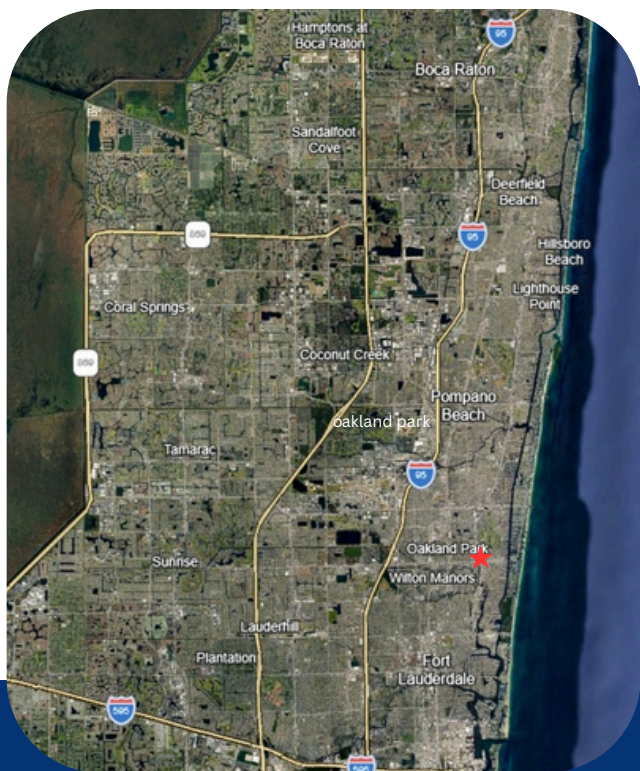




# OAKLYN CAMPUS GROUND FLOOR RETAIL FOR LEASE

**\$55/SF**  
BASE RATE



Oakland Park's premier live-work-play destination. 3333 N Federal Hwy has a prime ground-floor retail opportunity within the high-energy Oaklyn Campus. Designed to capture both local foot traffic and regional commuters, this is where high-end visibility meets a built-in customer base. Unleash your business potential in a modern, first-floor retail space situated directly beneath 274 apartments while being surrounded by premium medical and professional office suites. Located on the second busiest intersection in Broward County with over 100,000 vehicles per day. Immediate access to the apartment residents and the professionals occupying 100,000sf of office space within the campus. Featuring 660+ parking spaces with a brand-new parking garage and surface-level lots.

1 MILE TO THE BEACH

100,000 VEHICLES PER DAY

2 MILES TO I-95

130,000 POPULATION

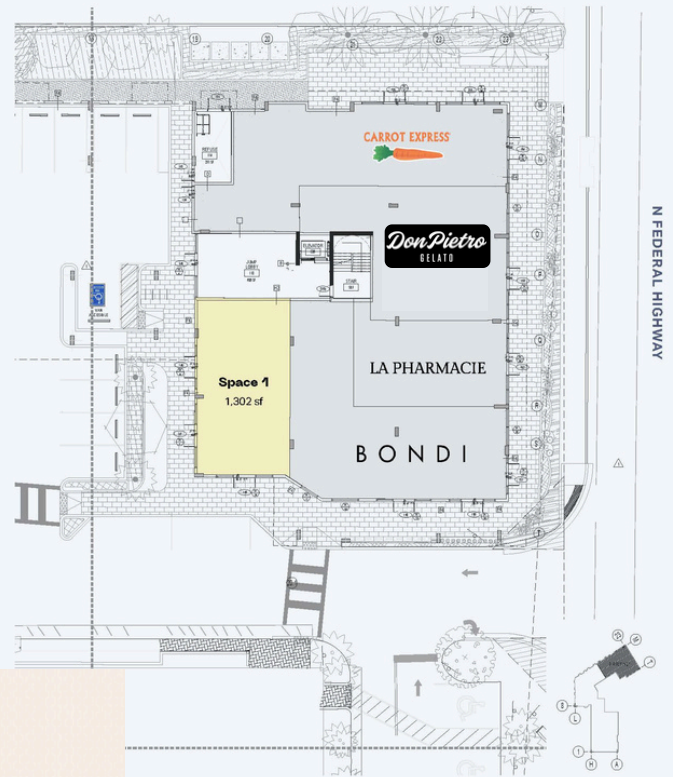
2 MILES TO LAS OLAS

\$95K AVG HH INCOME

7 MILES TO FLL AIRPORT

660+ PARKING SPACES

Unit	Available
Space 1	1,302 sf



WILLIAM CABRERA  
 WILLC@LEVELREALTY.COM  
 954.820.5061

NICK BALDANZA  
 NICKB@LEVELREALTY.COM  
 954.372.7280



HIGH VISIBILITY

ONE OF THE BUSIEST INTERSECTIONS IN BROWARD COUNTY

IMMEDIATE ACCESS TO RESIDENTS OF 274 LUXURY APARTMENTS AND 100,000 SF OF OFFICE SPACE WITHIN THE CAMPUS

AMPLE ACCESSIBILITY  
660+ PARKING SPACES WITH A BRAND-NEW PARKING GARAGE AND SURFACE-LEVEL LOTS



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