



VALUE-ADD LEASE-UP + OWNER-USER OPPORTUNITY

2826 E Oakland Park Blvd

3-Story Medical / Professional Office · Vacant Full Floor · ±34,500 VPD Frontage

Vera Realty is pleased to offer **2826 E Oakland Park Boulevard ("Bayview Dental")**, a 9,758 SF, three-story medical/professional office building on a high-visibility hard corner of East Oakland Park Boulevard in Fort Lauderdale. The asset is **~67% leased** to two NNN tenants — anchored by an established dental practice (≈50% of GLA) — with the **entire 2nd floor (3,161 SF) vacant and deliverable immediately**. The result is a rare dual play: investors capture **~100%+ NOI growth** by leasing the vacant floor and marking a below-market suite, while owner-users occupy a full floor today with in-place tenants offsetting carry — all inside a 291,000 SF medical cluster.

\$2,895,000
ASKING PRICE

\$297
PRICE / SF

9,758 SF
BUILDING SIZE

~7.8%
STABILIZED CAP

INVESTMENT HIGHLIGHTS

- ◆ **Vacant full floor (3,161 SF)** — immediate owner-user occupancy or investor lease-up
- ◆ **~107% NOI upside:** ~\$108.5K as-is → ~\$225K stabilized
- ◆ **In-place NNN medical income** from two tenants; dental anchor ≈50% of GLA
- ◆ **Below-market suite** with near-term roll = built-in mark-to-market
- ◆ **Trophy micro-location:** 2780 E Oakland (0.1 mi) traded ~\$430–474/SF
- ◆ **Hard-corner frontage** on Oakland Park Blvd — ±34,500 vehicles/day
- ◆ **Affluent infill node** — 2-mi median home value **\$743,750**
- ◆ **Priced below submarket average (\$297 vs. \$309/SF)**

FINANCIAL SNAPSHOT

IN-PLACE (AS-IS)	ANNUAL
Base Rent (occupied)	\$127,800
NNN Recoveries + Other	\$43,057
Operating Expenses	(\$62,362)
As-Is NOI	~\$108,500
STABILIZED (PRO FORMA)	ANNUAL
Market Base Rent (100% leased)	\$236,054
Less Credit/Vacancy (5%) + Other	(\$10,903)
Stabilized NOI	~\$225,000

VALUE-ADD

Lease the vacant floor and mark the below-market suite to ~\$26–28/SF NNN — light, cosmetic lease-up to a ~7.8%+ stabilized yield.

OWNER-USER

Occupy 3,161 SF now; two NNN tenants offset debt service. Strong medical owner-user / SBA-financing profile.



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& SCHEDULE TOUR**