



Professional Office Building

8850 W. Oakland Park Blvd.
Sunrise, FL 33351

Available for Purchase

martinezteamcommercial.com

Pristine office building centrally located in Broward County. This building is perfect for a business looking for move-in ready offices on the top and bottom floors. Perfect for Corporate Headquarters.



Sale Price: \$4,050,000 or PSF \$322.73

OPEX: \$10.77 PSF (2022)

Available SF: ± 12,549 SF

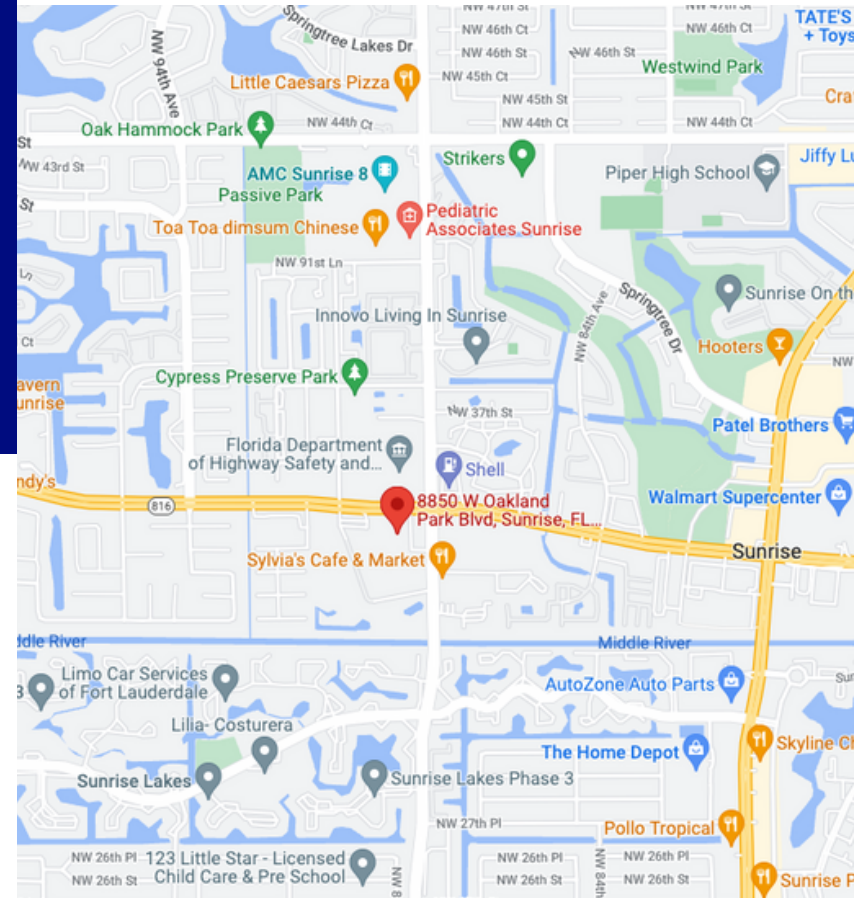
Lot Size: 81,500 SF

Year Built: 2009

Building Type: Office/Professional

HIGHLIGHTS

- 2 Stories
- Ample Parking
- Centrally Located



DEMOGRAPHICS

	2 mile	5 mile	10 mile
2022 Population	84,130	419,792	1,162,322
2022 Households	34,509	163,536	447,438
Average Household Income	\$69,146	\$73,241	\$86,340

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Exterior Photos

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Interior 1st Floor

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Interior 2nd Floor

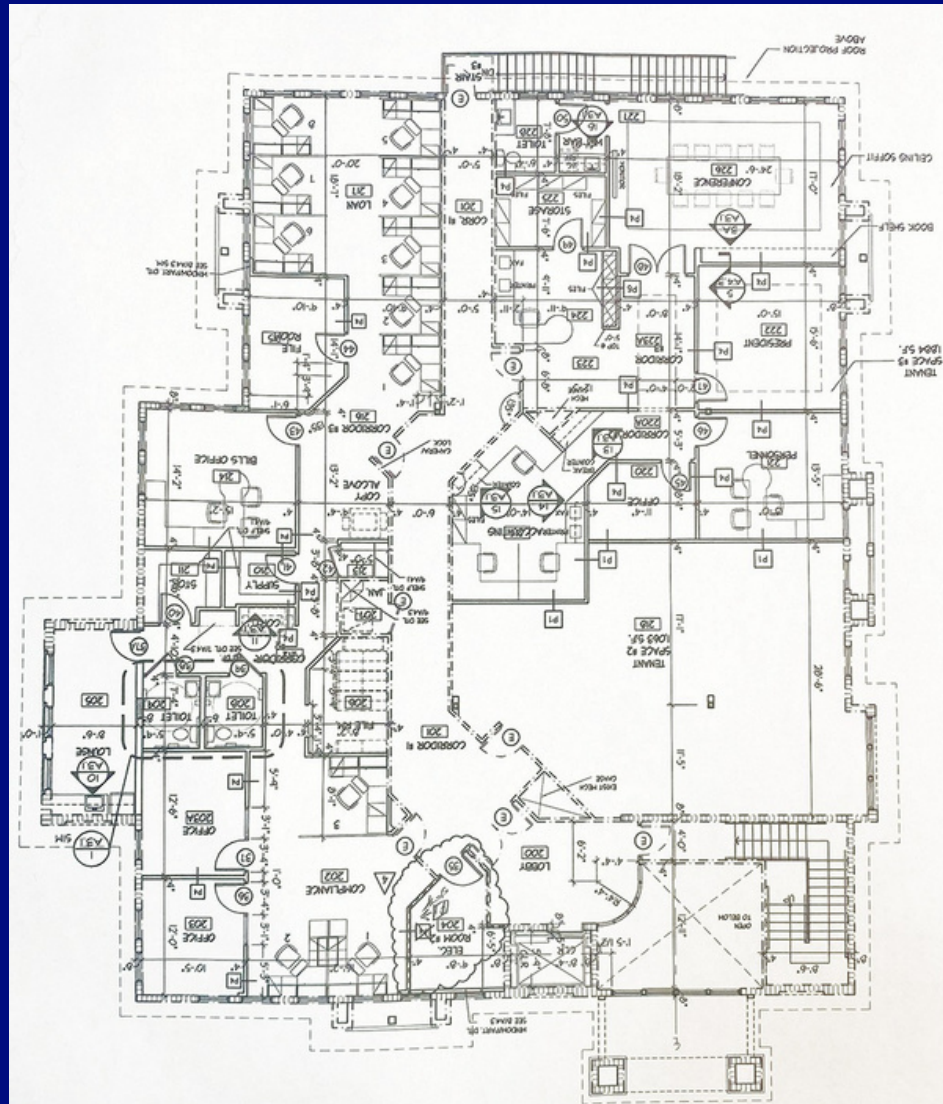
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2nd Floor Layout

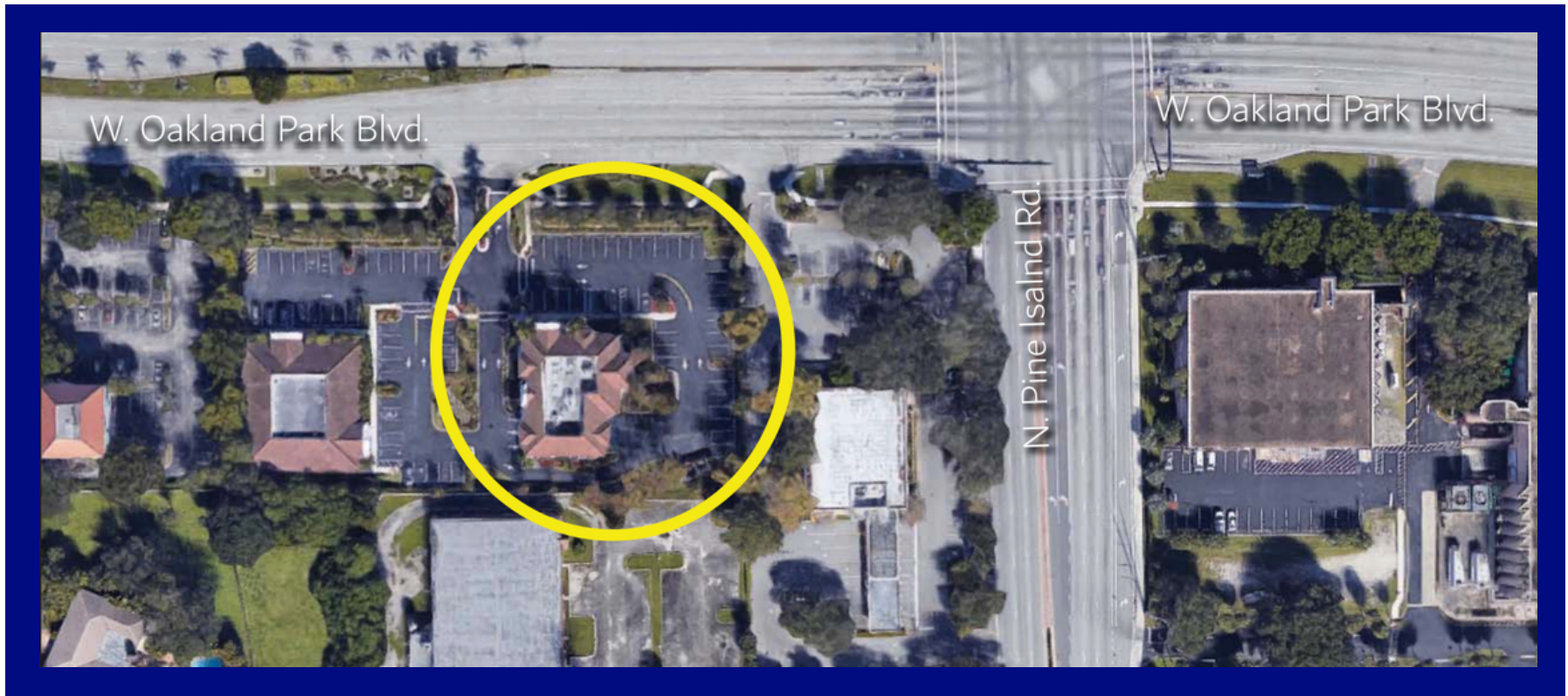
6,275 SQFT

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Aerial Shot

The property is located on the south side of W. Oakland Park Blvd., just west of N. Pine Island Rd and just minutes from The Sawgrass Expressway.



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