

# Commercial Sale For Sale

- 4331 N Federal Hwy, Oakland Park, Florida  
33308



**BERLIN GROUP** INVESTMENT HIGHLIGHTS

**Stabilized Medical Office Opportunity:**

- Established Regional and National Medical Tenants
- Landlord-friendly Triple-Net Leases with Full Expense Reimbursement
- Extensively Renovated with No Deferred Maintenance
- Elevator Served Building with Contemporary Finishes
- On-Site Security, Concierge and Ample Parking

**Prime Location with Exceptional Visibility:**

- Affluent Demographics with \$10K Average Household Income
- Located in Medical Corridor, Only 500 Feet from Holy Cross Hospital
- High Visibility with Monument Signage on North Federal Highway with 48,000 Vehicles Per Day

**Growing Trade Area and Asset Class:**

- Fort Lauderdale Ranks Among Top U.S. Office Markets with 4.0% Annual Rent Growth vs. 0.8% National Average (CoStar)
- Plus 2019 Properties Represent Only 10% of South Florida Inventory, Driving Premium Rents (CoStar)
- Asking Rents in Fort Lauderdale Remain Below Comparable Miami Assets, Allowing Room for Growth (CoStar)
- Close Proximity to Major Developments Along North Federal Highway Supports Long-Term Demand
- Fight to Quality Driving Demand for Modern Medical Office Assets, Outperforming Older Properties Across South Florida (Walker Duke + Partners)

**Florida Income Tax Advantages:**

- No State Income Tax - Ideal for Investors Seeking Higher Net Returns

**100%** Triple-Net  
**500 Ft.** Medical  
**2017** CoStar  
**\$110K** Avg. Rent/Unit  
**4.4 Yrs** Hold Time (NACI)  
**0%** Vacancy



## Basic Details

Property Type:	<b>Commercial Sale</b>
Listing Type:	<b>For Sale</b>
Listing ID:	<b>A11911253</b>
Price:	<b>\$7,500,000</b>
Year Built:	<b>1973</b>
Lot Area:	<b>24,363 Sqft</b>
On Market Date:	<b>10/11/2025</b>

## Address Map

Country:	<b>US</b>
State:	<b>FL</b>
County:	<b>Broward County</b>
City:	<b>Oakland Park</b>
Zipcode:	<b>33308</b>
Street:	<b>4331 N Federal Hwy</b>
Building Name:	<b>4331 Medical Office</b>
Longitude:	<b>W81° 52' 48.1"</b>
Latitude:	<b>N26° 10' 54.1"</b>

## Agent Info



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