

OFFICE SPACE FOR LEASE

 **3201 N FEDERAL HWY**
Oakland Park, FL
33306



CAMPUS

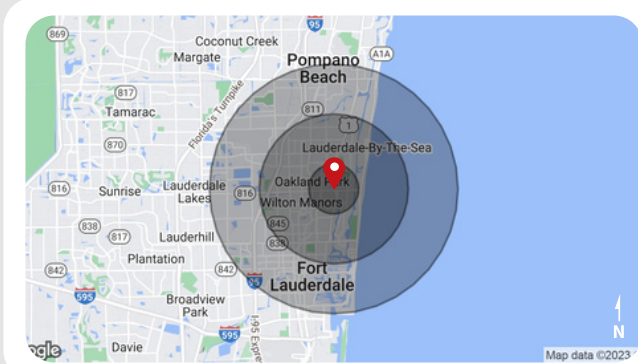
The Oaklyn Campus, taking shape on the corner of Federal Highway & Oakland Park Boulevard along the border between the cities of Fort Lauderdale and Oakland Park, is set to be completed in 2023. Once the development is complete, The Oaklyn Campus will consist of 100,000 sf of premium office space, 274 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.

Visit Our Website!



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
Space Available	± 10,500 SF
Unit Type	Office
Parking Spaces	660
Zoning	PRD



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Oaklyn **LEVEL** REALTY



CHASE BUILDING

The Chase building is the 3-story office building in the center of the Oaklyn campus, and features retail space on the first floor tenanted by Chase Bank, with medical and office space on the floors above. Currently, the third floor is fully occupied consisting of various medical and professional tenants, while the second floor will be available for occupancy in April 2023.

HIGHLIGHTS

- Located within the Oaklyn Campus (Live-Work-Play site at the NW Corner of E Oakland Park Blvd and N Federal Hwy).
- Unique opportunity to take the entire 2nd floor of Chase Building for your office use.
- Amazing property amenities on a vibrant campus.
- Located at one of Broward County's busiest intersections.
- Brand new elevators and lobby and professionally managed by Stiles.

2nd Floor

- Entire floor available
- 10,500 SF of office space
- Over 30 offices in various sizes
- Ideal for coworking companies and professional offices
- Overlooks Federal Hwy and the vibrant Oaklyn Campus
- Visibility and signage along Federal Hwy
- Approximately 8 minutes to the beach and I-95
- Boca Raton and Aventura only 30 minutes away

