

KENANN BUILDING OFFICE & MEDICAL FOR LEASE

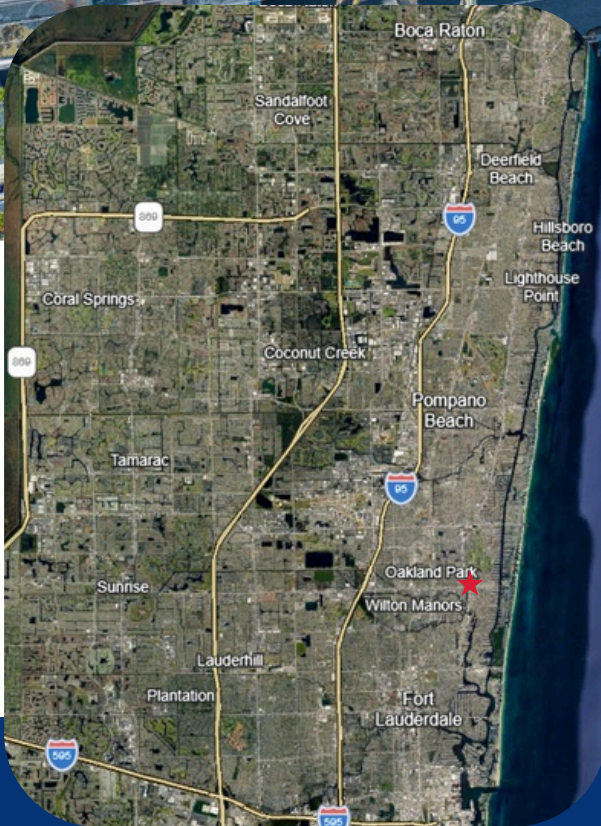


\$25/SF
NNN

As a regional icon, 3101 N Federal Hwy stands as a distinct architectural landmark within the Oaklyn Campus.

Located at one of the busiest intersections in Broward County, this eight-story building serves as a cornerstone of the city's first true live-work-play destination, featuring luxury on-site amenities such as coffee, sushi, gelato, premium burgers, healthy foods, fitness centers, and a pharmacy.

The property has established itself as a leading location for office and medical professionals, situated between the affluent Coral Ridge Neighborhood and the popular housing areas of Wilton Manors and Oakland Park.



100,000 VEHICLES PER DAY

1 MILE TO THE BEACH

130,000 POPULATION

2 MILES TO I-95

\$95K AVG HH INCOME

4 MILES TO LAS OLAS

9 MILES TO FLL AIRPORT

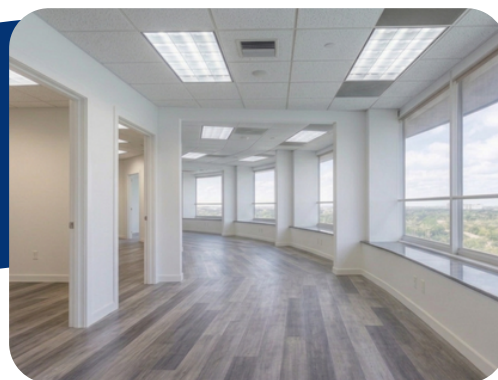
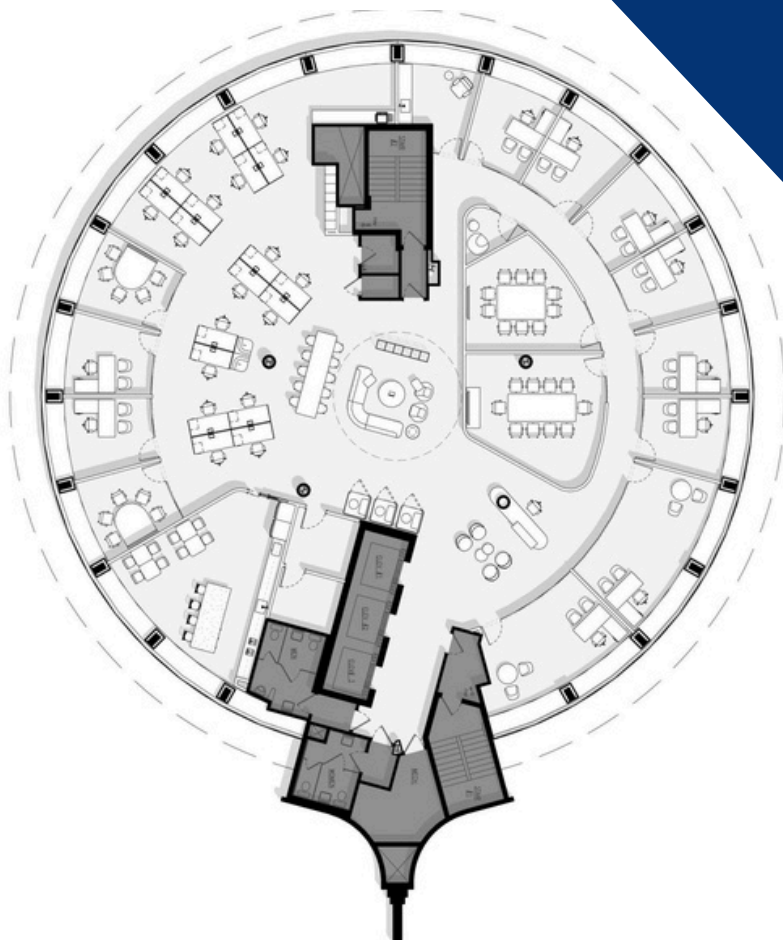
660+ PARKING SPACES



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FLOOR	AVAILABILITY
8	<i>OCCUPIED</i>
7	7,500 SF OFFICE BUILDOUT
6	<i>OCCUPIED</i>
5	3,750 SF OFFICE BUILDOUT
4	<i>OCCUPIED</i>
3	1,850 SF OFFICE BUILDOUT
2	6,200 SF RESTAURANT/LOUNGE
1	<i>OCCUPIED</i>



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