

MEDICAL OFFICE SPACE FOR LEASE

±5,440 SF SECOND FLOOR AVAILABLE

3700-4032 N Ocean Boulevard, Fort Lauderdale, FL 33308

PROPERTY OWNED BY



PERFECT FOR MEDICAL, SALON SUITES AND OFFICE SPACE

EXCLUSIVE RETAIL LEASING

KATZ & ASSOCIATES

RETAIL REAL ESTATE ADVISORS

Karen Maerovitz

SENIOR DIRECTOR

karenmaerovitz@katzretail.com

(786) 210-8837

Jennifer Houston

SENIOR DIRECTOR

jenniferhouston@katzretail.com

(561) 400-4675

Jon Cashion

PRINCIPAL

joncashion@katzretail.com

(561) 302-7071

Property Overview

HIGHLIGHTS

- Available spaces include 1,300 SF, 1,350 SF, 2,790 SF or combine them all for a total of 5,440 SF
- Turnkey medical offices
- Dedicated elevator.
- 2 staircases
- Signage available
- 24/7 access to premises
- 410 parking spaces (3.88 spaces / 1,000 SF)

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,805	86,915	224,780
HOUSEHOLDS	7,462	44,832	110,190
EMPLOYEES	11,936	77,081	194,703
AVERAGE HH INCOME	\$153,873	\$138,343	\$128,262

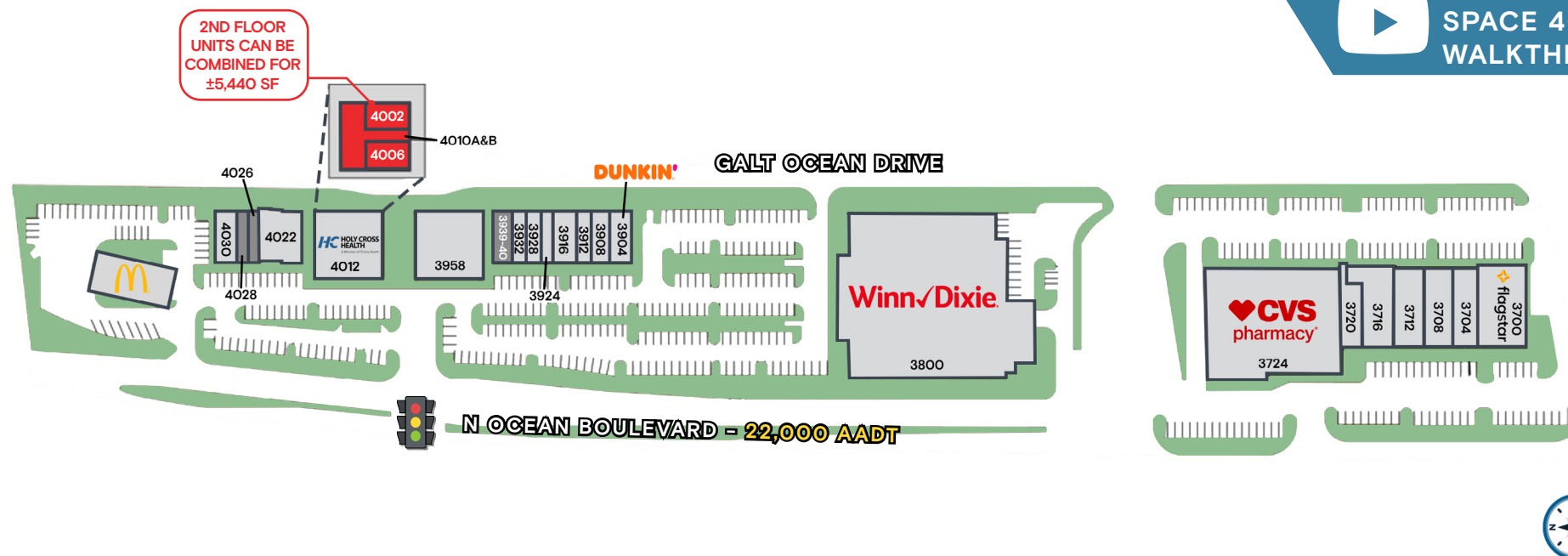
	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION	23,621	118,561	237,820
HOUSEHOLDS	13,298	62,103	117,075
EMPLOYEES	21,732	105,459	206,075
AVERAGE HH INCOME	\$162,273	\$140,467	\$130,568





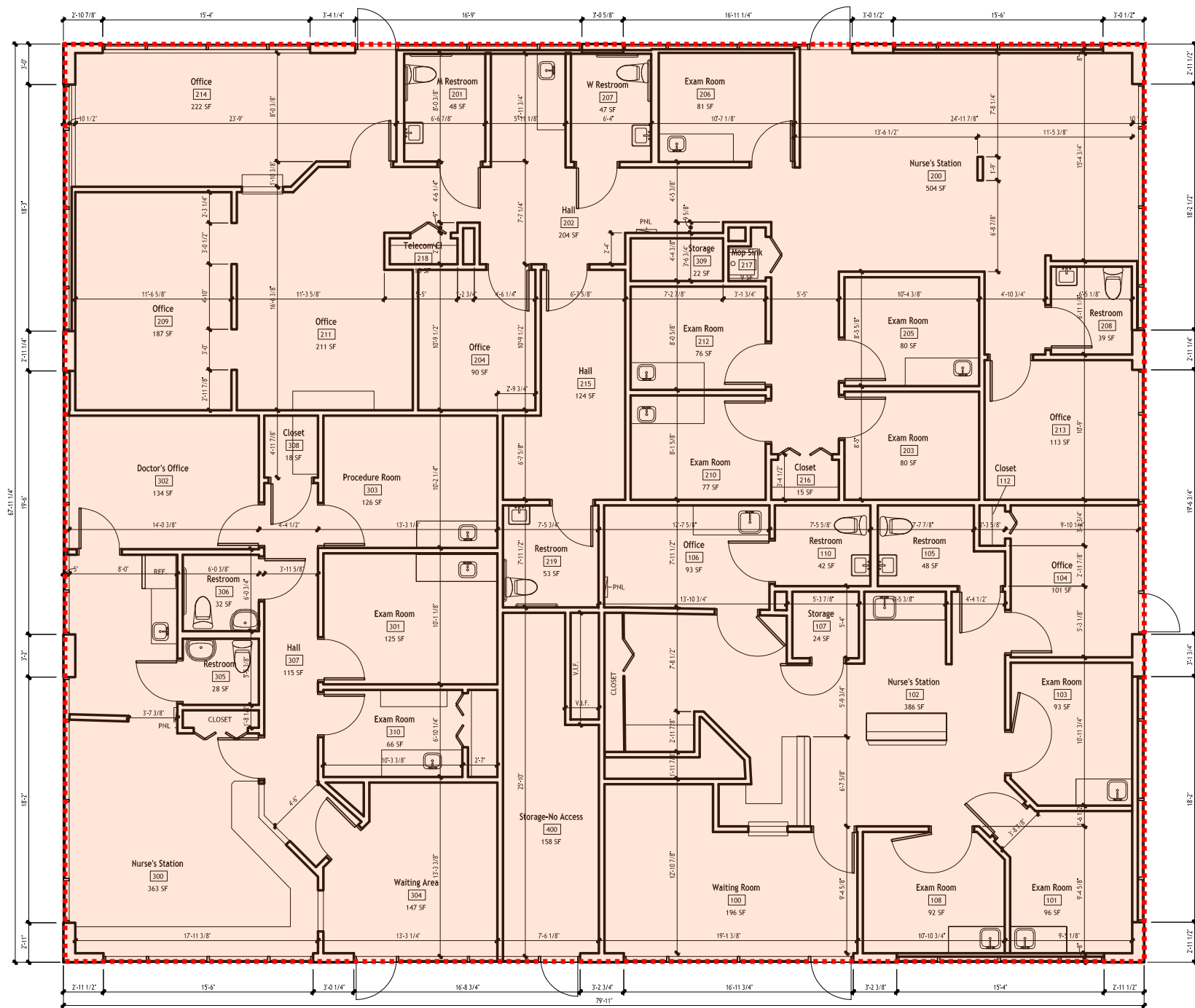


CLICK TO VIEW
SPACE 4010A&B
WALKTHROUGH



Tenant Roster

4032	McDonalds	2,950 SF	2nd floor 4006	Coming Available	1,300 SF	3916	NY Deli	1,800 SF	3716	Sherwin Williams	3,265 SF
4030	American Nails	1,200 SF	2nd floor 4002	Coming Available	1,350 SF	3912	Monk's Wine & Liquor Cave	900 SF	3712	D Fit Training	2,355 SF
4028	Available	1,200 SF	3958	FL Waves	6,400 SF	3908	Silent Moment Massage Bar	1,200 SF	3708	Liquvida Lounge	2,355 SF
4026	Available	1,600 SF	3939-3940	Second Gen Restaurant Available Soon	1,675 SF	3904	Dunkin Donuts	1,200 SF	3704	Brew It Cafe	1,985 SF
4022	XL Physical Therapy	2,176 SF	3932	Pizzazz! Hair Design	1,200 SF	3800	Winn Dixie	41,485 SF	3700	Flagstar Bank	3,500 SF
4012	Holy Cross	3,280 SF	3928	Ocean Dry Cleaners	1,200 SF	3724	CVS	11,643 SF			
2nd floor 4010 A&B	Available	2,790 SF	3924	S&B Realty	900 SF	3720	Ocean's Grille	1,400 SF			





GALT OCEAN MARKETPLACE

OWNED BY



Contact Brokers

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