



# OAKLAND COMMERCE CENTER

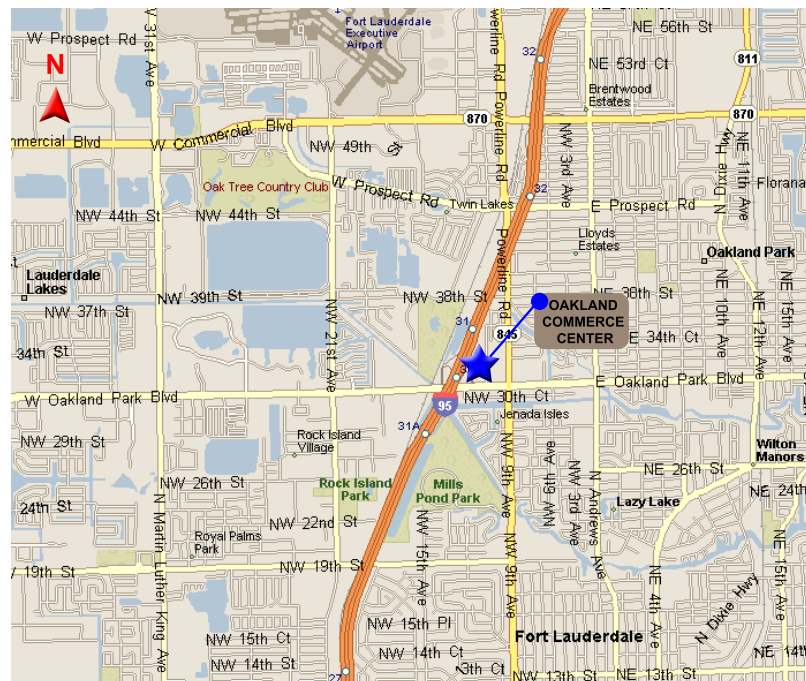
# FOR LEASE

3115-3317 NW 10th Terrace & 3401-3411 Powerline Road, Oakland Park, FL 33309

## PROPERTY/SITE FEATURES

- Strategically located in Central Broward County with outstanding location, excellent access to Tri-County via I-95
- Suites available from 800 SF and up. Turn key offices
- Fundamentally efficient: no add-on factor, tenants pay rent only on useable square feet
- Responsive on-site management
- Office and flex units with grade-level overhead doors
- Separately metered suites with 24 hour control of HVAC
- Lush attractive landscaping with native foliage and trees
- Total 155,000+/- S.F.
- Attractive campus-style business park featuring 12 buildings
- Units available from 810 S.F. to 11,851 S.F.

## MAP LOCATION



For more information, please contact:

**Judy Dolan**  
*Vice President*  
 JDolan@bergercommercial.com  
 Direct: 954.652.2036

**Keith Graves, CCIM**  
*Principal*  
 KGraves@bergercommercial.com  
 Direct: 954.652.2031

**Greg Milopoulos**  
*Broker Associate*  
 GMilopoulos@bergercommercial.com  
 Direct: 954.652.2040

**BERGER**  
 □ COMMERCIAL REALTY CORP. □  
*Client-Centric Commercial Real Estate Solutions*

Berger Commercial Realty Corp.  
 1600 SE 17th Street Causeway, Suite 200, Fort Lauderdale, FL 33316  
 Phone: 954.358.0900 ■ Fax: 954.358.0901 ■ www.bergercommercial.com

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

3115-3317 NW 10th Terrace & 3401-3411 Powerline Road, Oakland Park, FL 33309



## OTHER INFORMATION

- Zoned B2 and PPC2-City of Oakland Park
- 4/1,000 parking ratio



For more information, please contact:

**Judy Dolan**  
Vice President  
JDolan@bergercommercial.com  
Direct: 954.652.2036

**Keith Graves, CCIM**  
Principal  
KGraves@bergercommercial.com  
Direct: 954.652.2031

**Greg Milopoulos**  
Broker Associate  
GMilopoulos@bergercommercial.com  
Direct: 954.652.2040

**BERGER**  
COMMERCIAL REALTY CORP.  
Client-Centric Commercial Real Estate Solutions

Berger Commercial Realty Corp.  
1600 SE 17th Street Causeway, Suite 200, Fort Lauderdale, FL 33316  
Phone: 954.358.0900 ■ Fax: 954.358.0901 ■ www.bergercommercial.com

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.