

OFFERING MEMORANDUM

OFFICE PROPERTY AVAILABLE FOR LEASE

CHASE BUILDING ●●● 3201 N Federal Hwy, Fort Lauderdale, FL 33306

Exclusively Listed by:

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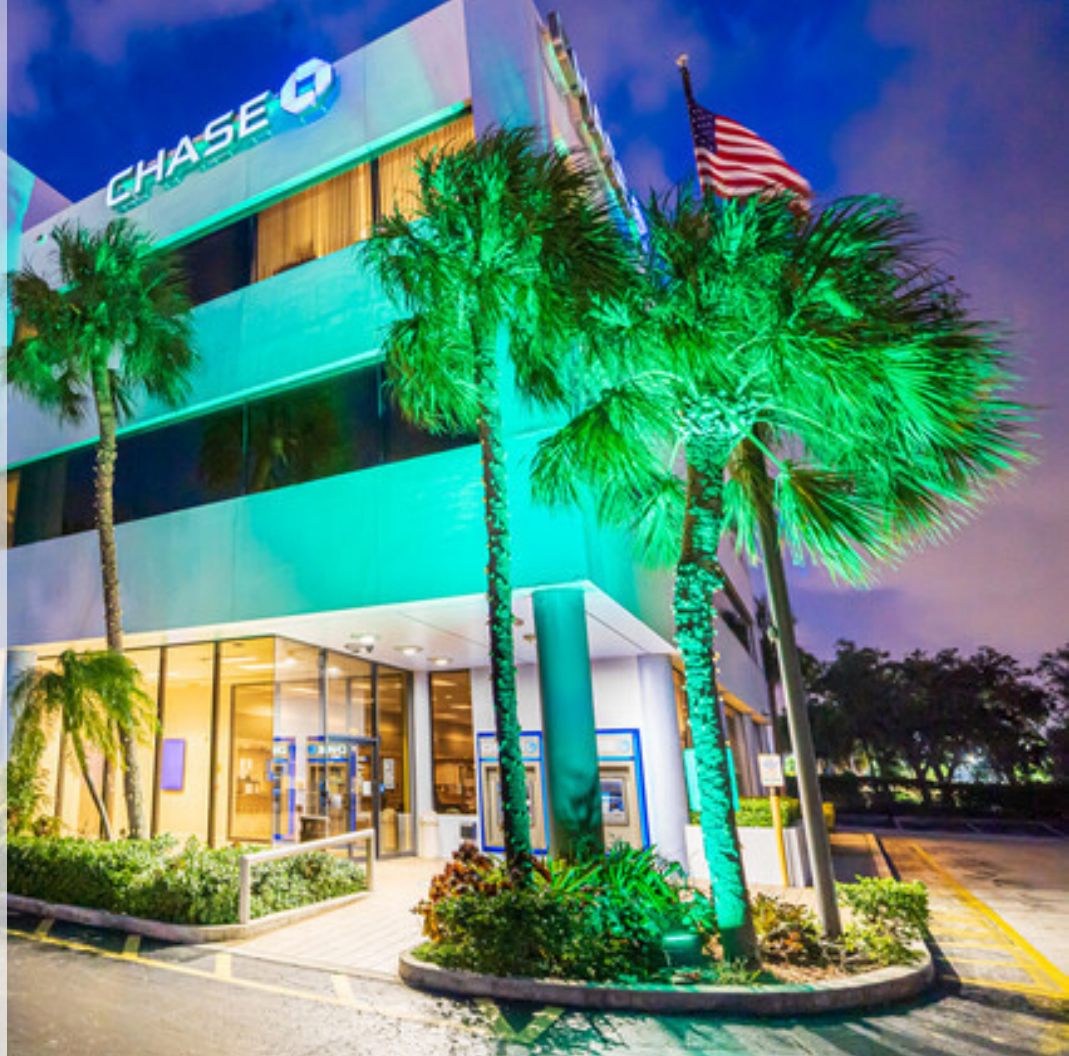
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Level Realty in compliance with all applicable fair housing and equal opportunity laws.

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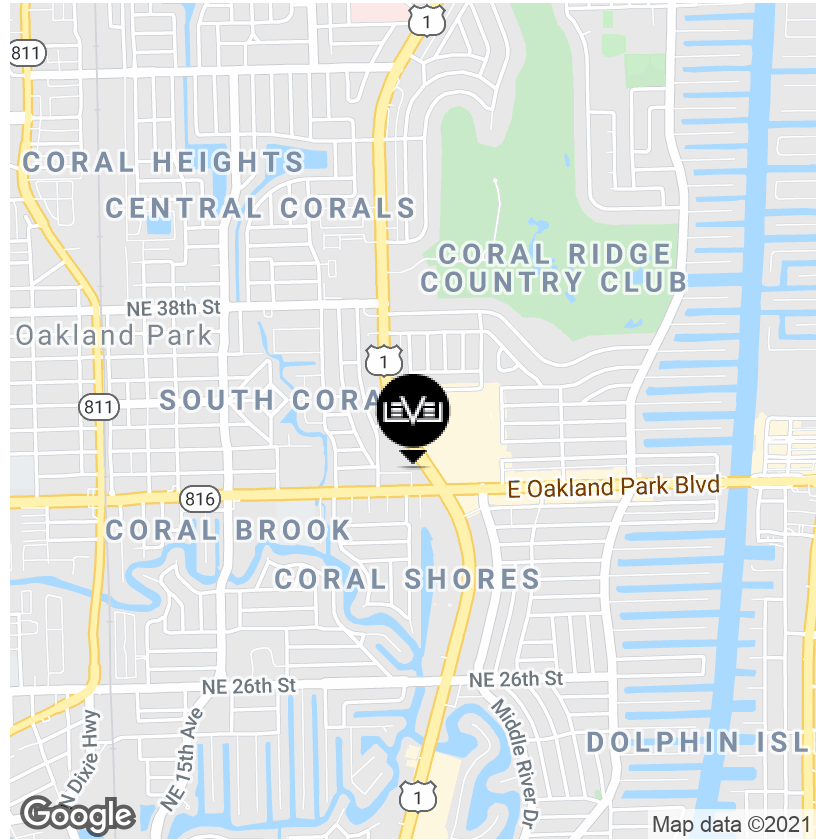
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SECTION 1

PROPERTY INFORMATION

CHASE BUILDING ●●● 3201 N Federal Hwy, Fort Lauderdale, FL 33306



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Gross; Full Service)
Building Size:	27,312 SF
Available SF:	45 - 1,750 SF
Lot Size:	1.51 Acres
Number of Units:	11
Year Built:	1979
Renovated:	2020
Zoning:	B-1
Market:	Fort Lauderdale
Submarket:	Oakland Park/Coral Ridge
Traffic Count:	100,000

PROPERTY OVERVIEW

This building features bank/retail space on the first floor with medical and office space on the floors above. There are multiple tenants whose businesses have been calling this property home since the early 90's. The property is located across from the Coral Ridge Shopping Center (Target, Publix, Ross & TJ Maxx), and sandwiched between the new Bahama Breeze and the iconic KenAnn building. With access to 330 parking spaces on the campus, there is plenty of parking for tenants, clients and customers. Daily on-site maintenance staff and cleaning personnel make this property run well, and ensure any issues are dealt with promptly.

PROPERTY HIGHLIGHTS

- Heavily traffic-ed corridor
- Great visibility along US-1 (Federal Highway)
- Opportunity for building signage
- Tons of parking
- Well maintained building with onsite management
- Office layout ideal for medical/dental tenant
- Fully Built Out as Health Care Space
- 9' - 12' Finished Ceilings
- Laboratory
- Central Air Conditioning

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LEASE INFORMATION

Lease Type:	Gross; Full Service	Lease Term:	Negotiable
Total Space:	45 - 1,750 SF	Lease Rate:	\$25.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 201	-	800 SF	NNN	\$20.00 SF/yr	-
Suite 202-210	Available	750 - 1,750 SF	Gross	\$25.00 SF/yr	-
Suite 200 - Executive Suites	Available	45 - 235 SF	Full Service	Negotiable	-

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LOCATION INFORMATION

Building Name	Chase Building
Street Address	3201 N Federal Hwy
City, State, Zip	Fort Lauderdale, FL 33306
County	Broward
Market	Fort Lauderdale
Sub-market	Oakland Park/Coral Ridge
Cross-Streets	N Federal Hwy & East Oakland Park Blvd
Signal Intersection	No

BUILDING INFORMATION

Building Class	B
Occupancy %	90.0%
Tenancy	Multiple
Number of Floors	3
Average Floor Size	9,100 SF
Year Built	1979
Year Last Renovated	2020
Gross Leasable Area	27,312 SF
Free Standing	No

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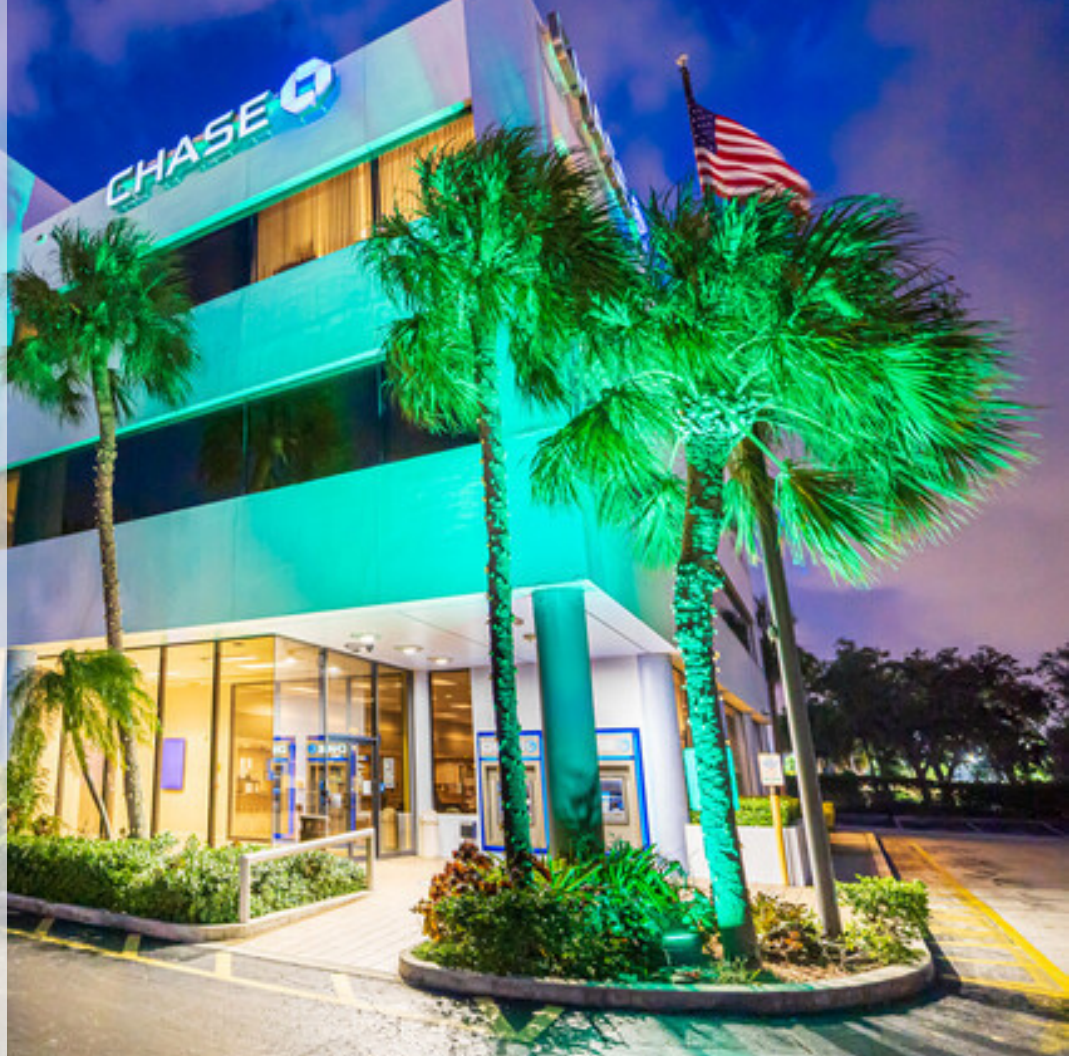
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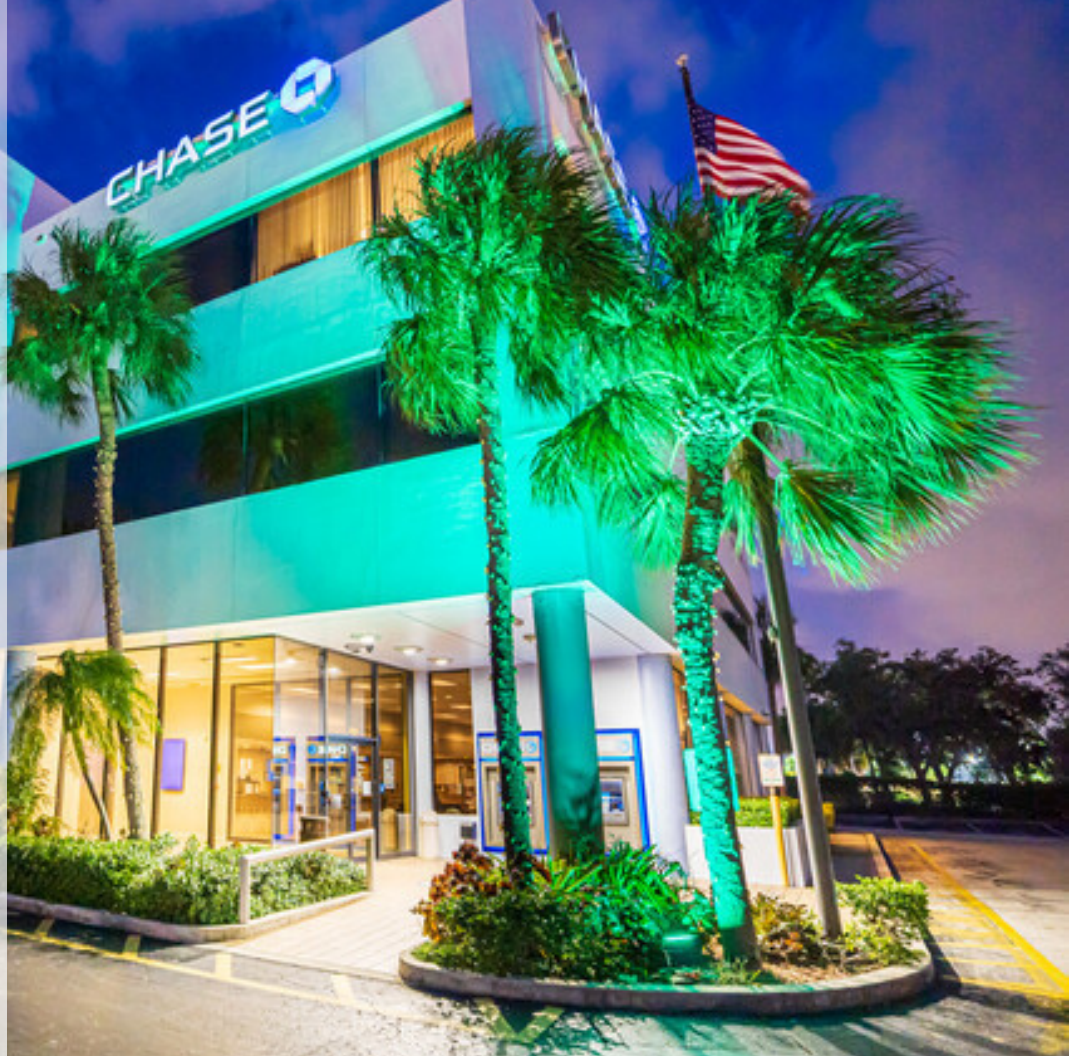
SECTION 2



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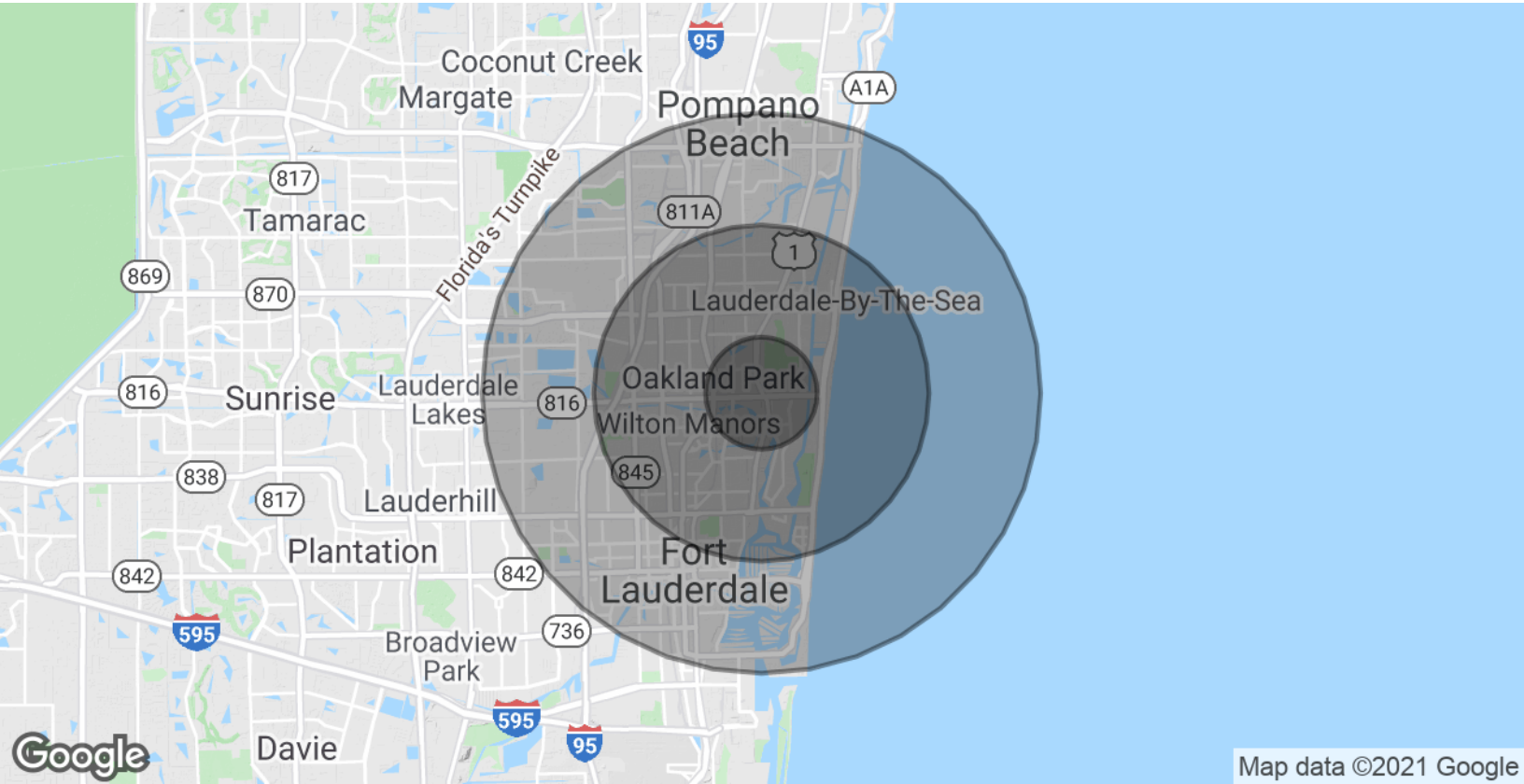




SECTION 3

DEMOGRAPHICS

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Map data ©2021 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,194	115,297	247,562
Average age	49.1	44.4	41.7
Average age (Male)	48.1	44.4	41.5
Average age (Female)	49.5	44.1	41.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,701	54,989	111,705
# of persons per HH	2.0	2.1	2.2
Average HH income	\$91,637	\$77,146	\$72,564
Average house value	\$412,712	\$382,871	\$378,333

* Demographic data derived from 2010 US Census

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