BOA PLAZA

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

FOR SALE OR LEASE

OFFICE SUITES AVAILABLE

Russell Levene | 786-580-4496 | rlevene@ima-re.com

2151 S. Le Jeune Road, Suite 202, Coral Gables, FL 33134
www.ima-re.com | 305.661.0110

RETAIL BROKERS NETWORK

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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 uses
- Opportunity to lease one or two floors
- High visibility with strong W. Oakland Park Boulevard frontage
- Upgrades planned for the plaza
- 133 parking spaces

Property Location:

- Conveniently located for staff and clients/customers, at the geographic center of Broward County
- Strategically located at the intersection of two primary commercial corridors, W. Oakland Park Blvd. (58,500± VPD) & SR 7/US 441 (49,000± VPD)
- Excellent retail generators at the intersection
- Close proximity to Florida Turnpike (1.8 mi.) and I-95 (2.3 mi.)
- Direct access to bus line/public transit on W. Oakland Park Boulevard and SR 7/US 441

Population	Avg. HH Income	Total Employees
1 Mile: 35,920	1 Mile: $79,660	1 Mile: 11,805
3 Miles: 198,743	3 Miles: $85,139	3 Miles: 78,709
5 Miles: 539,768	5 Miles: $103,923	5 Miles: 281,416

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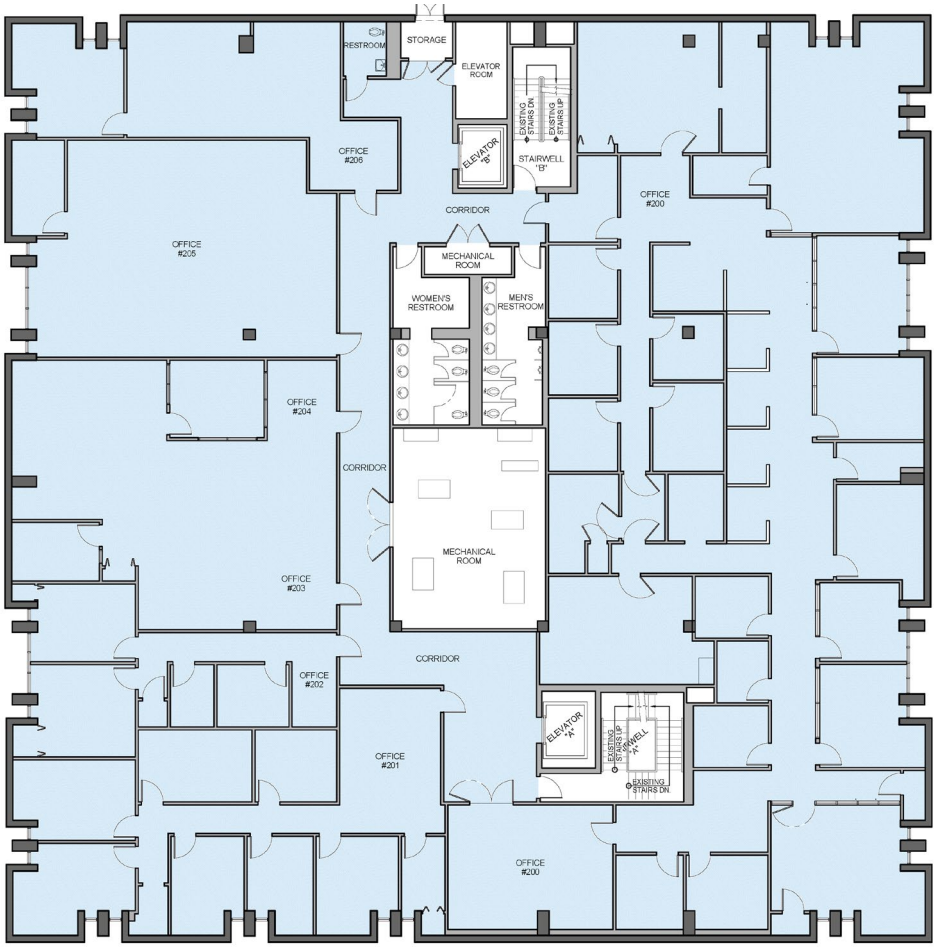
SECOND FLOOR

Office Space: 14,137 SF

Common Areas (Mechanical/Storage/Stairs/Restrooms): 1,863 SF



FLOOR PLAN (2nd LEVEL)

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

THIRD FLOOR

Office Space: 14,521 SF

Common Areas (Mechanical/Storage/Stairs/Restrooms): 1,500 SF

FLOOR PLAN (3rd LEVEL)

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

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