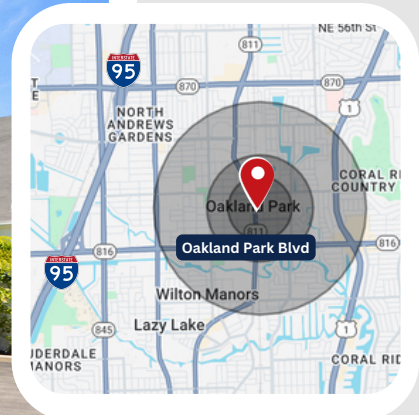


DOWNTOWN OP FOR LEASE



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DOWNTOWN RETAIL/OFFICE OPPORTUNITY

📍 3655 N Dixie Hwy, Oakland Park FL 33334

PROPERTY DESCRIPTION

Well-maintained mixed-use commercial property featuring a beautifully built-out 1,280 SF office suite. This turnkey space is ideal for professional users and includes four private offices, a welcoming reception/lobby area, a spacious conference room, an en-suite kitchenette, and a private outdoor patio with BBQ and lounge seating. The property offers excellent frontage along N Dixie Highway, ample on-site parking, and flexible mixed-use zoning that accommodates a variety of business uses. Positioned in the heart of Downtown Oakland Park, this is an excellent opportunity for an owner-user or investor seeking a highly visible location with strong accessibility and a professional image.

HIGHLIGHTS

- Prime Downtown Oakland Park location
- Excellent visibility on N Dixie Highway (US-1)
- Mixed-use retail and office configuration
- Turnkey built-out office space available
- Ample on-site parking
- Owner-user and investment potential with existing income stream
- Proximity to Landmarks: Directly across from the brand-new Sky Building, near The Funky Buddha Brewery and Oakland Park City Hall.

EXECUTIVE SUMMARY

Property Type	Retail/Office
Lease Rate	\$3,950/month
Property Size	1,280 SF
Parking Spaces	Ample Parking
Zoning	DCW



DOWNTOWN OP FOR LEASE



3655 N Dixie Hwy,
Oakland Park FL 33334



**WILLIAM BONOMO &
PAUL JULIAN**
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info@LEVELrealty.com

**All information is presented without warranty as to accuracy or completeness of the any materials or information provided, derived, or received.*

***EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.*



DOWNTOWN OP FOR LEASE



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Retail Map



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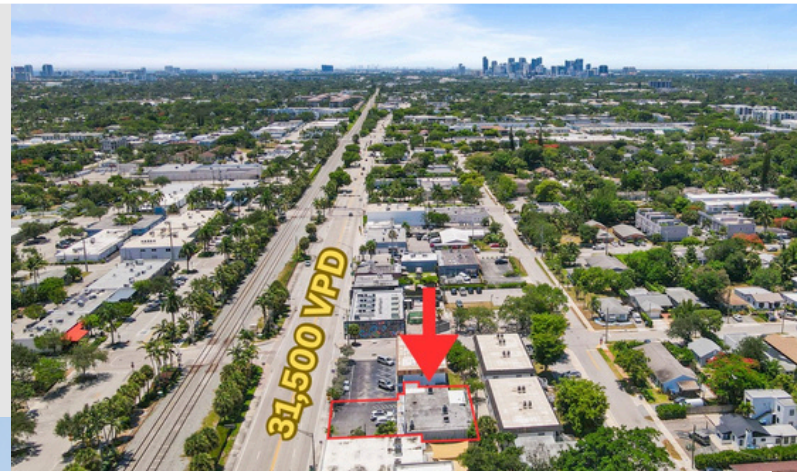
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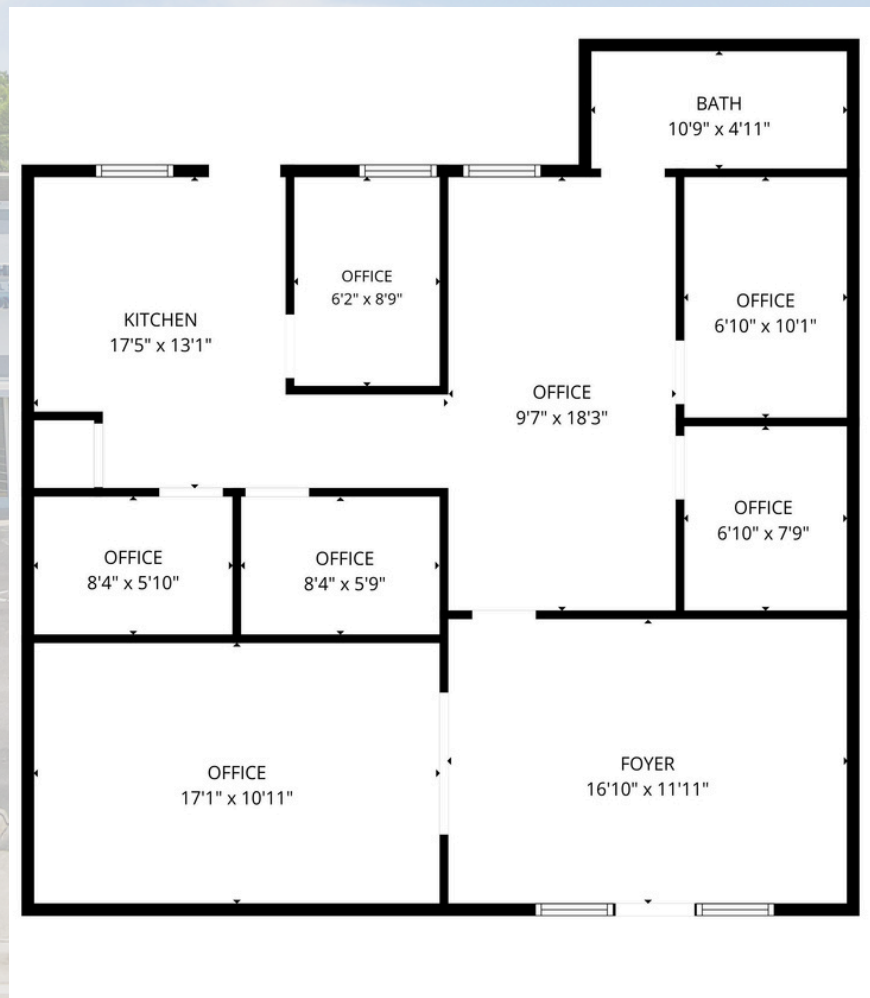
DOWNTOWN OP FOR LEASE



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Floor Plan



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