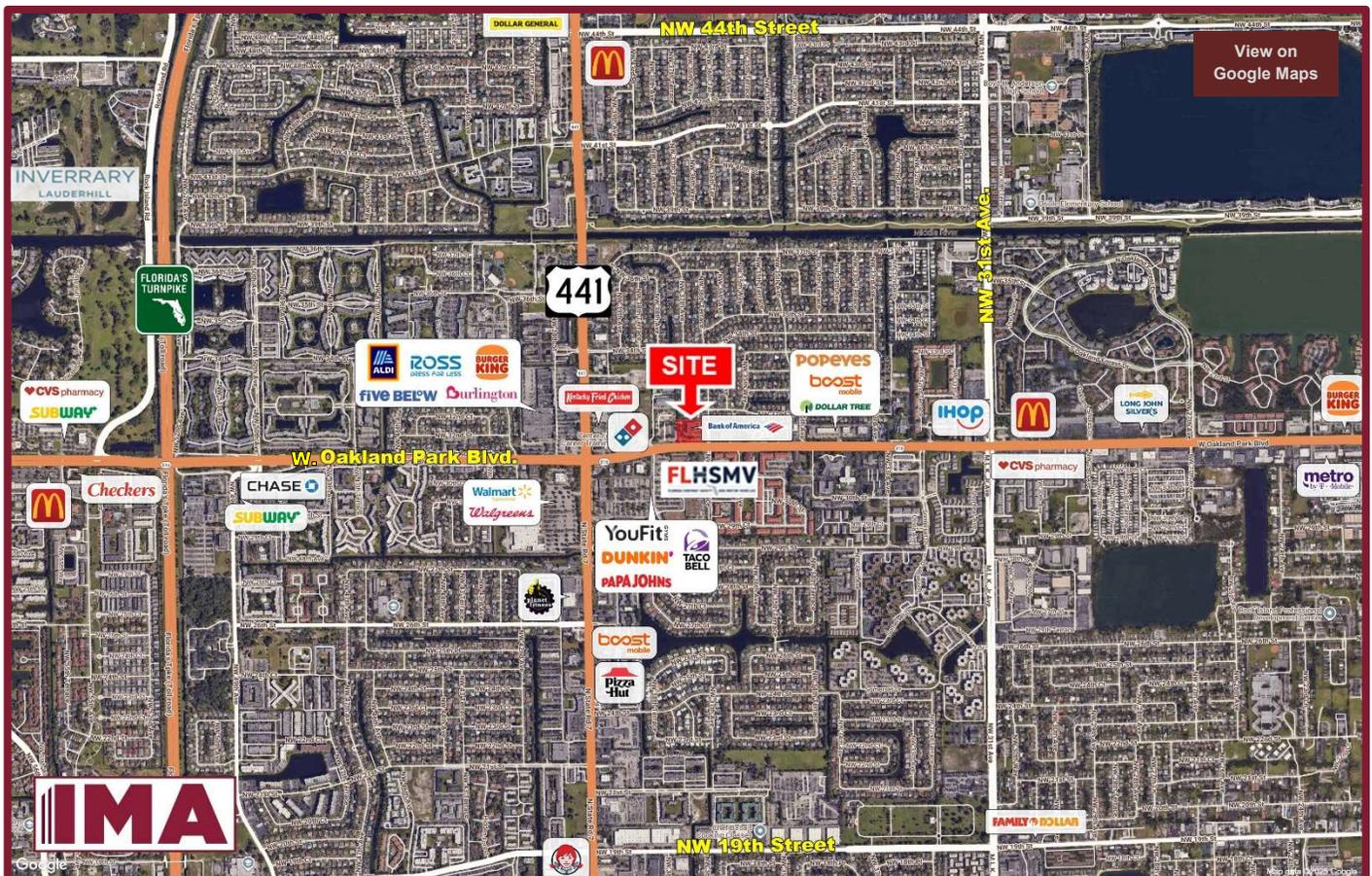


BOA PLAZA

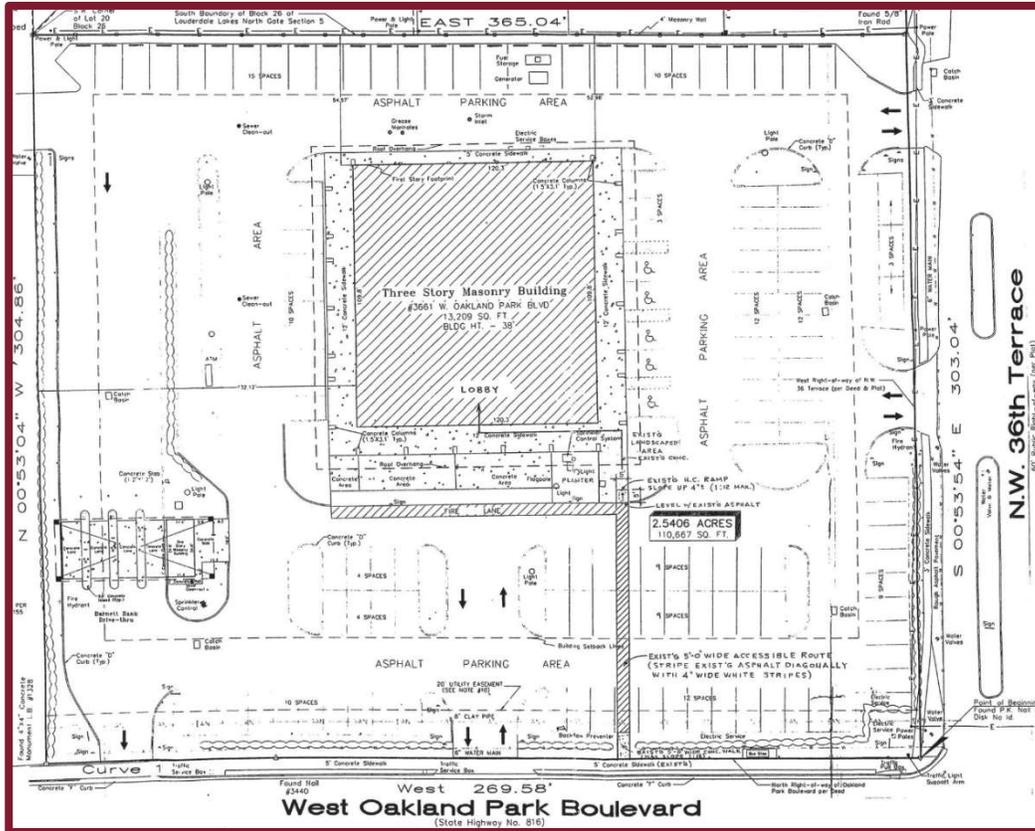
**15,000 SF – 30,000 SF Office Space Available
For Corporate Office-Headquarters**



3661 W. Oakland Park Blvd., Lauderdale Lakes, FL



BOA PLAZA



PROPERTY HIGHLIGHTS:

- 43,770 SF 3-story building anchored by Bank of America branch
- Efficient rectangular floor plates of 15,000± SF, suitable for professional, medical or service office use
- Opportunity to lease one or two floors
- 133 parking spaces
- Located on corner of signalized intersection
- High visibility with strong W. Oakland Park Boulevard frontage

PROPERTY LOCATION:

- Conveniently located for staff and clients/customers, at the geographic center of Broward County
- Strategically located at the intersection of two primary arteries and commercial corridors, W. Oakland Park Boulevard (60,500± ADT) and SR 7/US 441 (55,500± ADT)
- Close proximity to Florida Turnpike (1.8 miles) and I-95 (2.3 miles)
- Direct access to bus line/public transit on W. Oakland Park Boulevard and SR 7/US 441

POPULATION: 1 Mile: 34,933 **3 Mile:** 196,800 **5 Mile:** 533,627

AVERAGE HH INCOME: 1 Mile: \$73,184 **3 Mile:** \$80,004 **5 Mile:** \$97,616

FOR LEASING INFORMATION

INVESTMENT MANAGEMENT ASSOCIATES, INC.
2151 S. Le Jeune Road, Suite 202
Coral Gables, FL 33134

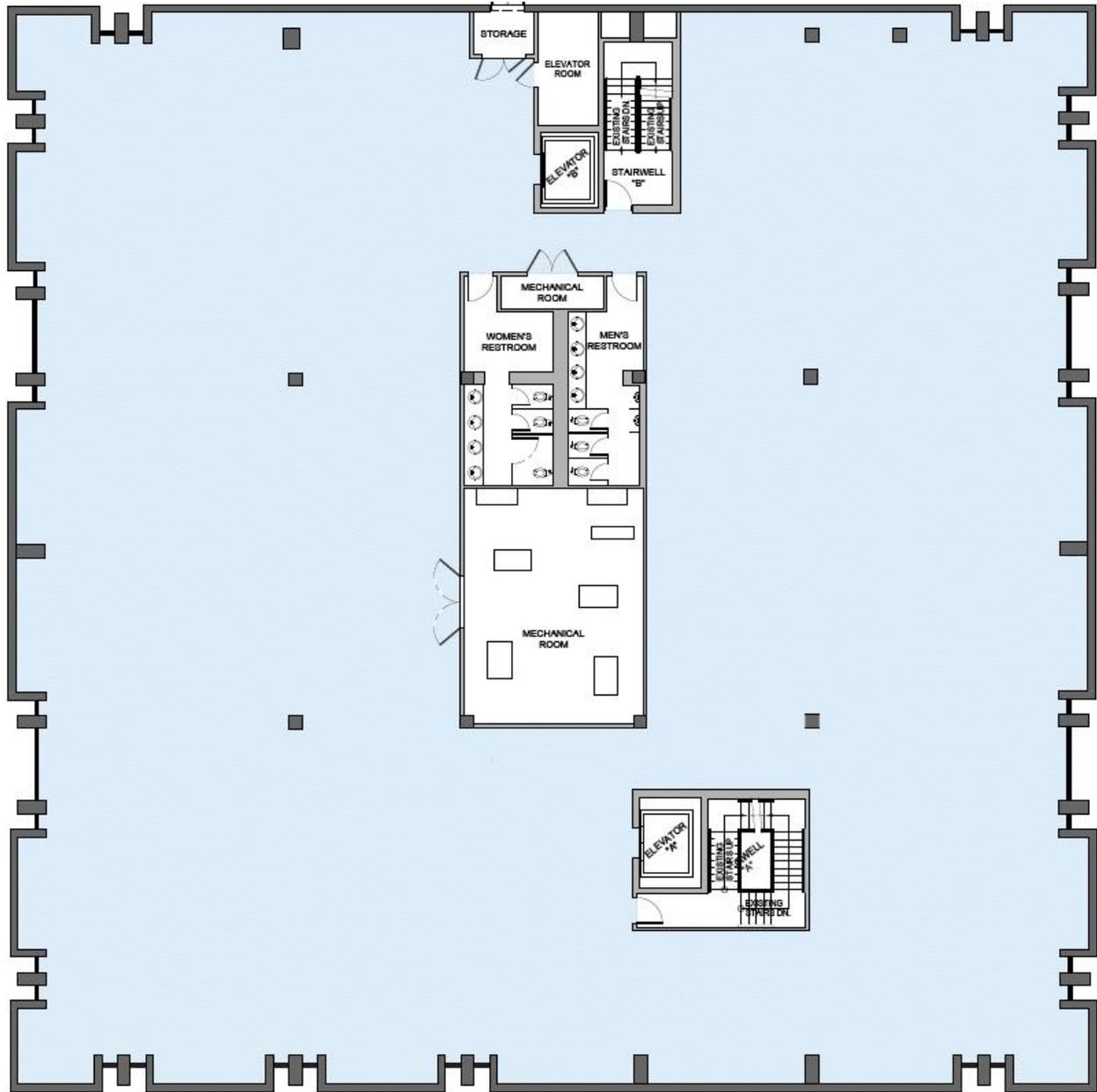
T: 305.661.0110 | www.ima-re.com



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BOA PLAZA

SECOND FLOOR



FLOOR PLAN (2nd LEVEL)

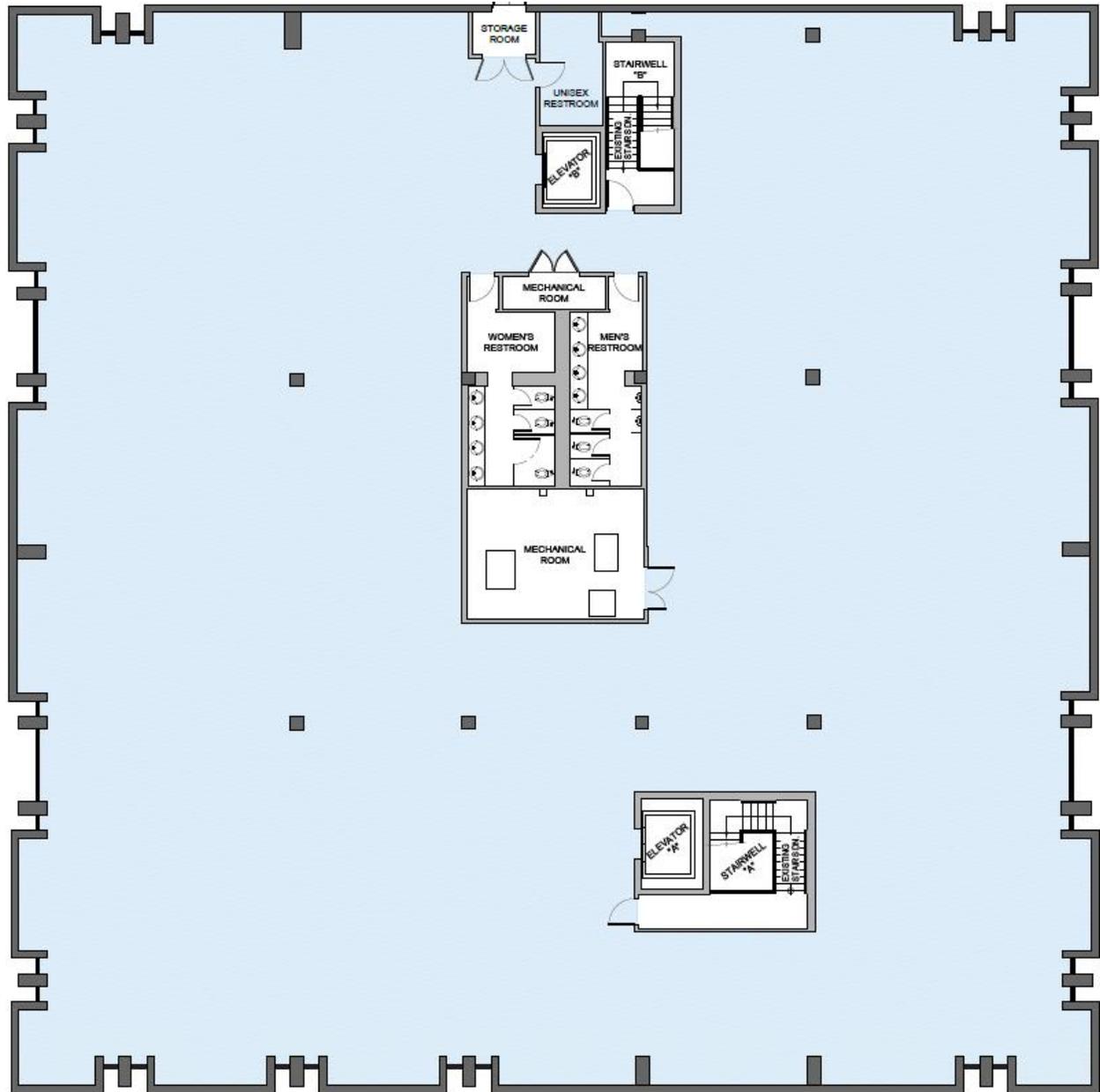
SCALE: 1/8" = 1'-0"



- Second Floor Office Space: 14,137 SF
- Common Areas
- Mechanical/ Storage/ Stairs/ Restrooms: 1,863 SF

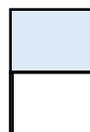
BOA PLAZA

THIRD FLOOR



FLOOR PLAN (3rd LEVEL)

SCALE 1/8" = 1'-0"



Third Floor Office Space: 14,521 SF

Common Areas

Mechanical/ Storage/ Stairs/ Restrooms: 1,500 SF