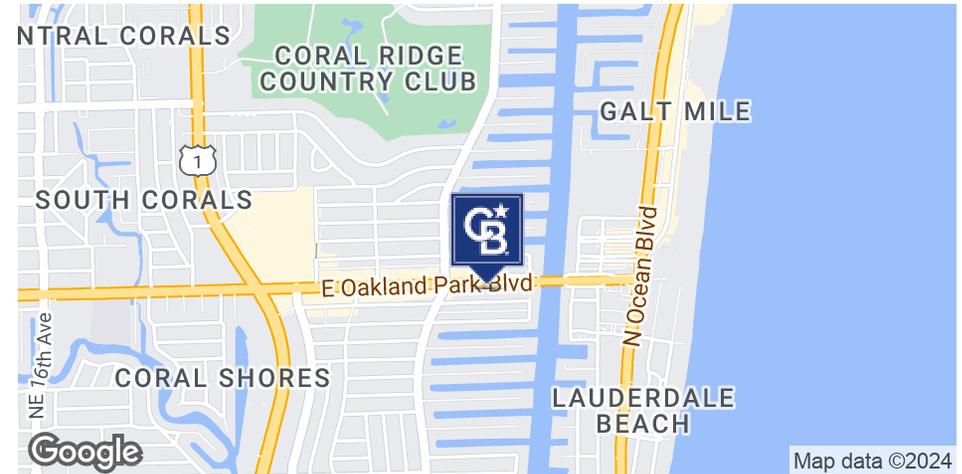


LEASE

OAKLAND OCEAN MILE

2852 East Oakland Park Boulevard Fort Lauderdale, FL 33306



OFFERING SUMMARY

| | |
|------------------|---------------------|
| Lease Rate: | \$35.00 SF/yr (NNN) |
| Building Size: | 2,998 SF |
| Available SF: | 1,200 SF |
| Lot Size: | 7,505 Acres |
| Number of Units: | 1 |
| Year Built: | 1968 |
| Zoning: | CB |
| Submarket: | Fort Lauderdale |

PROPERTY OVERVIEW

Coldwell Banker Commercial Realty is pleased to present an opportunity at 2852 E Oakland Park Blvd, Fort Lauderdale, FL 33306. Beba LLC is currently seeking a subtenant to share their space, which is currently utilized as a tattoo studio. The subtenant will have the chance to collaborate with the existing business and contribute to the vibrant atmosphere. The space available for sublease is approximately 1,200 square feet, offering ample room for creative expression and business operations. Whether you're an experienced tattoo artist looking for a new location to showcase your talent or an aspiring artist eager to embark on your journey, this opportunity welcomes individuals of all skill levels. The sublease agreement will provide the next subtenant with the chance to establish their presence in a prime location in Fort Lauderdale. Don't miss out on this chance to join a dynamic community and make your mark in the world of tattoo artistry. Contact us for more information and to schedule a viewing of the space.

PROPERTY HIGHLIGHTS

Elvis A Amor, PA MSIRE
954 963 1600

Zak West
561 306 9378

Ricardo Carrera
954 829 5702



**COLDWELL BANKER
COMMERCIAL
REALTY**

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LOCATION DESCRIPTION

Fort Lauderdale, often dubbed the "Venice of America," is renowned for its stunning beaches, vibrant arts scene, rich cultural offerings, and exciting events. Located just two miles north of Port Everglades, visitors can revel in the city's picturesque beachfront promenade, featuring the iconic white wave wall and a charming brick path, all complemented by luxurious hotels across the street.

Las Olas Boulevard is a must-visit destination, boasting an array of shopping boutiques, exquisite dining options, and historic districts brimming with character. Embarking on a water taxi journey in Fort Lauderdale unveils panoramic vistas of opulent mansions and sleek yachts adorning the famed Millionaires Row, offering a glimpse into the city's glamorous lifestyle.

History enthusiasts will delight in exploring the Stranahan House, an impeccably preserved 1890s residence adorned with period antiques. Additionally, following the red

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