

FOR **SALE**

# MEDICAL OFFICE BUILDING

FOR **LEASE**

7,038 $\pm$ SQFT

3,000 $\pm$ SQFT



**DRASTIC PRICE REDUCTION!**

**EMPIRE PROFESSIONAL BUILDING**



**2830 E Oakland Park Blvd, Fort Lauderdale, FL 33306**

## FREE STANDING BUILDING

- Zoned CB: Community Business
- Certified property inspections 50/40 years
- 2 story building
- 2nd floor, long term tenant
- First floor vacant
- Lighted Private Parking Lot (29 Parking
- Next to the Intracoastal Bridge

## FIRST FLOOR OFFICE

- 3 entrances ■ Zoned CB: Community Business
- Certified property inspections 50/40 years
- First floor vacant
- Ample Parking in Large Lighted Private Parking Lot (29 Parking Spaces) + Street Parking
- \$35 Base Rent + \$10 OPEX/CAM= \$45 + Sales Tax
- Next to the Intracoastal Bridge

**NEGOTIABLE PRICE**

**NEGOTIABLE PRICE**

**CONTACT US!**



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**TREC**  
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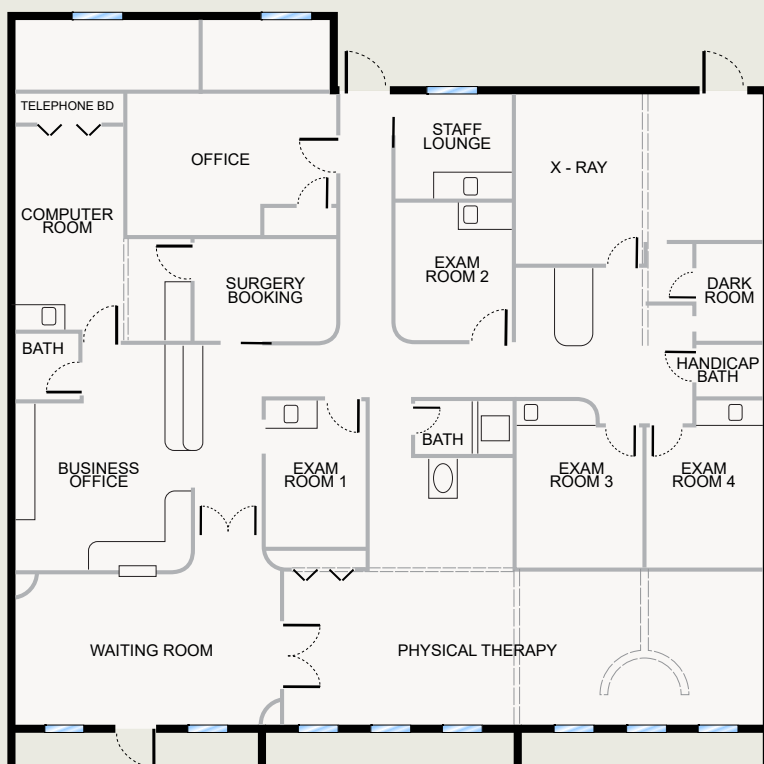
# MEDICAL OFFICE BUILDING

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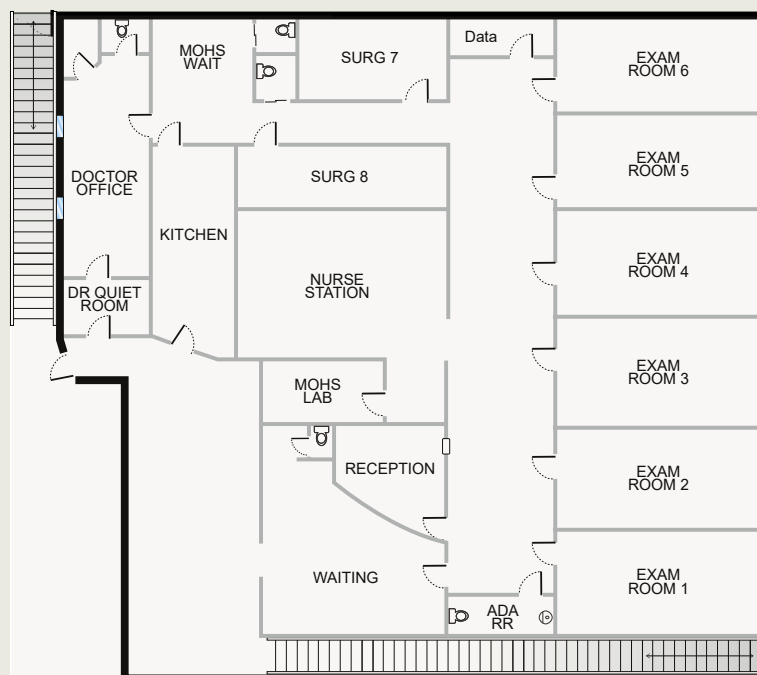


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## First Floor Floor Plan



## Second Floor Floor Plan



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#1 COMMERCIAL AGENT  
IN # TRANSACTIONS

**SIOR**  
Society of International  
Real Estate Operators

COMMERCIAL REAL ESTATE

Note: This offering subject to errors, omissions,  
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