

OFFICE SPACE FOR LEASE

 **3101 N FEDERAL HWY**
Oakland Park, FL
33306



Visit Our Website!

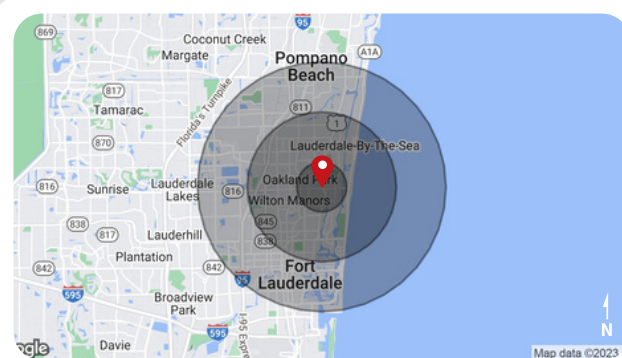


CAMPUS

The Oaklyn Campus, taking shape on the corner of Federal Highway & Oakland Park Boulevard along the border between the cities of Fort Lauderdale and Oakland Park, is set to be completed in 2023. Once the development is complete, The Oaklyn Campus will consist of 100,000 sf of premium office space, 274 luxury apartments, and 20,000 SF of new retail space, catering to both regional and national retailers. There will be 660 parking spaces available on campus between the brand new parking garage and surface-level parking. The Oaklyn Campus is the first live-work-play site in Oakland Park and is situated on the 2nd busiest intersection in Broward County (100k VPD), just 1-mile from the beach.

DEMOGRAPHICS Within 2 mi Radius

	\$103,908 Avg. Household Income
	\$1.1 B Consumer Spending
	69,993 Residential Population
	50,343 Daytime Workforce
	100,000 VPD On Federal & Oakland Park



Oaklyn

LEVEL REALTY

EXECUTIVE SUMMARY

Pricing Guidance	± \$30 PSF
Lease Type	NNN
Min Divisible	± 1,200 SF
Max Contiguous	± 16,000 SF
Parking Spaces	660
Zoning	PRD



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Oaklyn  REALTY



BUILDING

The Citibank Building/KenAnn Building is a Fort Lauderdale landmark, ideally located at the intersection of East Oakland Park Blvd and North Federal Hwy, one of Broward County's busiest intersections. The property has undergone extensive renovations which offer tenants amazing amenities as well as a great location in Oakland Park, FL. It is approximately 8 minutes to I-95 making this property accessible to areas from Aventura to Delray Beach, within a 30-minute drive.

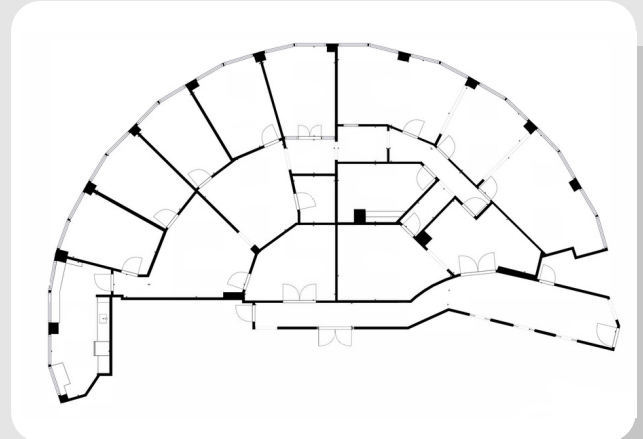
HIGHLIGHTS

- Located within the Oaklyn Campus (Live-Work-Play site at the NW Corner of E Oakland Park Blvd and N Federal Hwy).
- Various office sizes and layouts available to meet tenant's needs.
- Recently renovated office spaces with amazing property amenities and floor to ceiling windows.
- Located at one of Broward County's busiest intersections.
- Brand new elevators and professionally managed by Stiles.



Suite #300 & 301

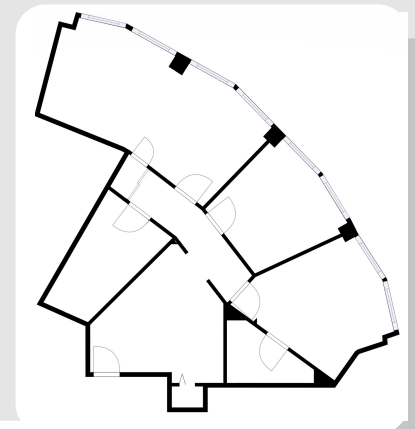
- Large Reception area with available sitting area
- Bullpen area #1 (18'11"x24'1") – open area with space for 5 cubicles.
- Large Office (11'2"x16'10") – opens up to Bullpen area #1
- Conference Room or Large Office (11'1"x16'6") – opens up to Bullpen area #1
- Large Breakroom (24'2"x10'5") with fully built out kitchen including sink, stove and refrigerator
- Bullpen area #2 (15'7"x15'8") – open area with space ideal for administrative area
- 2 Large Offices with Hardwood floors (#1 - 16'3"x10'5" and #2 - 16'6"x12'0") – opens up to Bullpen area #2



Suite #303

A well laid out 1,500 SF office ideal for a small company or startup. The office space consists of:

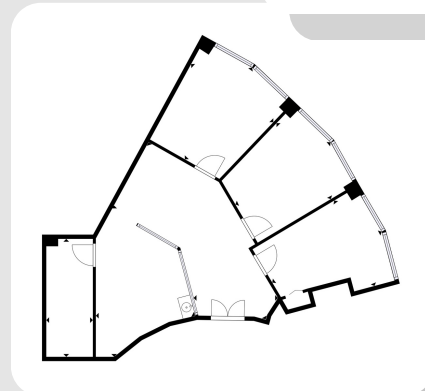
- Reception Area (14'7"x15'9")
- Medium office (11'0"x11'10")
- Large office with a storage closet (14'7"x11'10") (Storage- 9'4"x6'9")
- 1 extra large office which could be used as conference room or area for cubicles and/or admins (24'1"x12'0")
- Breakroom or Office (7'3"x13'7")



Suite #500

Small, clean 1,200 SF office with laminate flooring ideal for small company or startup. The office space consists of:

- Office #1 with floor to ceiling windows (14'6"x13'5")
- Office #2 with floor to ceiling windows (14'7"x12'5")
- Storage Room or Office #3 with floor to ceiling windows (15'5"x12'6")
- Open Area (10'10"x27'2")



8th Floor

- This is a one-of-a-kind space in the Citibank Building.
- Entire 8th floor, with option of 7th floor.
- Full circle with floor to ceiling windows
- Spectacular views in all directions.
- Recently gutted from the previous office layout
- Blank canvas to design and lay out this office space
- Ideal for a company's headquarters
- Excellent space to impress clientele

