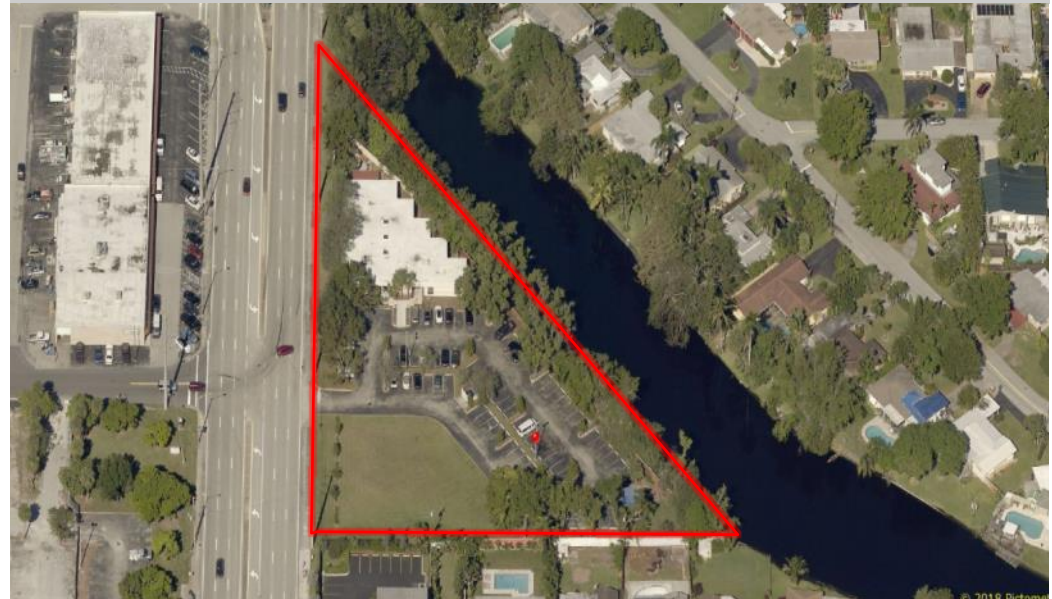


3520 & 3550 Powerline Road, Oakland Park, FL 33309



- ◆ +/- 7,017 Square Foot Professional Office Building
- ◆ Incredible Parking: 86 Striped Spots, 12 per 1,000
- ◆ Divisible: 2 Entrances, Separate Reception Areas
- ◆ 2 Folios, Site Can Be Divided and Redeveloped
- ◆ +/- 83,756 Sq. Ft. of Land; +/- 1.93 Acres
- ◆ New High End Retail Development Across Powerline Road
- ◆ East Oakland Park Location; 2 miles to Wilton Manors
- ◆ Beautifully Landscaped, Little River Waterfront Site
- ◆ Excellent Condition, Newer Roof & AC Systems
- ◆ Minutes to Turnpike, Downtown Ft. Lauderdale
- ◆ Just Off I-95 / Oakland Park Blvd. Interchange
- ◆ High End Finishes: Marble & Wood Flooring
- ◆ Folios 4942 22 47 0010 & 4942 22 47 0011

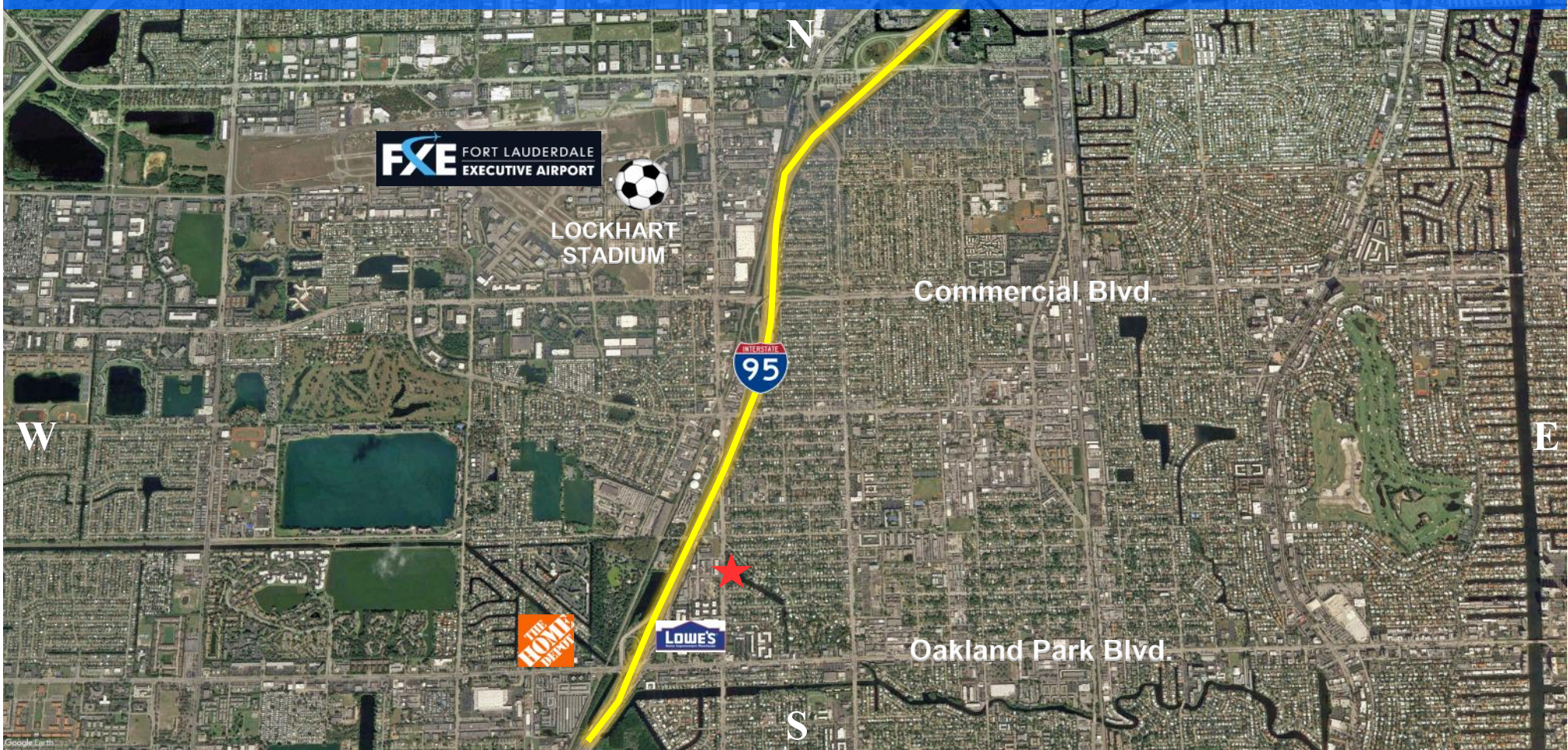
**BUY @ \$3,000,000 OR LEASE @ \$14.00 psf NNN**



Exclusively Listed By:  
  
Infinity Commercial Real Estate

**Ted Konigsberg SIOR**  
(305) 947-9514  
**Ted@Infinitycommercial.net**  
**www.realcommercialproperties.com**





### Distances

- ◆ Fort Lauderdale Executive Airport (FXE): 3 miles
- ◆ Fort Lauderdale-Hollywood Int. Airport: 11 miles
- ◆ Miami International Airport (MIA): 31 miles
- ◆ Downtown Ft. Lauderdale: 7 miles
- ◆ Port Everglades: 10 miles
- ◆ Florida Turnpike: 5 miles
- ◆ Port of Miami: 32 miles
- ◆ Wilton Manors: 2 miles
- ◆ I-595: 6 miles
- ◆ I-75: 18 miles



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR LEASE OR SALE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE.



# FLOOR PLAN



THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE ACCURATE, AND HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE. ALL INFORMATION SHOULD BE VERIFIED INDEPENDENTLY. THE FLOOR PLAN ABOVE IS NOT TO SCALE, AND HAS NOT BEEN VERIFIED FOR ACCURACY. WE ARE NOT RESPONSIBLE FOR MISSTATEMENTS OF FACTS, ERRORS, OMISSIONS, PRIOR LEASE OR SALE, PRICE CHANGE OR WITHDRAWAL WITHOUT NOTICE.



