

BOUTIQUE OFFICE SPACE

2601 East Oakland Park Boulevard
Fort Lauderdale, FL 33306 | 561 471 8000 | www.mhcreal.com



**Close to Downtown Fort Lauderdale
& the Cypress Creek Business District**

±1,165-4,113 SF BOUTIQUE OFFICE SPACE FOR LEASE

Premier Office Space in a Fantastic Coral Ridge Location

6-story office building with beautiful finishes and abundant parking in eastern Fort Lauderdale's affluent Coral Ridge neighborhood, surrounded by the area's best in shopping, restaurants, hotels and professional services.

This prime boutique office building features newly upgraded common areas, hurricane impact windows, and fiber optics in place.



[CLICK HERE FOR 3D TOUR!](#)

Key Features:



Great location adjacent to the Coral Ridge Mall



Ample parking with covered available



Newly upgraded common areas



Stunning views of Fort Lauderdale & the ocean



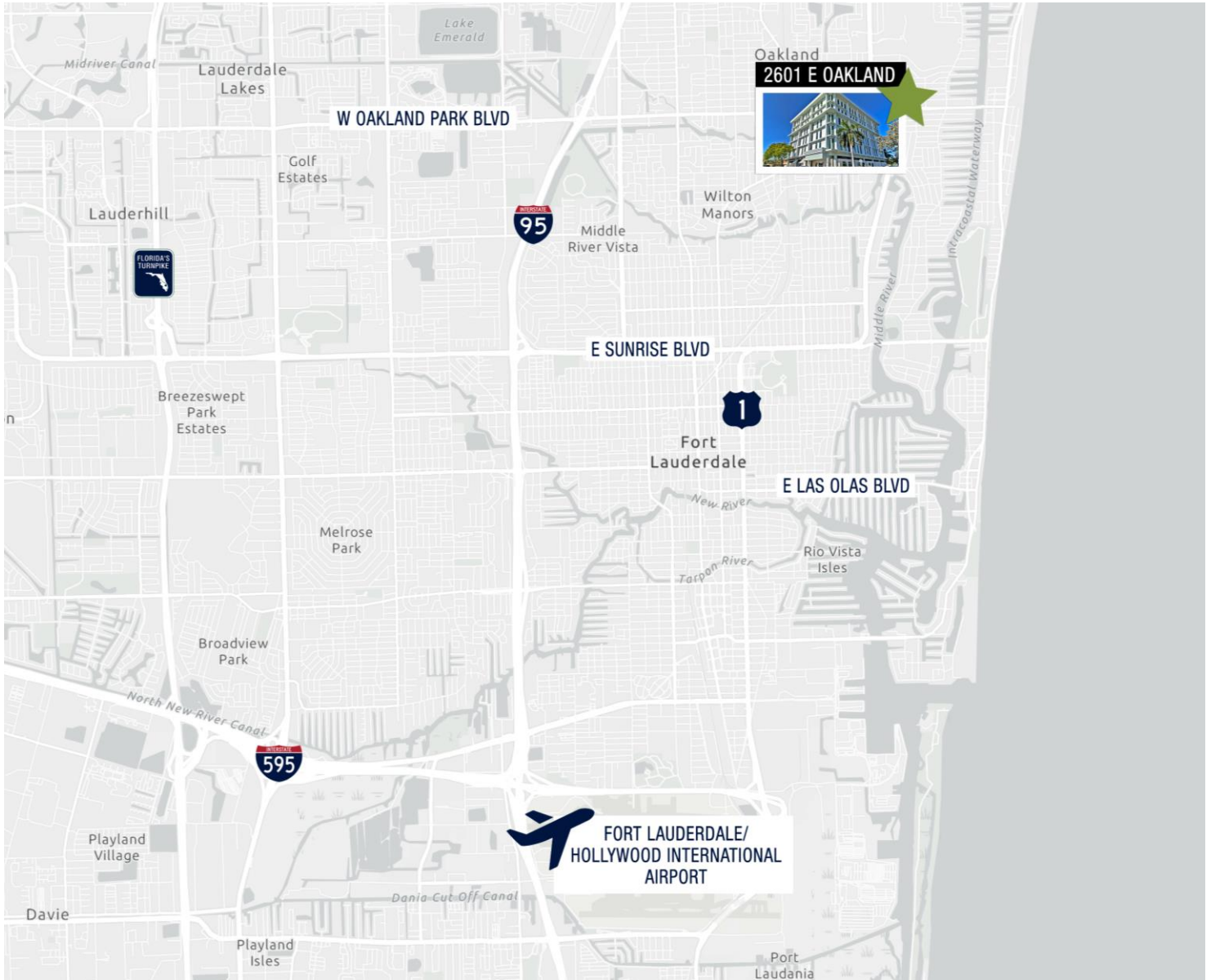
Walk Score® 82 Very Walkable



On-site security

UNBEATABLE LOCATION

In Eastern Fort Lauderdale



2601 East Oakland enjoys a convenient South Florida location with fantastic access to highways and arterial roads, minutes away from all that Fort Lauderdale has to offer. The building is just 5 miles from Downtown Fort Lauderdale and its array of retail and entertainment districts.



3 Miles
to I-95



6.5 Miles to
FL Turnpike



9 Miles
to I-595



5 Miles to Las
Olas/Downtown Fort
Lauderdale



12.1 Miles to
Fort Lauderdale
International Airport

CONVENIENTLY NESTLED NEAR THE BEST



2601 enjoys a premier location within the affluent Coral Ridge neighborhood, minutes from both downtown Fort Lauderdale and the Cypress Creek business district.

The Greater Fort Lauderdale area offers something for everyone with beautiful beaches, eclectic shops, exceptional dining, waterfront activities, and art districts.

Some nearby amenities include...



Premier Restaurants & Dining:

J. Alexander's Redlands Grill
Cafe Seville
Funky Buddha Brewery
Starbucks
Bokampers Sports Bar & Grill
Shooters Waterfront
Greek Islands Taverna
Tatts & Tacos Beer Garden
The Alchemist Cafe

Hotels:

Courtyard by Marriott
Residence Inn by Marriott
Ocean Manor Beach Resort
Pelican Grand Beach Resort
Ocean Sky Hotel & Resort
Sonesta Fort Lauderdale Beach
W Fort Lauderdale
The Westin



Prime Shopping and Services:

Coral Ridge Mall
The Fresh Market
Whole Foods
LA Fitness
Trader Joe's
Publix
Orangetheory Fitness
Lululemon
Barnes & Noble
The Galleria Fort Lauderdale

Entertainment & Cultural Venues:

Culture Room
Bonnet House Museum
Broward Center for the Performing Arts
Museum of Discovery & Science
NSU Art Museum
Riverwalk Fort Lauderdale
Las Olas District
FATVillage Arts District

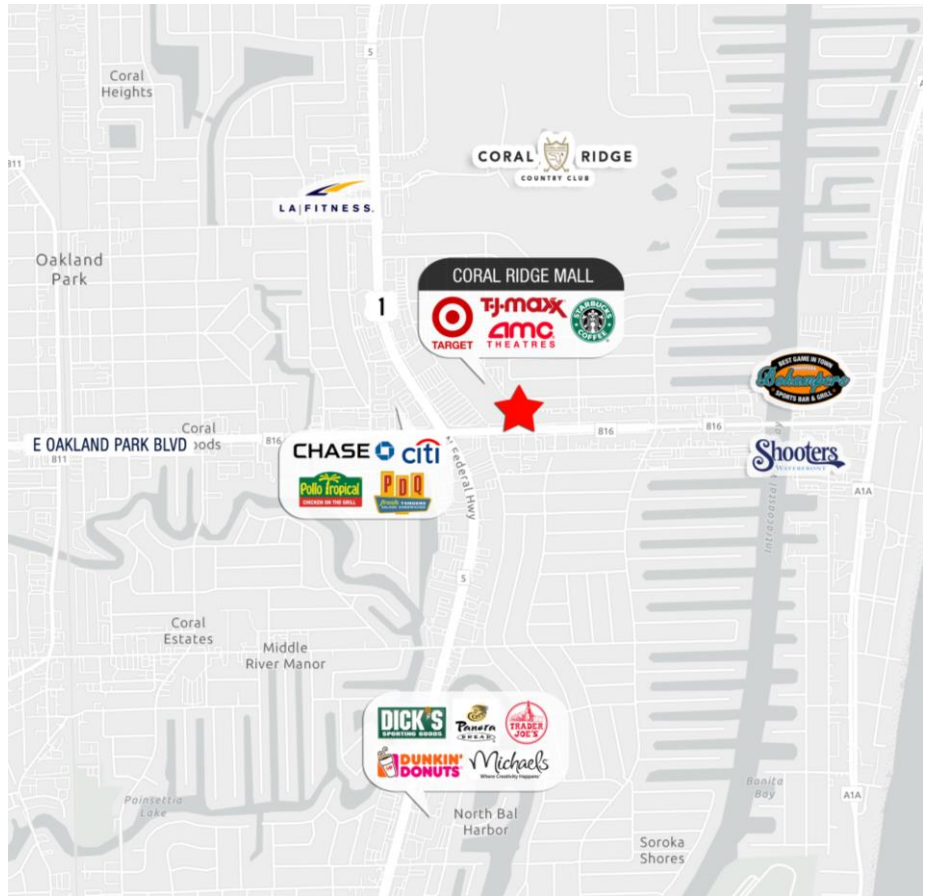


DOWNTOWN CLASS

without the hassles
& high lease rates

The building enjoys a great location at the Northeast corner of East Oakland Park Boulevard and US-1, nestled in the affluent Coral Ridge neighborhood.

This fantastic location is minutes from go-to shopping destinations, banking, tasty lunch spots, and incredible waterfront dining.



Your 2601 East Oakland Leasing Specialists:

NAI Merin Hunter
Codman, Inc.
Commercial Real Estate Services, Worldwide.

Richard W. Brockney, Director
561 213 8449 | rbrockney@mhcreal.com

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561 471 8000

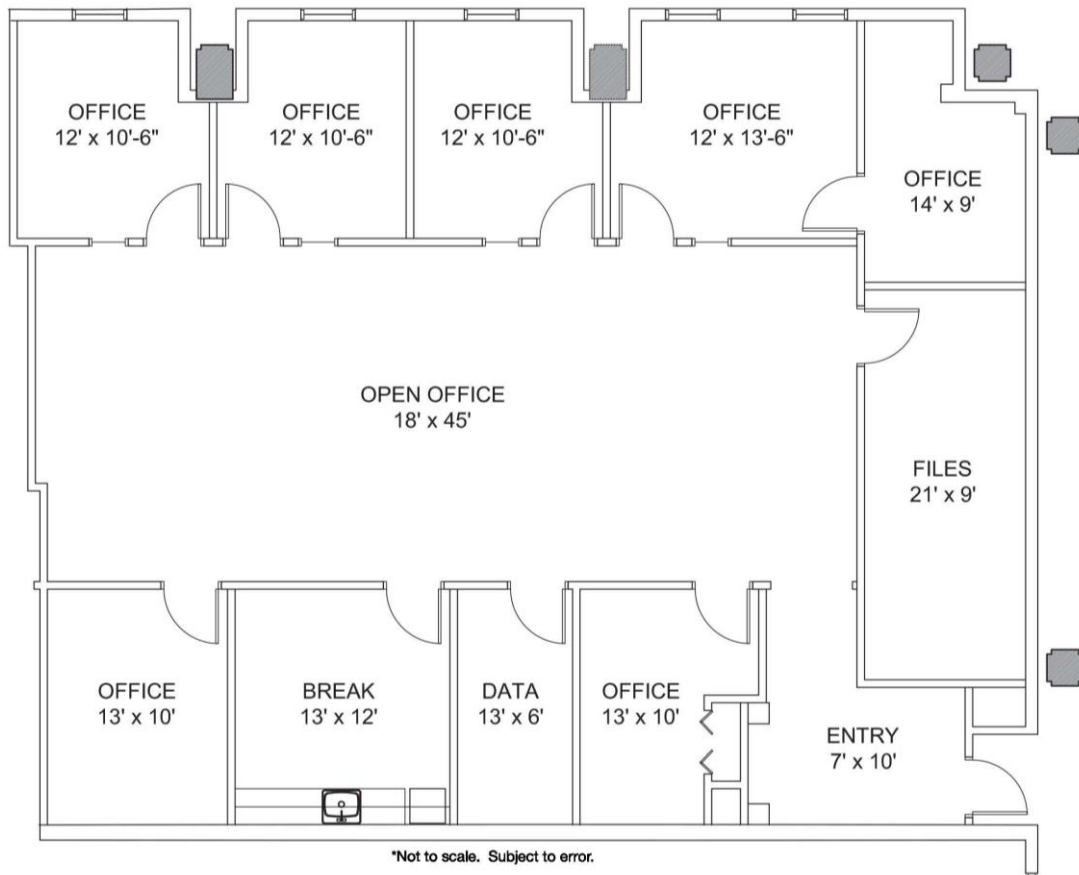
1601 Forum Place, Suite 700
West Palm Beach, FL 33401

www.mhcreal.com

FEATURED Suite


Suite 100 | ±2,812 SF

Fantastic Build-Out with Private, Exterior Suite Access



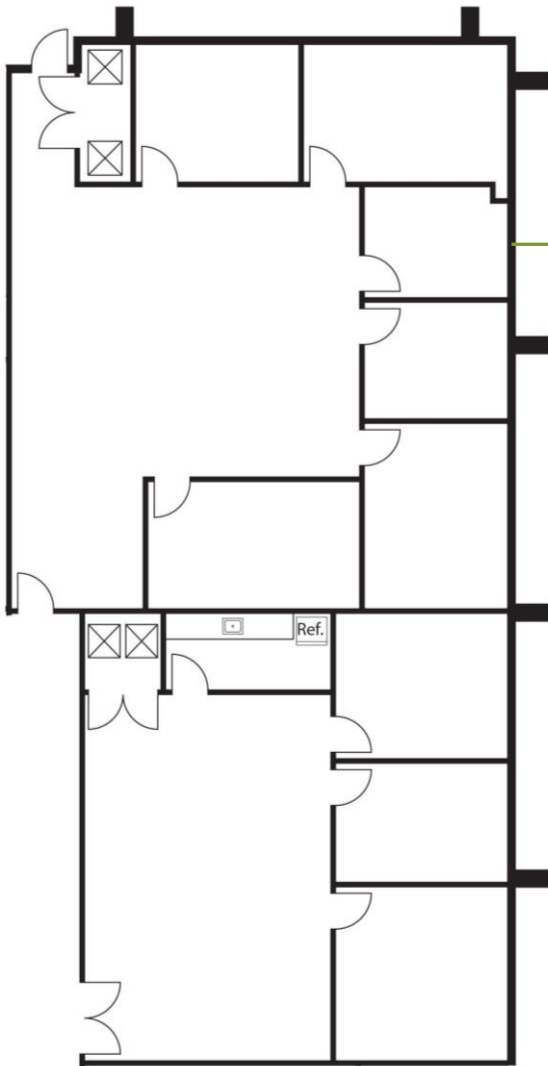
Reception | Offices with Glass Sidelights | Open Work Area | Breakroom

For More Information:
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 561 471 8000

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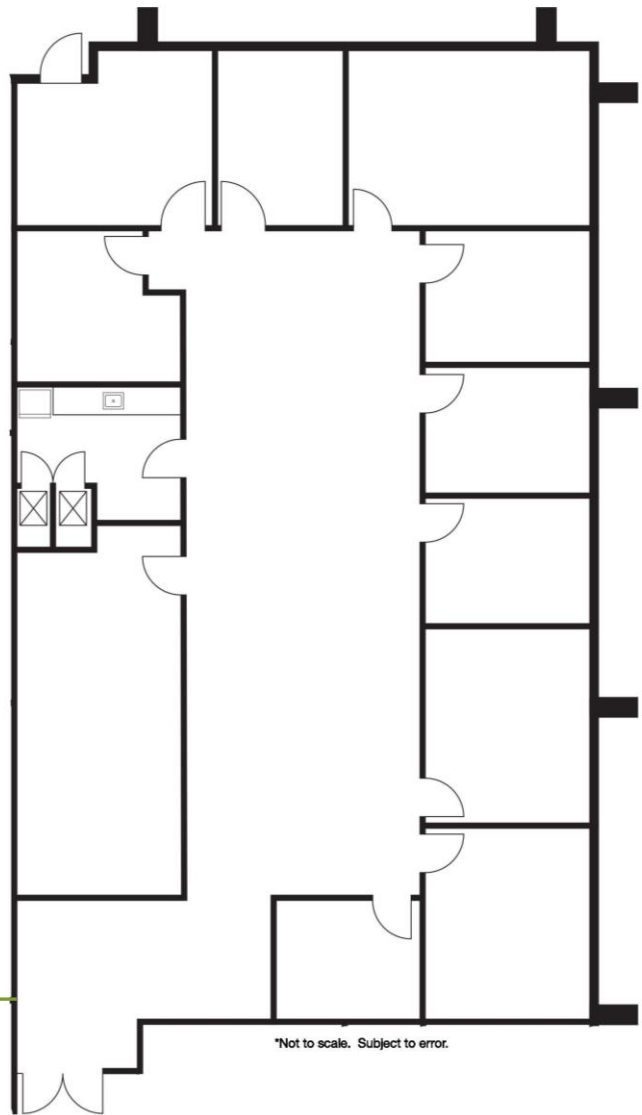
FEATURED Suites



Suites 403 & 405
±1,690-4,113 SF

*Not to scale. Subject to error.

Suite 503
±3,428 SF



*Not to scale. Subject to error.

