

# BOUTIQUE OFFICE SPACE

2601 East Oakland Park Boulevard

Fort Lauderdale, FL 33306 | 561 471 8000 | [www.mhcreal.com](http://www.mhcreal.com)



**Close to Downtown Fort Lauderdale  
& the Cypress Creek Business District**



# ±1,115-2,473 SF BOUTIQUE OFFICE SPACE FOR LEASE

## Premier Office Space in a Fantastic Coral Ridge Location

6-story office building with beautiful finishes and abundant parking in eastern Fort Lauderdale's affluent Coral Ridge neighborhood, surrounded by the area's best in shopping, restaurants, hotels and professional services.

This prime boutique office building features newly upgraded common areas, hurricane impact windows, and fiber optics in place.



### Key Features:



**Great location adjacent to the Coral Ridge Mall**



**Ample parking with covered available**



**Newly upgraded common areas**



**Stunning views of Fort Lauderdale & the ocean**



**Walk Score® 82 Very Walkable**



**On-site security**



**[CLICK HERE FOR 3D TOUR!](#)**

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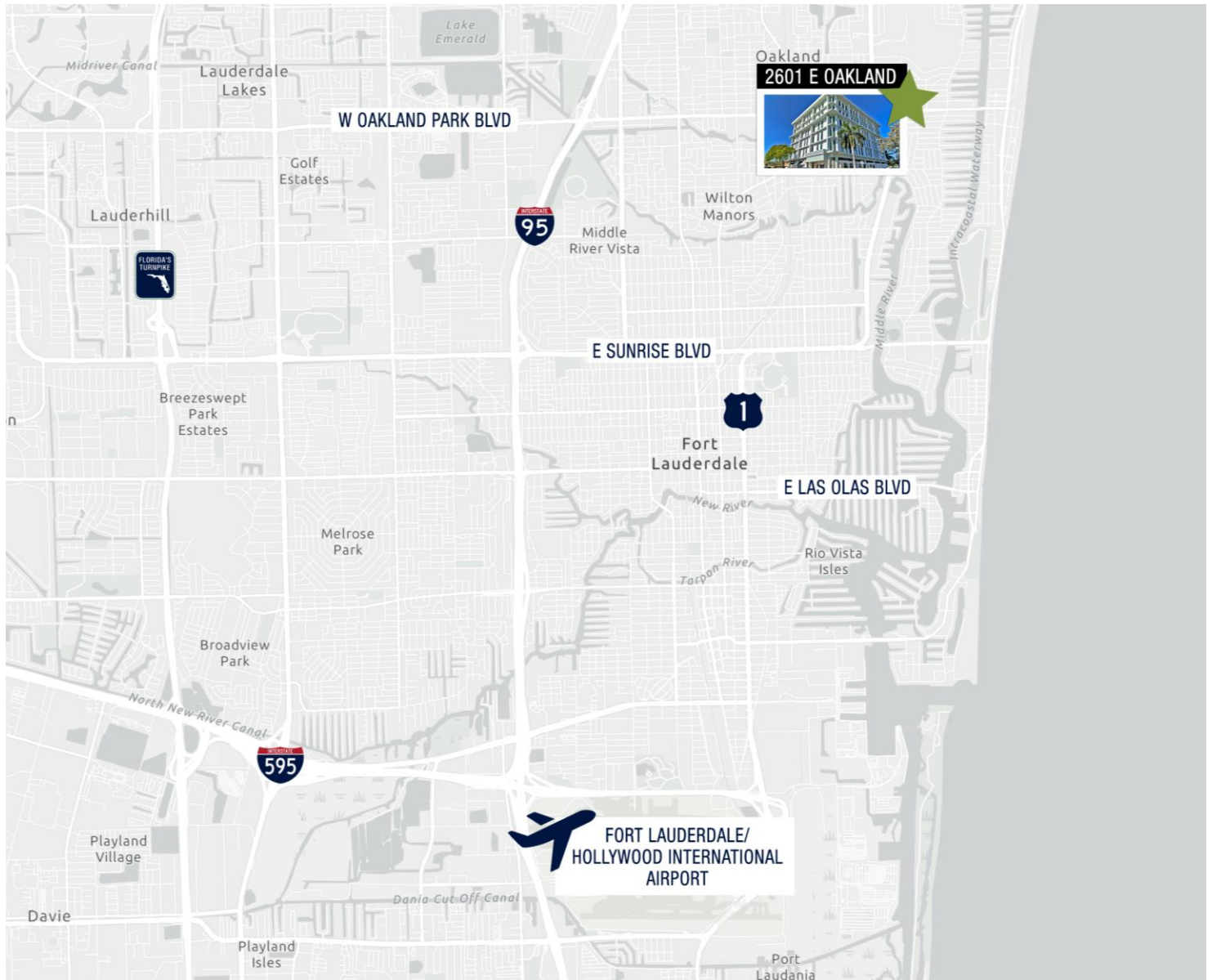
**NAI Merin Hunter Codman, Inc.**

Commercial Real Estate Services, Worldwide.

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# UNBEATABLE LOCATION

## In Eastern Fort Lauderdale



2601 East Oakland enjoys a convenient South Florida location with fantastic access to highways and arterial roads, minutes away from all that Fort Lauderdale has to offer. The building is just 5 miles from Downtown Fort Lauderdale and its array of retail and entertainment districts.



3 Miles  
to I-95



6.5 Miles to  
FL Turnpike



9 Miles  
to I-595

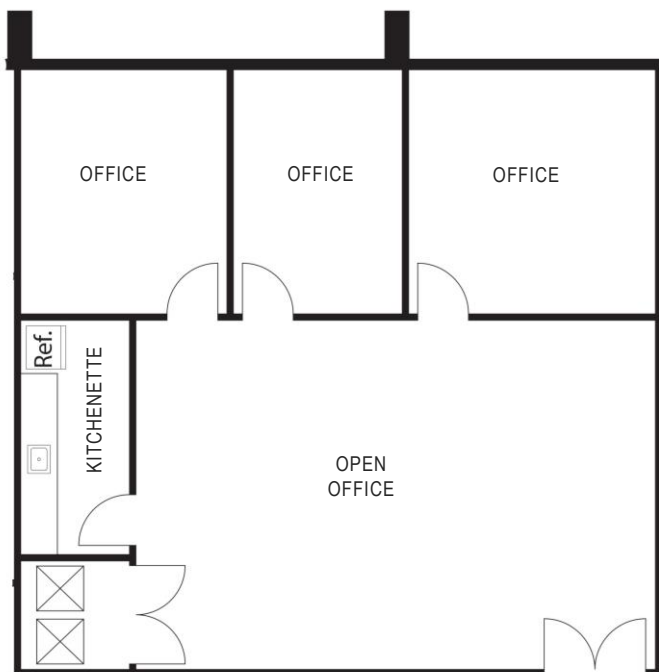


5 Miles to Las  
Olas/Downtown  
Fort Lauderdale



12.1 Miles to  
Fort Lauderdale  
International Airport

# CHECK OUT THESE **FEATURED SUITES**



\*Not to scale. Subject to error.

## **Suite 403**

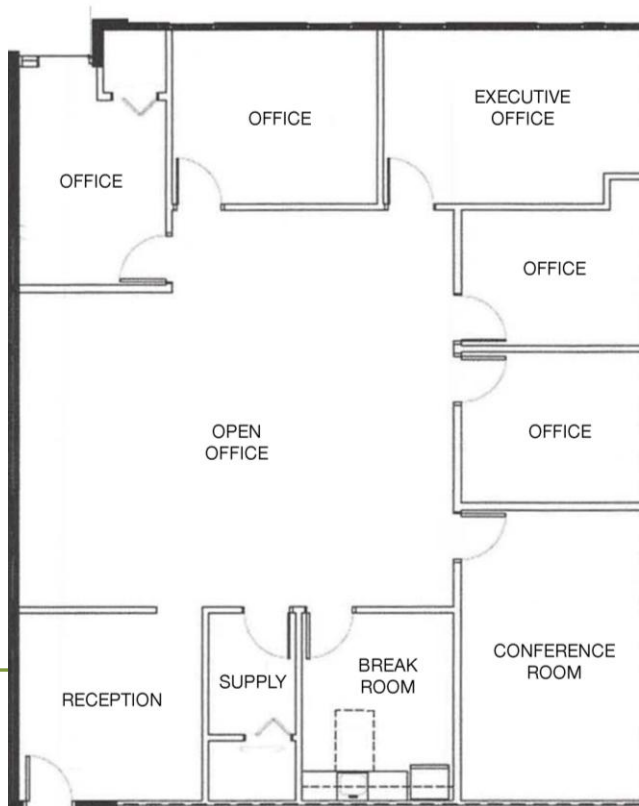
**±1,690 SF**

Functionally designed with an open work area, kitchenette, and private offices.

## **Suite 303**

**±2,473 SF**

Great layout with a fantastic mix of flexible workspace, meeting rooms, and private offices.



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## **For More Information**

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# CONVENIENTLY NESTLED NEAR THE BEST



2601 enjoys a premier location within the affluent Coral Ridge neighborhood, minutes from both downtown Fort Lauderdale and the Cypress Creek business district.

The Greater Fort Lauderdale area offers something for everyone with beautiful beaches, eclectic shops, exceptional dining, waterfront activities, and art districts.

Some nearby amenities include...



## Premier Restaurants & Dining:

J. Alexander's Redlands Grill  
Cafe Seville  
Funky Buddha Brewery  
Starbucks  
Bokampers Sports Bar & Grill  
Shooters Waterfront  
Greek Islands Taverna  
Tatts & Tacos Beer Garden  
The Alchemist Cafe

## Hotels:

Courtyard by Marriott  
Residence Inn by Marriott  
Ocean Manor Beach Resort  
Pelican Grand Beach Resort  
Ocean Sky Hotel & Resort  
Sonesta Fort Lauderdale Beach  
W Fort Lauderdale  
The Westin



## Prime Shopping and Services:

Coral Ridge Mall  
The Fresh Market  
Whole Foods  
LA Fitness  
Trader Joe's  
Publix  
Orangetheory Fitness  
Lululemon  
Barnes & Noble  
The Galleria Fort Lauderdale

## Entertainment & Cultural Venues:

Culture Room  
Bonnet House Museum  
Broward Center for the Performing Arts  
Museum of Discovery & Science  
NSU Art Museum  
Riverwalk Fort Lauderdale  
Las Olas District  
FATVillage Arts District



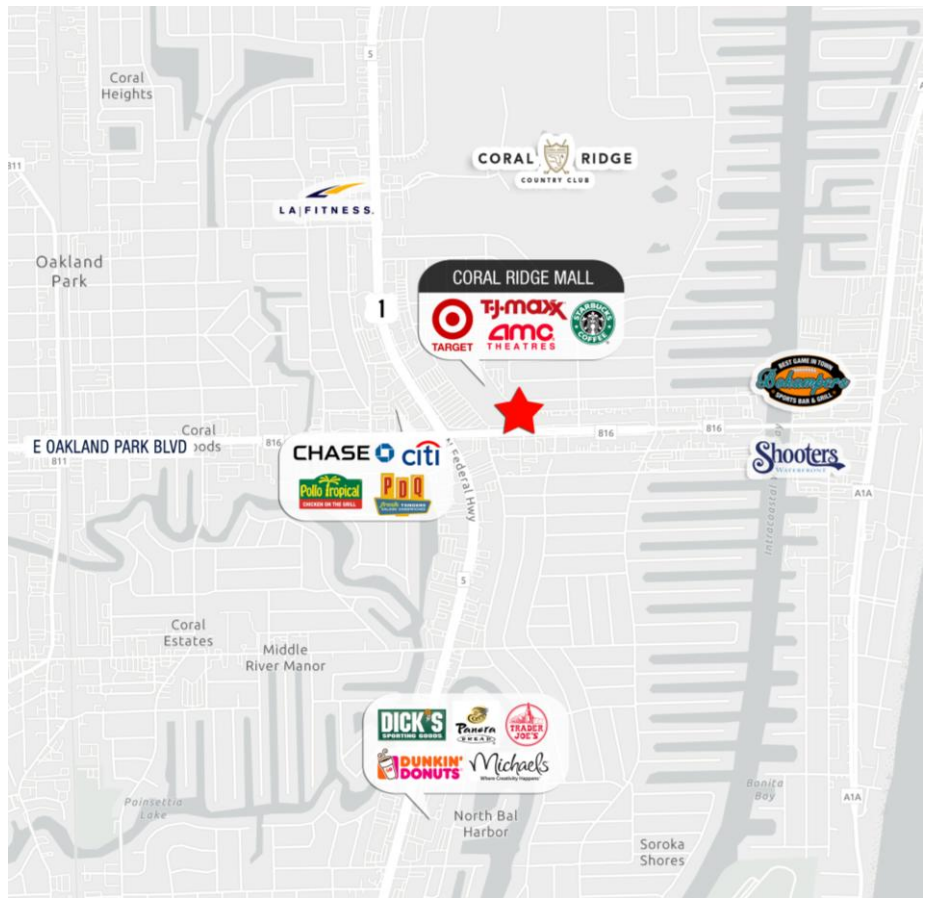


# DOWNTOWN CLASS

without the hassles  
& high lease rates

The building enjoys a great location at the Northeast corner of East Oakland Park Boulevard and US-1, nestled in the affluent Coral Ridge neighborhood.

This fantastic location is minutes from go-to shopping destinations, banking, tasty lunch spots, and incredible waterfront dining.



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Your 2601 East Oakland Leasing Specialists:

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