

PARKLYN

28,447 SF OF RETAIL
165 RESIDENTIAL UNITS

3411 N FEDERAL HIGHWAY
FORT LAUDERDALE X OAKLAND PARK



OAKLYN: ONLY 1 SPACE REMAINING PARKLYN: NOW LEASING

Oaklyn

BONDI



CARROT
EXPRESS

HAMMER & NAILS

|| pause

pure barre

EPIC-CYCLES

LA PHARMACIE

FACE
FOUNDRIÉ



citibank



PARKLYN



JETSET
MODERN PILATES

Remember

Oaklyn × PARKLYN

OAKLAND PARK BLVD | 35,000 CARS DAILY

N FEDERAL HWY | 65,000 CARS DAILY

OAKLYN TENANTS



BEST IN CLASS DINING BONDI SUSHI

Bondi Sushi was founded on the idea that life is better at the beach. Its fresh, simple menu invites guests to relax and enjoy everyday leisure, whether dining at the Sushi Bar or at home.



BEST IN CLASS DINING IMPERIAL MOTO CAFÉ

A lifestyle brand at heart, Imperial Moto café mantra is to "Elevate your coffee experience."



BEST IN CLASS DINING LA BIRRA BAR

Craftburgers made from scratch every day. Originally established in Buenos Aires, Argentina, La Birra has become a world-renowned burger experience with a loyal following.



BEST IN CLASS DINING CARROT EXPRESS

Eat Healthy! Eat Delicious! Carrot Express welcomes neighbors, busy families, and health-conscious individuals with a balance of nutritious and delicious food that's hard



BEST IN CLASS DINING DON PIETRO GELATO

At Don Pietro, we're serving up more than just South Florida's best handmade gelato—we're crafting an experience. Driven by culinary creativity and a passion for perfection, our team is dedicated to providing service that is truly second to none.



PREMIER FITNESS F45

Fitness designed for You — F45 Training's Strength, Cardio & Hybrid workouts are expert coaches & supportive community are right around the corner.



PREMIER BANKING CITIBANK

Citibank offers multiple banking services that bank account for checking, & savings, or apply for mortgage.



BEST IN CLASS BEAUTY HAMMER & NAILS

Delivers a premium grooming experience for men who take-a-number shops and acrylic fumes—focused on expert barbering, beard care, and hand and foot services. Men's care, done right. And yes, it comes with a good drink.



STATE OF THE ART WELLNESS PAUSE STUDIO

Combining the world's most advanced recovery modalities with inspired design and experientialness for today's demanding lifestyle.



PREMIER FITNESS PURE BARRE

Pure Barre is a full-body workout that transforms you physically and mentally. Our musically-driven group classes focus on low-impact, high-intensity movements that strengthen and tone your body in 50 minutes or less.



BEST IN CLASS BEAUTY FACE FOUNDRIÉ

FACE FOUNDRIÉ is an all-inclusive focused facial bar. We empower our customers to look and feel their best by providing cutting edge services, accessible pricing, and an extensively trained staff of skin experts that deeply care.



CURATED RETAIL & SHOPPING LA PHARMACIE

At Apothecary Group, the mission is simple yet powerful: to bring care back to the pharmacy experience. By taking the time to understand each patient's unique health needs and goals, they offer personalized support for prescriptions and skincare regimens.



CURATED RETAIL & SHOPPING EPIC CYCLES

Fueled by ambition, Daniel teamed up with Alvaro, a passionate cyclist and loyal customer, and his tech-savvy brother Carlos. Their diverse backgrounds in retail, industry, and technology came together vision and an exceptional customer experience.

OAKLAND PARK X FORT LAUDERDALE

65,000

CARS DAILY ON
N. FEDERAL HIGHWAY

35,000

CARS DAILY ON OAKLAND
PARK BLVD

1 MILE

TO THE BEACH

50

FURNITURE SHOWROOMS
NEARBY

FORT LAUDERDALE

WILTON MANORS

AMC

CORAL RIDGE MALL

TARGET

WELLS FARGO

PUBLIX

OAKLYN

RIVER MARKET

PURA VIDA
SWEETGREEN
THE SHADE STORE
WHOLE FOODS
SHAKE SHACK
LULULEMON
SOULCYCLE
AKT
DRYBAR
BO CONCEPT
POTTERY BARN
LOVESAC
ORANGETHEORY
GORJANA

LA FITNESS
HOLY CROSS HOSPITAL
FRESH MARKET
MODANI
CORAL RIDGE COUNTRY CLUB

PARKLYN

JETSET PILATES
DAVE'S HOT CHICKEN
REMEMBR
BRAZILIAN MARKET

CITY FURNITURE

OAKLAND PARK

TESLA
ANGELO ELIA THE BAKERY BAR
BARNES AND NOBLE
DICK'S SPORTING GOODS
BEST BUY
TRADER JOE'S

PARKLYN

Parklyn is a standout new development at the intersection of Oakland Park, Fort Lauderdale and Wilton Manors. Located adjacent to its fully leased sister property, Oaklyn.

Parklyn further elevates an already thriving community.

LIVE

165 residential units
Rooftop pool and lounge
with pickleball

PARK

67 Surface Parking Spaces
255 Garage Parking Spaces

SHOP

28,000 SF total retail
From 2,800 SF up to 12,000 SF
20' ceilings
Easy access to surface and garage parking



THE SPECS

CEILING HEIGHT
20 FEET

RESTAURANT
GREASE TRAP READY

LOADING
DEDICATED LOADING DOCK

DELIVERY
DEDICATED PARKING FOR
FOOD DELIVERY SERVICES

FRONTAGE
328 FEET OF WRAPAROUND



165 RESIDENTIAL
APARTMENTS

RETAIL



THE SPACES

SPACE A
2,004 SF

SPACE B
2,475 SF

SPACE C
2,874 SF

SPACE D
2,858 SF

SPACE E
3,835 SF

SPACE F
7,756 SF

SPACE G
2,407 SF
Leased

SPACE H
2,350 SF
Leased



2,000- 21,800 SF
Demisable





LEVEL Realty is a local real estate brokerage with extensive relationships and specific knowledge of the Fort Lauderdale market and specifically the Oakland Park submarket.

commercial.levelrealty.com

WILLIAM CABRERA
WILLC@LEVELREALTY.COM
954.820.5061

JOSH DEITCHMAN
JOSHD@LEVELREALTY.COM
954.372.7280

OFFICE
LEASING@LEVELREALTY.COM
954.372.7280

All information supplied is from sources deemed reliable and is furnished subject to errors, omissions, modifications, removal of the listing for sale or lease, and to any listing conditions, including the rates and manner of payment of commissions for particular offerings imposed by principals or agreed by the terms of which are available to principals or duly licensed brokers. Any square footage dimensions set forth are approximate.

