



VALUE-ADD LEASE-UP · OWNER-USER OPPORTUNITY

# 2826 E Oakland Park Blvd

Fort Lauderdale, FL 33306 · 9,758 SF Medical / Professional Office

OFFERING MEMORANDUM

PRESENTED BY

**Nick Polyushkin**

Chief Executive Officer · Vera Realty

## — CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum ("Memorandum") has been prepared by Vera Realty ("Broker") solely for the use of prospective purchasers in considering the acquisition of the property located at 2826 East Oakland Park Boulevard, Fort Lauderdale, Florida 33306 (the "Property"). It is provided on a confidential basis and is not to be reproduced or distributed without the prior written consent of Broker.

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All financial information, including in-place income, operating expenses, net operating income, market rents, stabilized projections, capitalization rates, comparable sales, and pricing, represents **estimates and assumptions** and should not be relied upon as a representation of fact or a guarantee of future performance. Actual results may differ materially. In particular, prospective purchasers are advised that **Florida real-estate taxes are reassessed upon a transfer of ownership** and post-sale taxes will likely exceed the figures shown.

The Property is offered subject to prior sale, change in price, or withdrawal from the market without notice. Prospective purchasers are responsible for conducting their own independent due diligence and for verifying all information, including building area, zoning, lease terms, tenancy, physical condition, and financial performance. This Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall it form the basis of any contract.

**Data note:** Building area is stated at **9,758 SF** per the Broward County Property Appraiser (Parcel 494225060040); CoStar reflects 10,404 SF. Per-SF metrics herein use 9,758 SF. Current occupancy reflects the 2nd floor (3,161 SF) vacant per ownership; lease terms are subject to estoppel verification.

*By accepting this Memorandum, the recipient agrees to keep its contents confidential and to use it solely for the purpose of evaluating the Property.*

# 01 EXECUTIVE SUMMARY

The Offering

**\$2,895,000**

ASKING PRICE

**\$297/SF**

PRICE PER SF

**~7.8%**

STABILIZED CAP

**~67.6%**

LEASED (FLOOR VACANT)

Vera Realty is pleased to present the exclusive opportunity to acquire **2826 East Oakland Park Boulevard ("Bayview Dental")**, a 9,758-square-foot, three-story medical and professional office building positioned on a high-visibility hard corner with direct frontage on East Oakland Park Boulevard (±34,500 vehicles per day) in Fort Lauderdale. Built in 1980 and zoned CB – Community Business, the Property sits within a 291,000-square-foot medical/healthcare cluster, steps from the Coral Ridge Mall (Target, Publix, AMC) and the Atlantic beaches.

The Property is currently **~67.6% leased** to two NNN tenants — anchored by an established dental practice occupying approximately 50% of the building — generating \$127,800 in base rent plus expense reimbursements. The **entire 2nd floor (3,161 SF) is vacant and deliverable at closing**, creating a clean, two-pronged opportunity:

## FOR THE VALUE-ADD INVESTOR

Acquire in-place NNN medical income, then drive net operating income from **~\$108,500 as-is to ~\$225,000 stabilized (~+107%)** by leasing the vacant floor and marking a below-market suite to market — a light, cosmetic lease-up to a stabilized yield approaching 7.8%.

## FOR THE OWNER-USER

Occupy the vacant 3,161 SF floor immediately while two in-place NNN tenants help cover debt service. A textbook medical/professional owner-user profile with attractive SBA / conventional financing potential in a \$430/SF-comp location.

## INVESTMENT HIGHLIGHTS

- ◆ **Vacant full floor (3,161 SF) ready now** — immediate owner-user occupancy or investor lease-up to ~\$26–28/SF NNN.
- ◆ **~107% embedded NOI growth** from leasing one floor (32% of GLA) and marking a below-market suite — no heavy repositioning required.
- ◆ **In-place NNN medical income** anchored by a long-standing dental tenant (~50% of GLA).
- ◆ **Trophy micro-location:** 2780 E Oakland Park Blvd (0.1 mi) traded December 2025 at ~\$430–474/SF / 5.2% cap.
- ◆ **Hard-corner frontage** on Oakland Park Blvd with ±34,500 VPD and a 291,000 SF medical cluster surrounding the site.
- ◆ **Affluent, supply-constrained infill** — 2-mi population 57,892 (+9.8% to 2030), median home value \$743,750.
- ◆ **Priced below the submarket average** (\$297 vs. \$309/SF) with clear basis support and meaningful upside.

# 02 PROPERTY OVERVIEW

Building & Site Detail



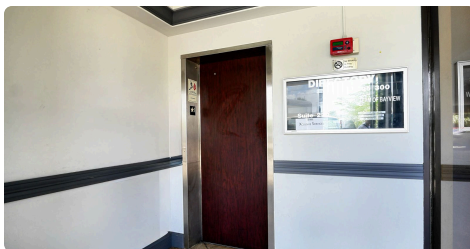
ADDRESS	<b>2826 E Oakland Park Blvd</b>	YEAR BUILT	<b>1980</b>
CITY / STATE / ZIP	<b>Fort Lauderdale, FL 33306</b>	LOT SIZE	<b>0.17 AC</b>
PARCEL / FOLIO	<b>494225060040</b>	ZONING	<b>CB – Community Business</b>
PROPERTY TYPE	<b>Medical / Professional Office</b>	PARKING	<b>~28 spaces (3.0/1,000 SF)</b>
BUILDING SIZE	<b>9,758 SF</b>	OCCUPANCY	<b>~67.6% (2nd floor vacant)</b>
STORIES	<b>3 (~3,253 SF/floor)</b>	TRAFFIC COUNT	<b>±34,500 VPD (Oakland Park Blvd)</b>

## BUILDING DESCRIPTION

2826 E Oakland Park Blvd is a three-story, elevator-served medical/professional office building of approximately 9,758 square feet on a 0.17-acre parcel with on-site surface and covered parking. The building features exterior walkway access, abundant natural light, and existing medical/dental build-out across multiple suites — reducing tenant-improvement cost for incoming medical users. Amenities include air conditioning, central heating, elevator, reception areas, kitchen/break facilities, and on-site storage. The Property's hard-corner position delivers strong signage visibility to ±34,500 vehicles per day.



ON-SITE / COVERED PARKING

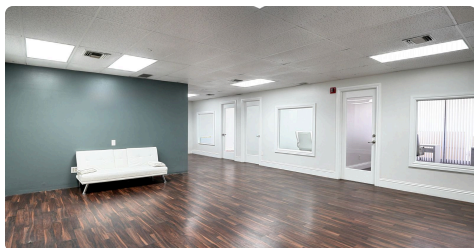


RECEPTION / COMMON AREA

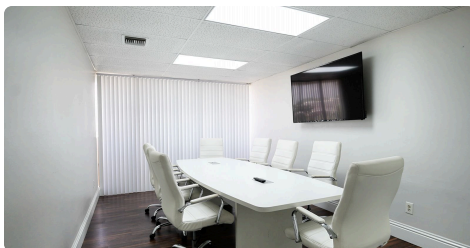


BUILDING ENTRY & SIGNAGE

## INTERIORS — IN-PLACE & VACANT FLOOR



VACANT 2ND FLOOR (3,161 SF)



BUILT-OUT SUITE / CONFERENCE



EXISTING MEDICAL BUILD-OUT

# 03 FINANCIAL ANALYSIS

Rent Roll · In-Place & Stabilized NOI

## RENT ROLL

SUITE	TENANT	SF	% GLA	\$/SF NNN	ANNUAL BASE	STATUS
A	Dental Team of Bayview (anchor)	4,879	50.0%	\$22.38	\$109,200	Occupied
B	Green	1,718	17.6%	\$10.83	\$18,600	Occupied · below mkt
C	2nd Floor — Available	3,161	32.4%	—	<b>VACANT</b>	<b>Lease-up upside</b>
—	Trash / other income	—	—	—	\$900	—
<b>Total / Occupied</b>		<b>9,758</b>	<b>100%</b>		<b>\$128,700</b>	<b>67.6% leased</b>

In-place rents per current operating recap (NNN base). Market gross asking rent in the submarket is ~\$33–36/SF (CoStar). Lease expirations subject to estoppel verification (anchor ~2028; Green ~2026 per offering materials).

## IN-PLACE OPERATING STATEMENT (AS-IS)

INCOME	ANNUAL
Base Rent (occupied)	\$127,800
NNN Expense Reimbursements	\$42,157
Trash / Other Income	\$900
<b>Effective Gross Income</b>	<b>\$170,857</b>
OPERATING EXPENSES	ANNUAL
Real Estate Taxes (2025 actual)	\$40,402
Insurance	\$12,708
Waste Management	\$4,260
Electric (FPL)	\$3,360
Water	\$1,632
<b>Total Operating Expenses</b>	<b>\$62,362</b>
<b>NET OPERATING INCOME</b>	<b>~\$108,500</b>

## STABILIZED PRO FORMA

INCOME	ANNUAL
Dental Team of Bayview (held)	\$109,200
Green — marked to market	\$44,668
2nd Floor — leased @ ~\$26 NNN	\$82,186
Trash / Other Income	\$900
<b>Gross Scheduled Income</b>	<b>\$236,954</b>
Less: Credit / Vacancy (5%)	(\$11,803)
<b>STABILIZED NOI</b>	<b>~\$225,000</b>

**Value Creation.** Leasing the vacant floor and marking one below-market suite lifts NOI by ~\$116,500 (+107%). Range of stabilized NOI: **\$215K–\$235K** depending on achieved rent (\$24–\$28/SF NNN). NNN structure passes operating expenses — including reassessed taxes — through to tenants at stabilization.

**Tax reassessment.** The 2025 tax bill was \$40,402 (1.93% of just value). Assessed value is held below market by Florida’s 10% non-homestead cap and **resets toward the purchase price on sale** — budget approximately \$52K–\$56K/yr post-closing (NNN-recoverable on leased space; a carry cost on vacant space during lease-up).

# 04 DUAL INVESTMENT STRATEGY

Value-Add & Owner-User



## VALUE-ADD OPPORTUNITY

The Property offers immediate, controllable upside without major capital risk:

- ▶ **Lease the vacant 2nd floor** (3,161 SF / 32% of GLA) at market (~\$26–28/SF NNN).
- ▶ **Mark the Green suite to market** on its near-term roll — currently ~50% below market.
- ▶ Drive NOI from ~\$108.5K to ~\$225K — a ~7.8%+ stabilized yield on the asking price.
- ▶ Existing medical/dental build-out lowers tenant-improvement cost on lease-up.
- ▶ Strong leasing tailwind: 291,000 SF medical cluster and ±34,500 VPD visibility.

## OWNER-USER OPPORTUNITY

An ideal acquisition for a medical or professional practice:

- ▶ **Occupy 3,161 SF (a full floor) immediately** — no waiting for a lease to expire.
- ▶ **In-place NNN tenants** (\$127,800 base + reimbursements) offset ownership carry.
- ▶ Build equity at ~\$297/SF in a submarket with a 0.1-mi comp at \$430–474/SF.
- ▶ Attractive SBA 504 / conventional owner-user financing candidate (confirm 51% occupancy with lender).
- ▶ Control occupancy cost in a supply-constrained, affluent coastal medical node.

## WHY OAKLAND PARK BOULEVARD

East Oakland Park Boulevard is one of Fort Lauderdale's most established east-side medical and professional corridors, bridging US-1 and the Intracoastal/beach communities. The immediate trade area combines affluent residential demand (2-mile median home value of \$743,750), dense daytime medical employment, and limited new office supply. The corridor has seen strong investor demand for small medical/office assets — evidenced by the December 2025 sale of 2780 E Oakland Park Blvd, one block away, at approximately \$430–474/SF and a 5.2% cap rate.



CORRIDOR CONTEXT



BUILT-OUT SUITE



CONFERENCE ROOM

# 05 MARKET & COMPARABLES

Fort Lauderdale Office · Sale Comps

## DEMOGRAPHICS

METRIC	2 MILE	5 MILE	10 MILE
2025 Population	57,892	283,031	965,654
Population Growth 2025–2030	9.8%	8.2%	7.0%
Median Household Income	\$93,572	\$81,802	\$69,074
Median Home Value	\$743,750	\$631,391	\$414,828

Source: CoStar / U.S. Census. Offering materials cite a 3-mile average household income of ~\$104,600. Surrounding medical inventory: ~291,000 SF immediate; 3.8M SF Broward County.

## SELECTED SALE COMPARABLES – FORT LAUDERDALE / BROWARD OFFICE

ADDRESS	DIST.	YR	SF	DATE	PRICE	\$/SF	CAP
2780 E Oakland Park Blvd	0.1 mi	1965	8,015	12/25	\$3,800,000	\$474	5.2%
3536 N Federal Hwy	0.7 mi	1975	12,604	07/25	\$3,625,000	\$288	5.0%
5301 N Dixie Hwy (Coral Ridge Med.)	2.4 mi	1975	19,473	11/25	\$6,100,000	\$313	8.1%
2611 E Oakland Park Blvd	0.3 mi	1989	18,000	09/24	\$4,500,000	\$250	—
2132 E Oakland Park Blvd	0.5 mi	1980	7,009	11/24	\$1,175,000	\$168	—
<b>Comparable Set – Average / Median</b>						<b>\$309 / \$292</b>	<b>5.5%</b>

Source: CoStar (18-comp set summary statistics; selection shown). Submarket estimated office cap rate 8.3–8.4%; actual transactional cap rates ranged 6.0–7.0% over five years; nearby medical/office comps trade tighter.

## FORT LAUDERDALE OFFICE SUBMARKET

The Fort Lauderdale office market benefits from proximity to the airport, Port Everglades, and Brightline rail. Tenant demand is led by healthcare, professional services, and finance, with **medical office a consistently active and resilient segment**. Rent growth continues to outperform the national average. Small, well-located medical/office assets along the east-side corridors remain in demand from private investors and owner-users, supported by limited new construction.

## 06 PRICING & OFFERING GUIDANCE

**\$2,895,000**

ASKING PRICE

**\$297/SF**

PRICE PER SF

**3.7%**

AS-IS CAP

**~7.8%**

STABILIZED CAP

### PRICING RATIONALE

SCENARIO	PRICE	\$/SF	AS-IS CAP	STABILIZED CAP
Aggressive	\$3,000,000	\$307	3.6%	7.5%
<b>Recommended Asking</b>	<b>\$2,895,000</b>	<b>\$297</b>	<b>3.7%</b>	<b>7.8%</b>
Realistic Trade Range	\$2,750,000	\$282	3.9%	8.2%
Floor	\$2,500,000	\$256	4.3%	9.0%

The asking price is supported by (a) in-place NNN income with substantial, controllable upside, (b) a price-per-SF of \$297 — below the submarket average of \$309/SF and well below the 0.1-mile comp at \$430–474/SF, and (c) a stabilized yield approaching 7.8%. As a partially-vacant value-add asset, the going-in (as-is) cap reflects the embedded lease-up; both investors and owner-users underwrite to the stabilized return and the per-SF basis.

### OFFERING PROCESS

The Property is offered on an unpriced/guidance basis at \$2,895,000. Tours of the vacant floor and access to the rent roll, leases, and due-diligence materials are available to qualified principals upon execution of a confidentiality agreement. Offers will be reviewed as received.

EXCLUSIVELY LISTED BY

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COMMERCIAL REAL ESTATE

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