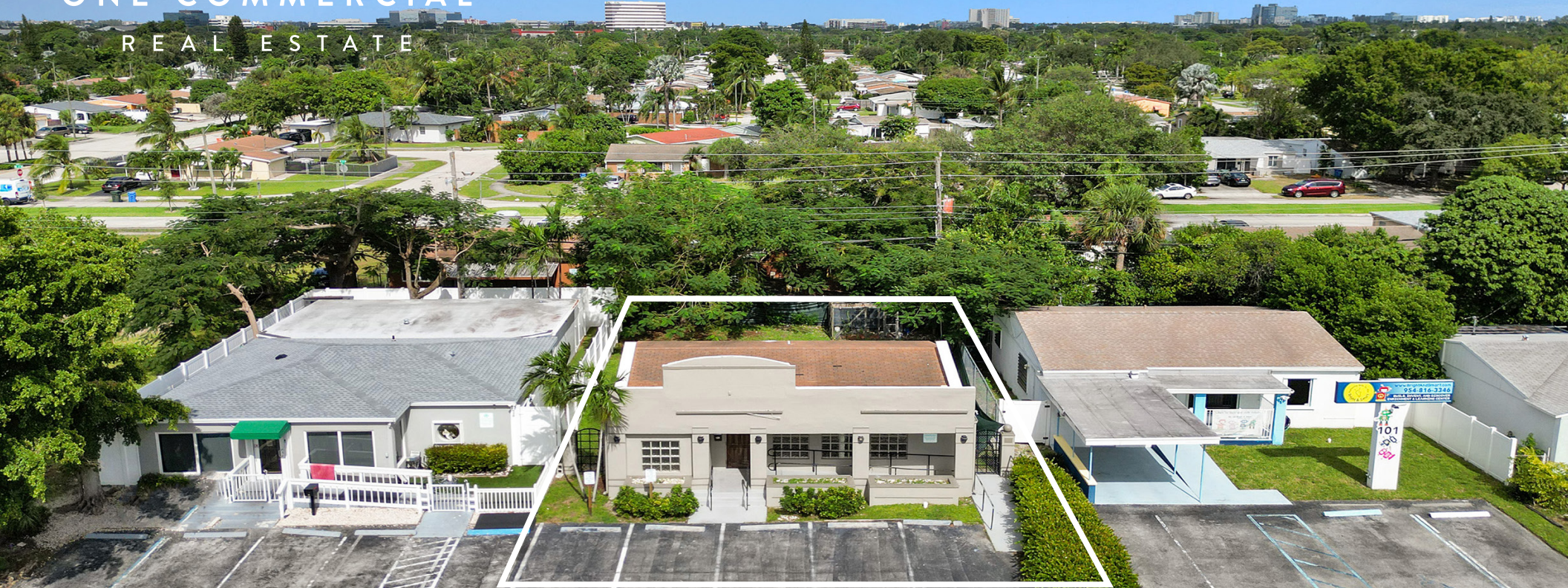




ONE COMMERCIAL  
REAL ESTATE



# Offering Memorandum

FREESTANDING OFFICE BUILDING  
*Office For Sale*  
FORT LAUDERDALE, FLORIDA

51 E Commercial Blvd  
Oakland Park, FL 33334

# Offering Memorandum

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 ONE Commercial Real Estate and should not be made available to any other person or entity without the written consent of ONE Commercial Real Estate.

This offering memorandum has been prepared to provide summary, unverified 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. ONE Commercial Real Estate 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 or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the 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 Marketing Brochure has been obtained from sources we believe to be reliable; however, ONE Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has ONE Commercial Real Estate 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.

## **NON-ENDORSEMENT NOTICE**

ONE Commercial Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation or ONE Commercial Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of ONE Commercial Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

**DISCLAIMER** ONE Commercial Real Estate hereby advises all prospective purchasers of the property as follows: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, ONE Commercial Real Estate has not and will not verify any of this information, nor has ONE Commercial Real Estate conducted any investigation regarding these matters.

ONE Commercial Real Estate makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. ONE Commercial Real Estate expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any property to determine to your satisfaction with the suitability of the property for your needs.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release ONE Commercial Real Estate Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

# Executive Summary

ONE Commercial Real Estate is pleased to present this exceptional opportunity to acquire a freestanding office building with high visibility on East Commercial Blvd.

## Property Highlights:

**Executive Office:** The interior has been tastefully finished and utilizes a functional design, providing versatility for work stations, reception, and ample space for a professional conference room.

**Prime Location:** The property benefits from excellent proximity to the East Commercial Blvd corridor where the annual average daily traffic count exceeds 44,500 vehicles per day. In addition, proximity to I-95 connects the property to greater South Florida, allowing for convenient regional access.

**Ample Parking:** Five parking stalls are conveniently located in front of the building. Ramp access to the main entrance and railings also provide ADA compliance

**Professional Setting:** The Cypress Creek office submarket has seen tremendous growth with its favorable location and business friendly environment.

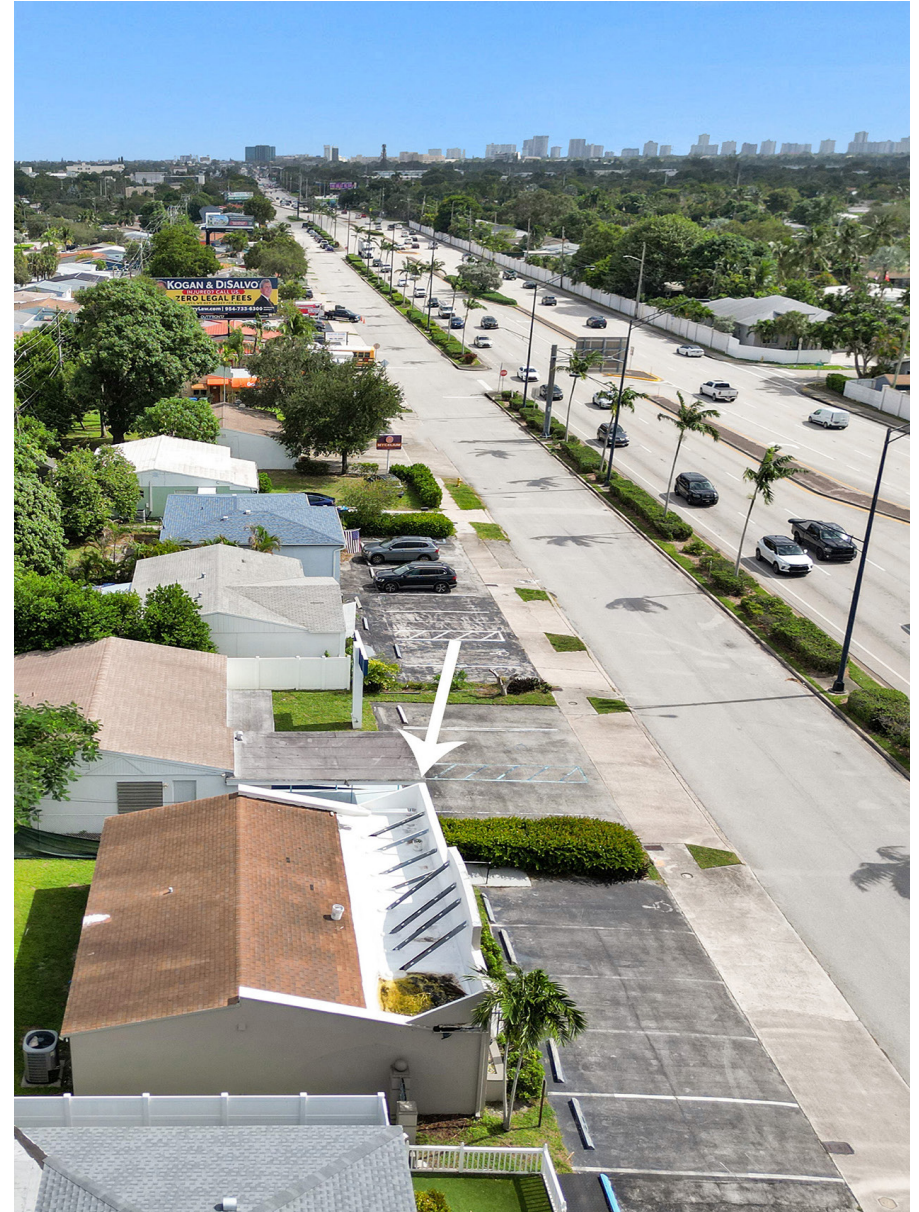
### Building Features:

Existing Offices: 5 | Bathrooms: 1

Gross Area: 1,190 SF

| DEMOGRAPHICS      | 1 MILE   | 3 MILE   |
|-------------------|----------|----------|
| TOTAL HOUSEHOLDS  | 5,765    | 60,198   |
| TOTAL POPULATION  | 15,290   | 132,843  |
| AVERAGE HH INCOME | \$76,472 | \$90,335 |

**\$595,000**  
ASKING PRICE



# Aerial Photos

51 E Commercial Blvd Oakland Par, FL 33334



# Exterior Photos

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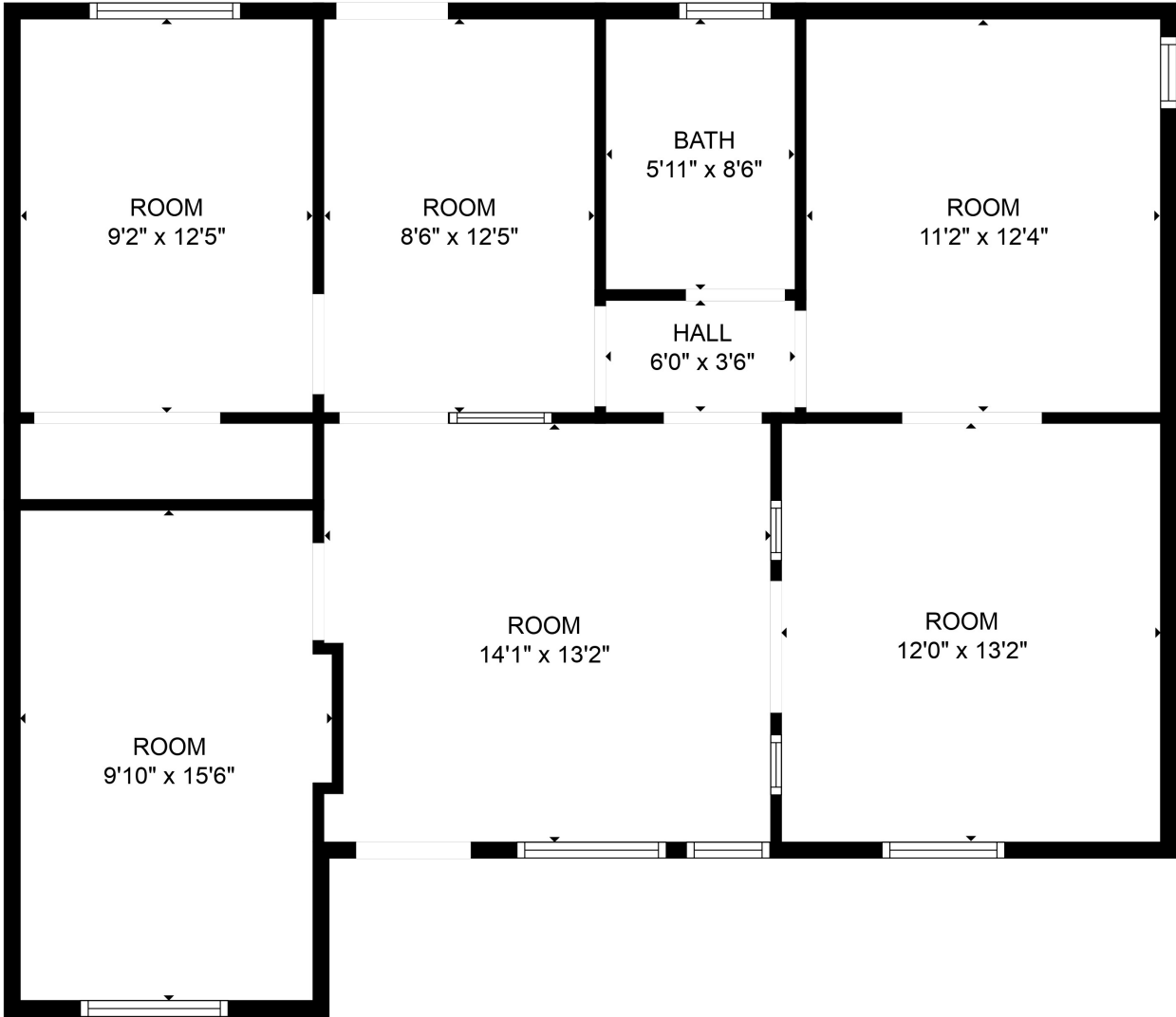
# Exterior Photos

51 E Commercial Blvd Oakland Park, FL 33334



# Floorplan Photos

51 E Commercial Blvd Oakland Park, FL 33334



# Interior Photos

51 E Commercial Blvd Oakland Park, FL 33334



# Interior Photos

51 E Commercial Blvd Oakland Park, FL 33334



# A *Boutique* Brokerage With *Institutional* Quality Support

ONE Commercial Real Estate was born from a commitment to be a change agent for clients and our team members. Founded by Daniel de la Vega, the President of ONE Sotheby's International Realty, we offer superior results to owners, occupiers, and developers of commercial real estate by obtaining and sharing intelligence as well as applying our knowledge, experience, competence and technical skills.

The commercial real estate landscape has changed. The cycles of supply and demand will always change. Florida, and particularly in South Florida, is impacted by global economic and political events more than most. Capital is flowing from new markets, redefining the character of our communities. Embracing and understanding change allows us to better serve our clients.

Adaptability defines us at ONE Commercial. We distinguish ourselves by our essence: a deep caring for our client's business and a dedication to accelerating their success. We listen thoroughly then offer solutions that deliver excellence. Our team members have experienced several cycles that have taught valuable lessons. We have decades of on-the-ground experience and market knowledge in South Florida advising clients in all aspects of commercial real estate. That leads us to a better and faster execution.

*Are you ready for what's next?*



ONE Commercial leverages relationships within the ONE Sotheby's International Realty luxury residential real estate network to connect prestigious clientele spanning the globe with the assets we represent. We manage these opportunities with extreme care to ensure impeccable, white-glove service and maintain an interconnected network to expeditiously bring you the most qualified buyers.



1,200+  
AGENTS



27 offices  
ALONG FLORIDA'S  
EAST COAST



34  
COUNTIES AND  
TERRITORIES



\$8.1B  
IN ANNUAL SALES



## Hasnaa Boutros

GLOBAL REAL ESTATE ADVISOR,  
ONE SOTHEBY'S INTERNATIONAL REALTY

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As a Real Estate agent with One Sotheby's International Realty, Hasnaa Boutros brings a rich and diverse background that uniquely equips her to serve her clients. Born and raised in Casablanca, Morocco, then living in the beautiful sunshine state for over 30 years, she was brought up in a family that deeply valued education, hard work, and integrity as guiding principles that have crafted her career and life journey.

Hasnaa's entrepreneurial spirit led her husband and her to establish an accounting firm 23 years ago, where she sharpened her skills as a business owner and consultant. This venture marked the beginning of her journey into the world of business, where she developed a keen eye for detail and a deep understanding of financial management.

Over the years, Hasnaa expanded her expertise by acquiring and revitalizing three additional businesses. Each acquisition presented its own challenges, but through strategic restructuring and innovative approaches, she successfully turned them around and eventually sold them, realizing their full potential. Most notably, in 2020, Hasnaa took on a property management business. Through a comprehensive overhaul, she modernized its operations and approach, significantly enhancing efficiency and achieving client satisfaction.

With over two decades of experience in various facets of the real estate industry from investment to property management and beyond, she has cultivated a well-rounded perspective that allows her to anticipate market trends and provide clients with unparalleled service. Hasnaa's journey has not only refined her skills but also deepened her commitment to helping others achieve their real estate goals.



## Bill McGee

SENIOR GLOBAL ADVISOR,  
ONE COMMERCIAL REAL ESTATE

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Bill McGee III joined ONE Commercial Real Estate in February 2024. Formerly, he served as a Senior Vice President at Berger Commercial Realty in from 2021- 2023. Bill also served as a Director for JLL's Capital Markets Group, Southeast Land Team based in Ft. Lauderdale for over seven years. He has 17 years' experience in Commercial Real Estate including managing programs for REO rehabilitation as well as innovative programs aimed at selling and purchasing development sites, office, medical, retail, ranch, agricultural, recreational, mobile home and RV resort properties commercially throughout Florida. Bill's extensive knowledge of property management, mobile home community operations, and closures have furthered his experience with various developments including several multi-acre development sites in downtown Fort Lauderdale and numerous multifamily portfolios throughout the State of Florida. In addition, Bill has a vast knowledge of office, multifamily, farm, ranch, and recreational land markets not only in Florida but worldwide.



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REAL ESTATE

*Are you ready for what's next?*  
Let's have a conversation.

[ONECOMMERCIALRE.COM](https://www.onecommercialre.com)

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COCONUT GROVE, FL 33133

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MIAMI BEACH | PALM BEACH GARDENS | PALM COAST | PONTE VEDRA BEACH | STUART | ST. AUGUSTINE | SUNNY ISLES | SUNTREE | SURFSIDE | VERO BEACH | WESTON