# PARKLYN

28,447 SF OF RETAIL | 165 RESIDENTIAL UNITS
3411 N FEDERAL HIGHWAY | FORT LAUDERDALE X OAKLAND PARK

# OAKLYN: ONLY 2 SPACES REMAINING
# PARKLYN: NOW LEASING

## Oaklyn

- BONDI
- IMPERIAL MOTO
- LA BIRRA BAR
- CARROT EXPRESS
- HAMMER & NAILS
- pause
- pure barre
- EPIC-CYCLES
- LA PHARMACIE
- FACE FOUNDRIÉ
- F45
- citibank
- Don Pietro GELATO

## PARKLYN

- JETSET MODERN PILATES
- rememBR
- tilebar

# OAKLYN TENANTS

BEST IN CLASS DINING
## BONDI SUSHI

Bondi Sushi was founded on the idea that life is better at the beach. Its fresh, simple menu invites guests to relax and enjoy everyday leisure, whether dining at the Sushi Bar or at home.

BEST IN CLASS DINING
## IMPERIAL MOTO CAFÉ

A lifestyle brand at heart, Imperial Moto café mantra is to "Elevate your coffee experience."

BEST IN CLASS DINING
## LA BIRRA BAR

Craft burgers made from scratch every day. Originally established in Buenos Aires, Argentina, La Birra has become a world-renowned burger experience with a loyal following.

BEST IN CLASS DINING
## CARROT EXPRESS

Eat Healthy! Eat Delicious! Carrot Express welcomes neighbors, busy families, and health-conscious individuals with a balance of nutritious and delicious food that's hard to find elsewhere.

BEST IN CLASS DINING
## DON PIETRO GELATO

At Don Pietro, we're serving up more than just South Florida's best handmade gelato—we're crafting an experience. Driven by culinary creativity and a passion for perfection, our team is dedicated to providing service that is truly second to none.

PREMIER FITNESS
## F45

Fitness designed for You — F45 Training's Strength, Cardio & Hybrid workouts are designed for all fitness levels. F45 Training's expert coaches & supportive community are right around the corner.

PREMIER BANKING
## CITIBANK

Citibank offers multiple banking services that help you find the right credit cards, open a bank account for checking, & savings, or apply for mortgage.

BEST IN CLASS BEAUTY
## HAMMER & NAILS

Delivers a premium grooming experience for men who expect more. A refined, relaxing space—far from take-a-number shops and acrylic fumes—focused on expert barbering, beard care, and hand and foot services. Men's care, done right. And yes, it comes with a good drink.

STATE OF THE ART WELLNESS
## PAUSE STUDIO

Combining the world's most advanced recovery modalities with inspired design and experiential service, Pause Studio is redefining one-stop-wellness for today's demanding lifestyle.

PREMIER FITNESS
## PURE BARRE

Pure Barre is a full-body workout that transforms you physically and mentally. Our musically-driven group classes focus on low-impact, high-intensity movements that strengthen and tone your body in 50 minutes or less.

BEST IN CLASS BEAUTY
## FACE FOUNDRIÉ

FACE FOUNDRIÉ is an all-inclusive focused facial bar. We empower our customers to look and feel their best by providing cutting edge services, accessible pricing, and an extensively trained staff of skin experts that deeply care.

CURATED RETAIL & SHOPPING
## LA PHARMACIE

At Apothecary Group, the mission is simple yet powerful: to bring care back to the pharmacy experience. By taking the time to understand each patient's unique health needs and goals, they offer personalized support for prescriptions and skincare regimens.

CURATED RETAIL & SHOPPING
## EPIC CYCLES

Fueled by ambition, Daniel teamed up with Alvaro, a passionate cyclist and loyal customer, and his tech-savvy brother Carlos. Their diverse backgrounds in retail, industry, and technology came together with a shared passion for cycling to create a unified vision and an exceptional customer experience.

# OAKLAND PARK X FORT LAUDERDALE

**65K**
CARS DAILY ON N. FEDERAL HIGHWAY

**35K**
CARS DAILY ON OAKLAND PARK BLVD

**1 MILE**
TO THE BEACH

**50**
FURNITURE SHOWROOMS NEARBY

# PARKLYN

Parklyn is the standout new development at the intersection of Oakland Park, Fort Lauderdale and Wilton Manors. Located adjacent to its fully leased sister property, Oaklyn.

Parklyn further elevates an already thriving community.

## LIVE

165 residential units
Rooftop pool and lounge
State of the art fitness center

## PARK

67 Surface Parking Spaces
255 Garage Parking Spaces

## SHOP

28,000 SF total retail
From 1,600 SF up to 7,200 SF
20’ ceilings
Easy access to surface and garage parking

# THE SPECS

## CEILING HEIGHT

20 FEET

## RESTAURANT

GREASE TRAP READY

## LOADING

DEDICATED LOADING DOCK

## DELIVERY

DEDICATED PARKING FOR
FOOD DELIVERY SERVICES

## FRONTAGE

328 FEET OF WRAPAROUND

20’ CEILINGS

COVERED PATIO

165 RESIDENTIAL UNITS
PARKLYN PARKLYN
ROSELLI
NOW LEASING
PARKLYN 3411 LIVEPARKLYN.COM
NW 33 CT
RETAIL COVERED PARKNG ENTRANCE
RESIDENTIAL ENTRANCE
RETAIL

ROOFTOP POOL
AMENITIES
PARKING
GARAGE
COVERED
PARKING
PARKLYN

# THE SPACES

**SPACE A**
2,003 SF
FRONTAGE:
40′ on N FEDERAL HWY
44′5″ on NE 33RD CT

**SPACE B**
1,399 SF
FRONTAGE: 19′

**SPACE C**
987 SF
FRONTAGE: 17′

**SPACE D**
2,874 SF
FRONTAGE: 29′ 8″

**SPACE E**
2,858 SF
FRONTAGE: 27.5′

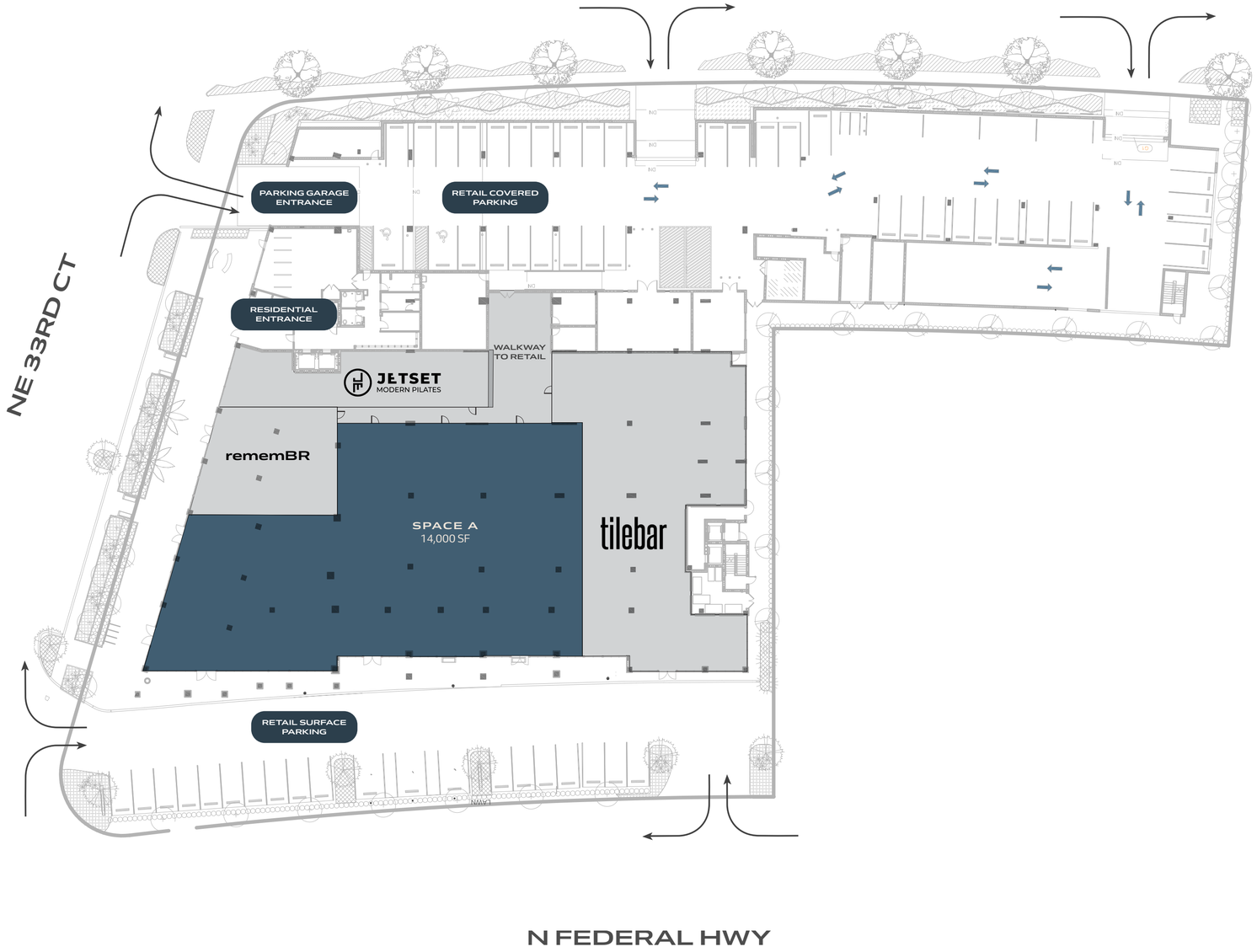
**SPACE F**
3,835 SF
FRONTAGE: 44′

*SPACES A,B, AND C CAN BE COMBINED

# THE SPACES

## SPACE A

14,000 SF
FRONTAGE:
180’ on N FEDERAL HWY
44’5” on NE 33RD CT



# THE SPACES

## SPACE A
4,389 SF
FRONTAGE:
76’8” on N FEDERAL HWY
44’5” on NE 33RD CT

## SPACE B
2,874 SF
FRONTAGE: 29’ 8”

## SPACE C
2,858 SF
FRONTAGE: 27.5’

## SPACE D
3,835 SF
FRONTAGE: 44’

3411
LIVEPARKLYN.COM
PARKLYN
NOW LEASING
NOW LEASING
954.278.1796
STOP

PARKLYN
PARKING
loading
JETSET
MODERN PILATES
PARKLYN
PILATES
COFFEE HOUSE
RESTAURANT

# CONTACT EXCLUSIVE AGENTS

## masonre

masonre is a real estate brokerage and advisory firm with a strong history of leading the growth of trophy retail assets and brands in New York City, Miami, and Los Angeles.

masonre.com

**David Abrams**
david@masonre.com
305.998.7390

**Eliot Goldschmidt**
eliot@masonre.com
305.901.1348

**Jeff Jacobson**
jeff@masonre.com
212.870.6256

## LEVEL REALTY

LEVEL Realty is a local real estate brokerage with extensive relationships and specific knowledge of the Fort Lauderdale market and specifically the Oakland Park submarket.

commercial.levelrealty.com

**Joshua Deitchman**
joshd@levelrealty.com
954.372.7280

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