



OFFICE SPACE FOR LEASE

3,108 SF office space on the second floor

11 parking spots in the rear

2745 E Oakland Park Boulevard, Fort Lauderdale, FL 33306

Clinton Casey | 954-568-9015 ext. 227 | clint@rotellagroup.com

Office | 954-568-9015 | rotellagroup.com

The
RG Rotella Group Inc.
COMMERCIAL REAL ESTATE

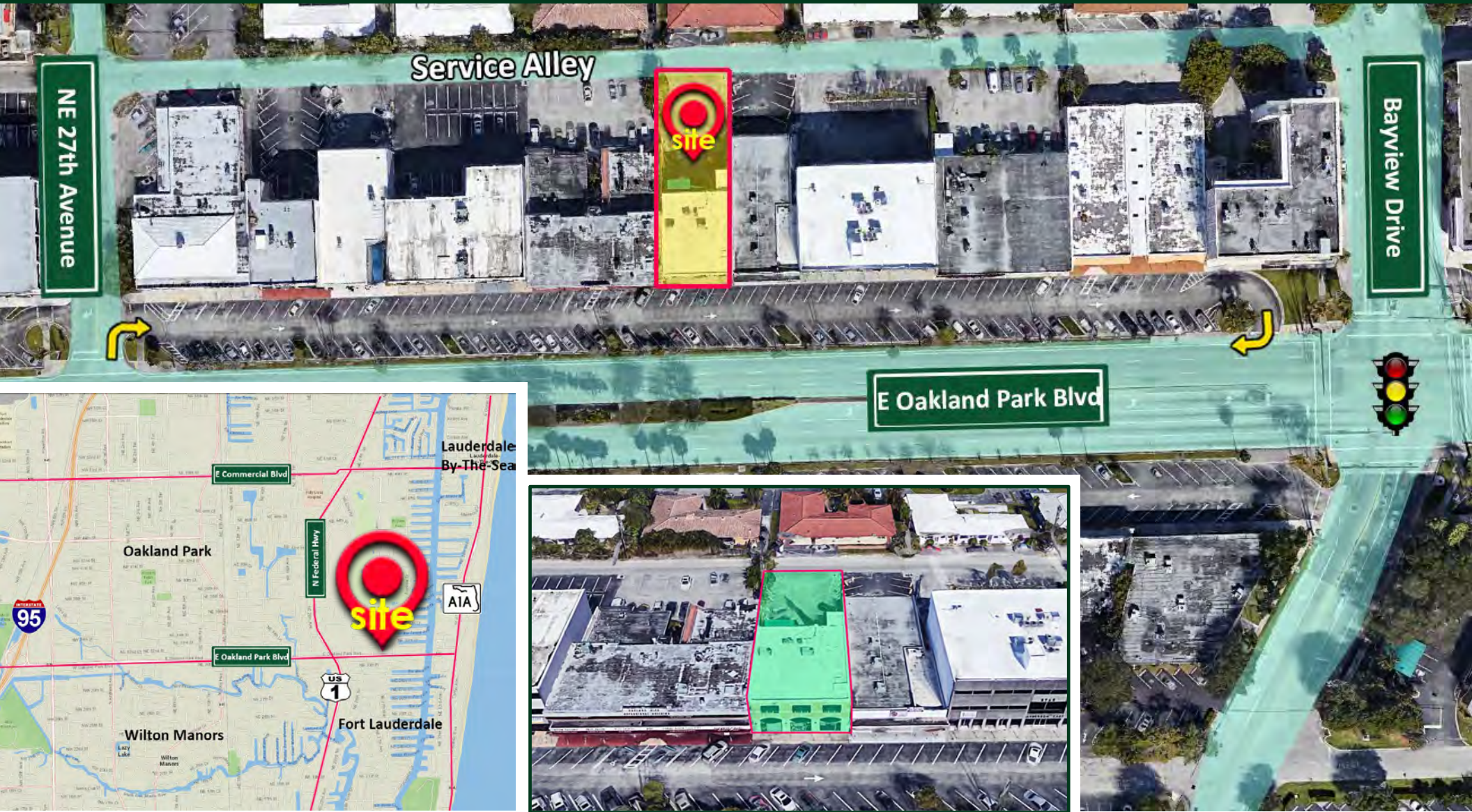
Est. 1995



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Great location just East of N. Federal Highway



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Facade

- Open floor concept with 1 private office
- Conference room
- Impact windows
- 2 restrooms + 1 private restroom with shower
- Kitchenette
- Balcony
- 11 parking spaces in the rear, surrounded by a privacy fence and security lighting
- Free and metered parking in front
- Major intersections: Oakland Park Blvd & Bayview Drive
- **\$30.00 PSF Modified Gross**



Rear

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Private Office



Open Floor



Kitchenette



Conference Room



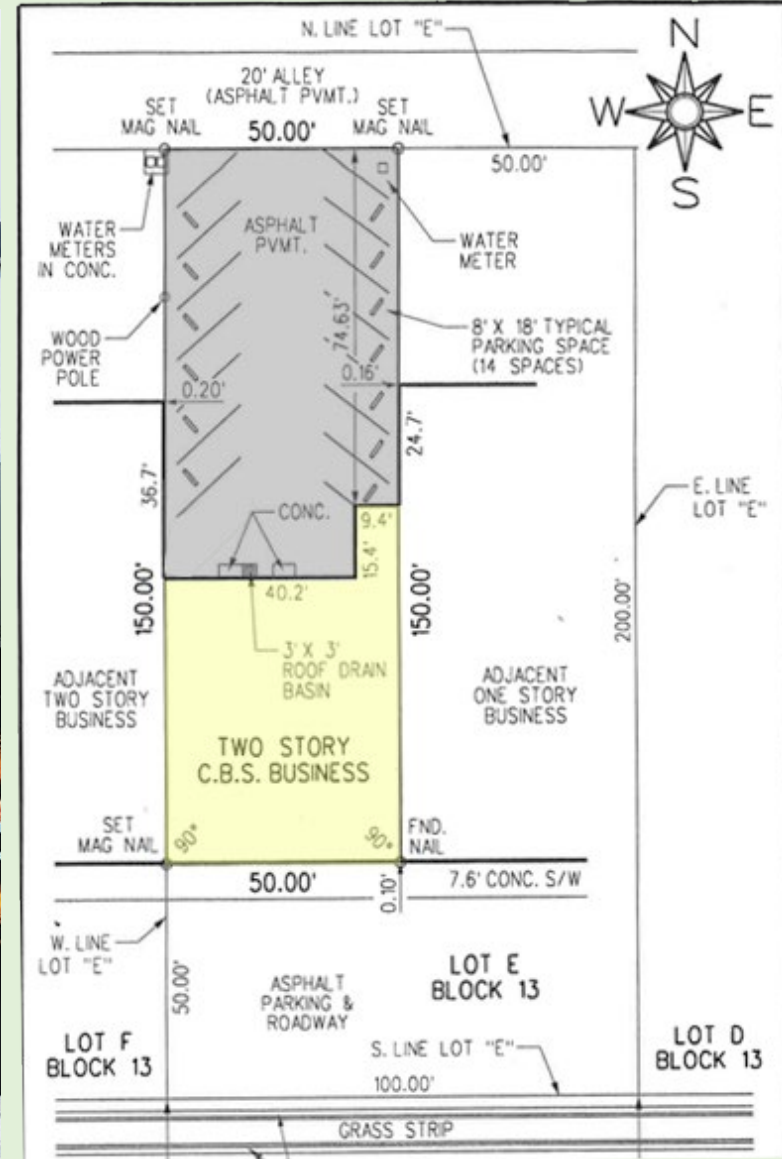
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Survey



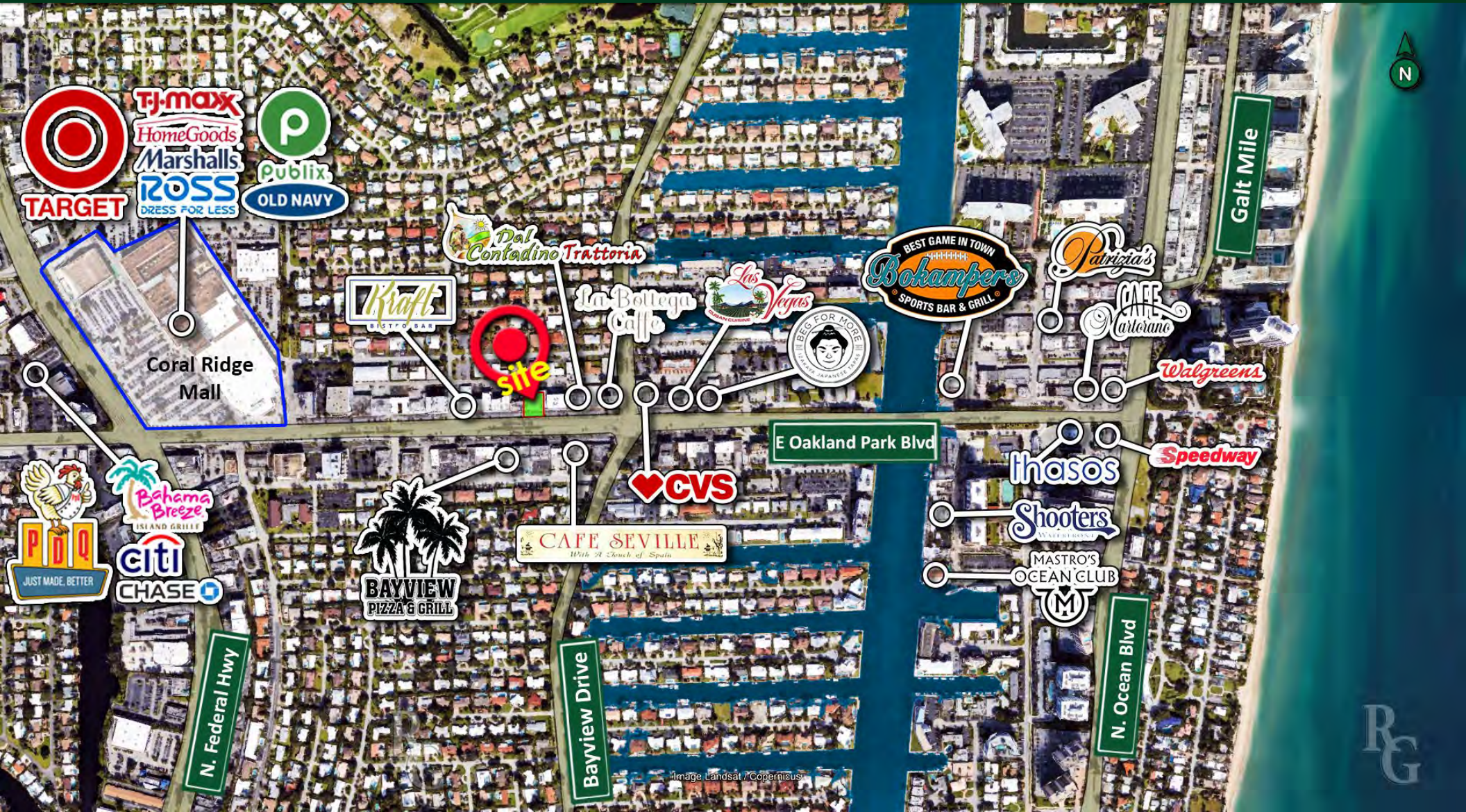
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Walking distance to an assortment of dining and many convenient stores



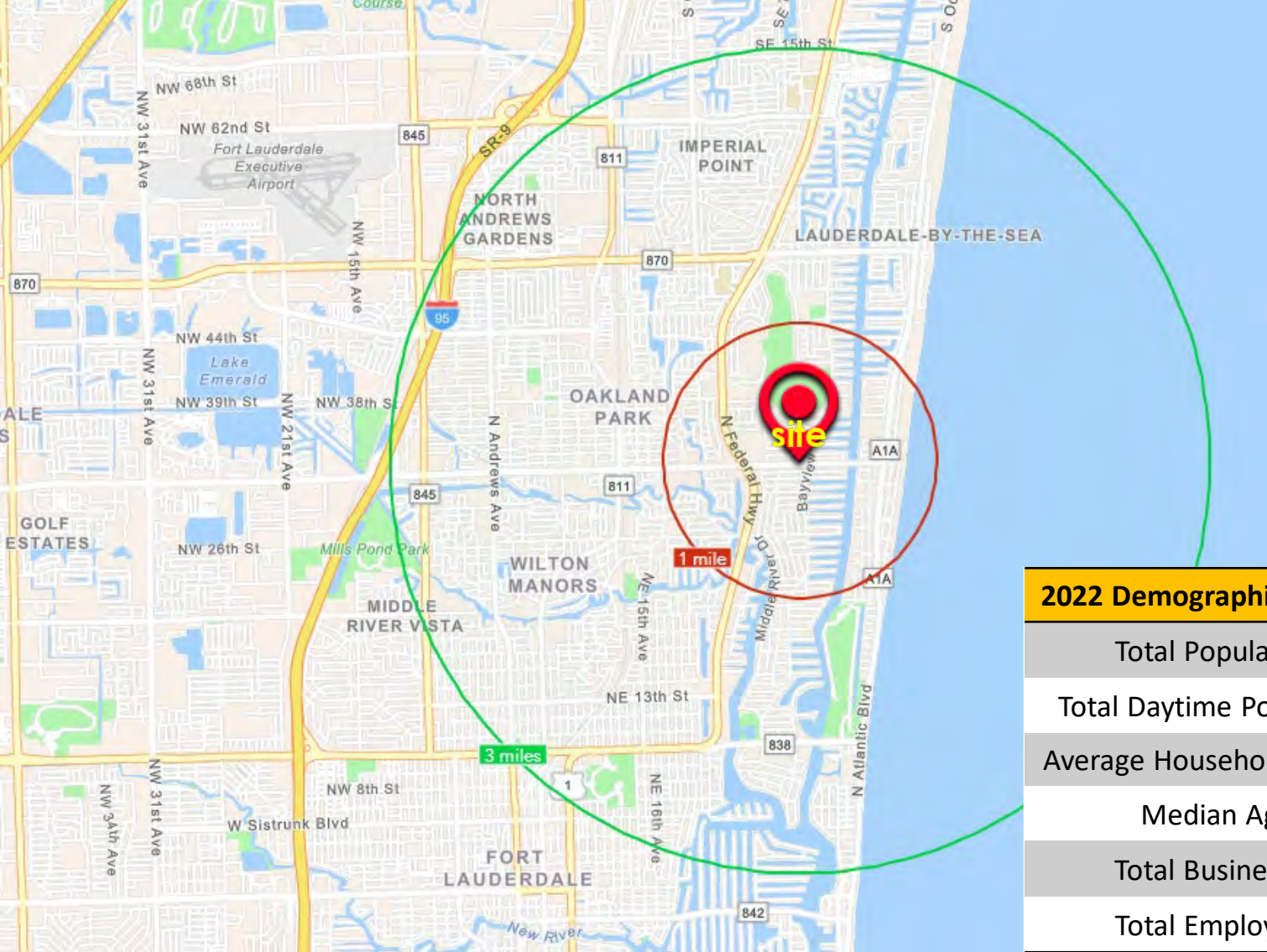
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Statistics within 1- and 3-miles radius



Traffic Counts

Oakland Park Boulevard

28,500 VPD

Source: FDOT

2022 Demographics	1 Mile	3 Miles
Total Population	15,606	110,207
Total Daytime Population	20,523	122,180
Average Household Income	\$156,262	\$120,853
Median Age	59.5	49.4
Total Businesses	2,191	12,016
Total Employees	13,634	78,379

Source: Esri

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The Rotella Group, Inc.

Commercial Real Estate Brokers

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