



398 NE 38TH STREET

FREE-STANDING 8,000 SF FLEX BUILDING • FOR LEASE
398 NE 38TH STREET • OAKLAND PARK, FL 33334



CONTACT US:

BRETT ROWLEY

Advisor
954.254.6166
brett.rowley@trinitycre.com

SEAN DOUGLAS

Advisor
954.661.3728
sean.douglas@trinitycre.com



PROPERTY FEATURES

PRICE	\$21.00 NNN
AVAILABLE	8,135± SF
ZONING	B-1
LOCATION	Strategically located on the corner of NE 38th Street and NE 4th Ave in the heart of Oakland Park.
YEAR BUILT	1980
PARKING	2.1 per 1000 SF
PROPERTY MIX	<ul style="list-style-type: none"> • 70% Warehouse • 30% Office
PROPERTY HIGHLIGHTS	<ul style="list-style-type: none"> • Two (2) Story Flex Building • 100% Air-conditioned • Two (2) Grade Level Loading Doors • 20-foot Ceiling Height in Warehouse



398 NE 38TH STREET

FREE-STANDING 8,000 SF FLEX BUILDING · FOR LEASE
398 NE 38TH STREET · OAKLAND PARK, FL 33334

DOWNTOWN OAKLAND PARK

LOCATION	DISTANCE
I-95	1.1 Miles
Ft Lauderdale	3.8 Miles
Downtown Oakland Park	1.3 Miles



trinitycre.com

9450 Corkscrew Palms Cir · Suite 101 · Estero, FL 33928

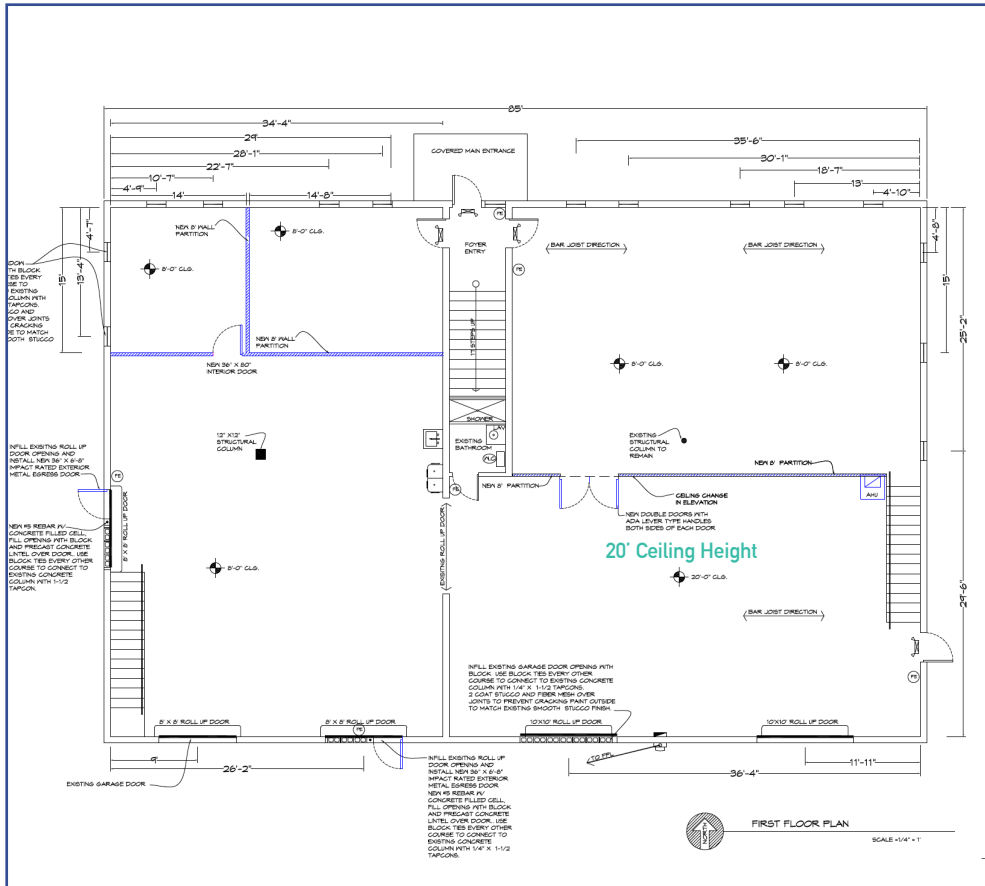
© 2024 Trinity Commercial Group

This information is considered accurate, but not guaranteed.

398 NE 38TH STREET

FREE-STANDING 8,000 SF FLEX BUILDING • FOR LEASE
 398 NE 38TH STREET • OAKLAND PARK, FL 33334

First Floor



Second Floor

