

FOR SALE

Professional Office Condo - 3,059 SF

**1400 EAST OAKLAND PARK
BOULEVARD, STE. 100 & 102**

Oakland Park, FL 33334

PRESENTED BY:

PETER MESSINA, CCIM

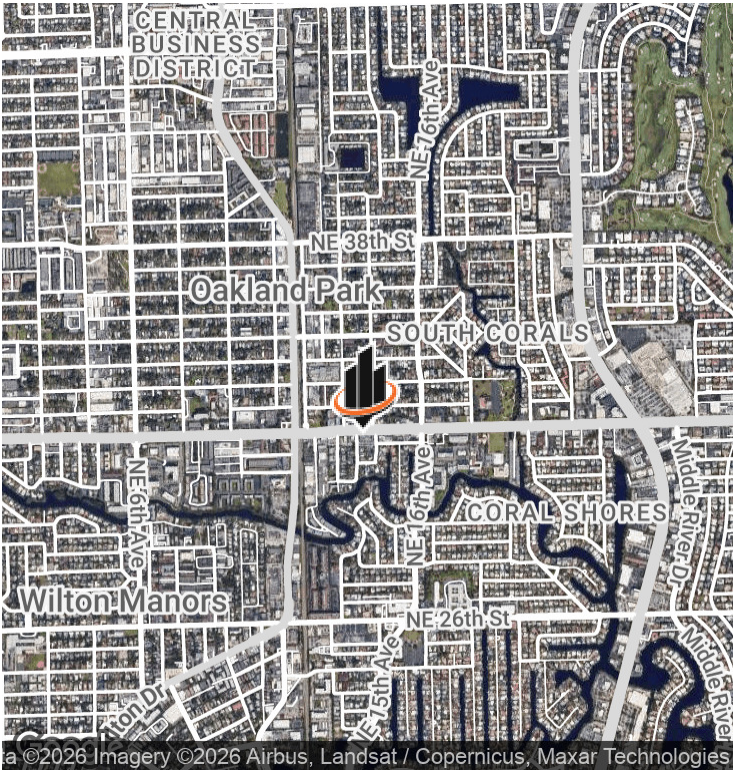
C: 954.816.7538

peter@svncr.com

1400



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$900,000
BUILDING SIZE:	3,059 SF

PROPERTY DESCRIPTION

Well-maintained 3,059 SF professional office condominium available for sale at 1400 E Oakland Park Boulevard in Oakland Park. Comprised of Suites 100 and 102, the space offers an efficient, move-in-ready layout featuring 11 private offices, two conference rooms, a welcoming reception and waiting area, administrative workspace, and break room.

This is an ideal opportunity for an owner-user to occupy the entire space or occupy one suite while leasing the other to generate rental income, providing flexibility as business needs change.

The association fee of \$1,938 per month includes electricity, HVAC and water, helping simplify occupancy costs. Ample on-site parking is available with a parking ratio of approximately 4.37 spaces per 1,000 SF.

Centrally located on Oakland Park Boulevard with convenient access to I-95 and east Fort Lauderdale. Office furniture is also available, providing the potential for a streamlined transition and occupancy.

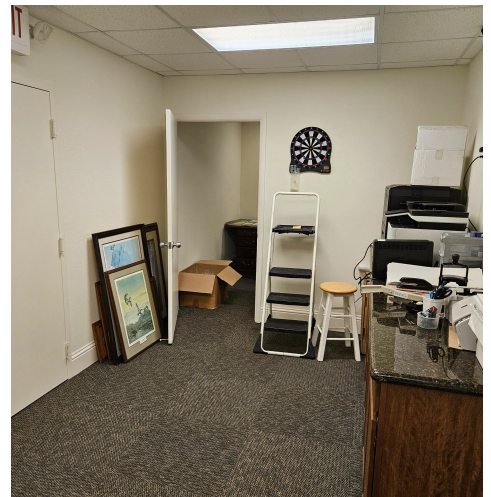
Contact us for additional information or to schedule a private showing.

PROPERTY HIGHLIGHTS

- 3,059 SF professional office condominium – Suites 100 & 102
- First-floor location with efficient, move-in-ready buildout
- 11 private offices and 2 conference rooms
- Reception desk, waiting area, administrative area and break room
- Association fee includes electricity, HVAC and water
- Excellent parking ratio of approximately 4.37 spaces per 1,000 SF
- Central Broward location with convenient access to I-95 and east Fort Lauderdale
- Office furniture available

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ADDITIONAL PHOTOS



PETER MESSINA, CCIM

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