

# 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

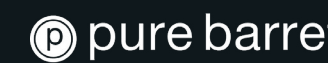
BONDI 



LA BIRRA BAR

CARROT EXPRESS

HAMMER & NAILS 

 pure barre **EPIC-CYCLES**

 LA PHARMACIE **FACE FOUNDRIÉ**

 **F45** **citibank**



## PARKLYN



Oaklyn × PARKLYN

OAKLAND PARK BLVD | 35,000 CARS DAILY

N FEDERAL HWY | 65,000 CARS DAILY

# 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

FORT LAUDERDALE

WILTON MANOR

AMC

CORAL RIDGE MALL

TARGET

RIVER MARKET

- PURA VIDA
- SWEETGREEN
- THE SHADE STORE
- WHOLE FOODS
- SHAKE SHACK
- LULULEMON
- SOULCYCLE
- AKT
- DRYBAR
- BO CONCEPT
- POTTERY BARN
- LOVESAC
- ORANGETHEORY
- GORJANA

OAKLYN

WELLS FARGO

PUBLIX

- ← LA FITNESS
- ← HOLY CROSS HOSPITAL
- ← FRESH MARKET
- ← MODANI
- ← CORAL RIDGE COUNTRY CLUB

# PARKLYN

OAKLAND PARK

CITY FURNITURE

JETSET MODERN PILATES  
DAVE'S HOT CHICKEN  
RememBR

- ANGELO ELIA THE BAKERY BAR →
- TESLA →
- BARNES AND NOBLE →
- DICK'S SPORTING GOODS →
- BEST BUY →
- TRADER JOE'S →

# 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.

COMPLETION MARCH 2026

## 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 2,800 SF up to 12,000 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



# COMPLETION: APRIL 2026

165 RESIDENTIAL UNITS

ROOFTOP POOL  
AMENITIES

PARKING  
GARAGE

COVERED  
PARKING

RETAIL COVERED  
PARKING ENTRANCE

RESIDENTIAL  
ENTRANCE

RETAIL

# THE SPACES

## SPACE A

4,469 SF  
FRONTAGE:  
76'8" on N FEDERAL HWY  
67' on NE 33RD CT

## SPACE B

2,874 SF  
FRONTAGE: 29' 8"

## SPACE C

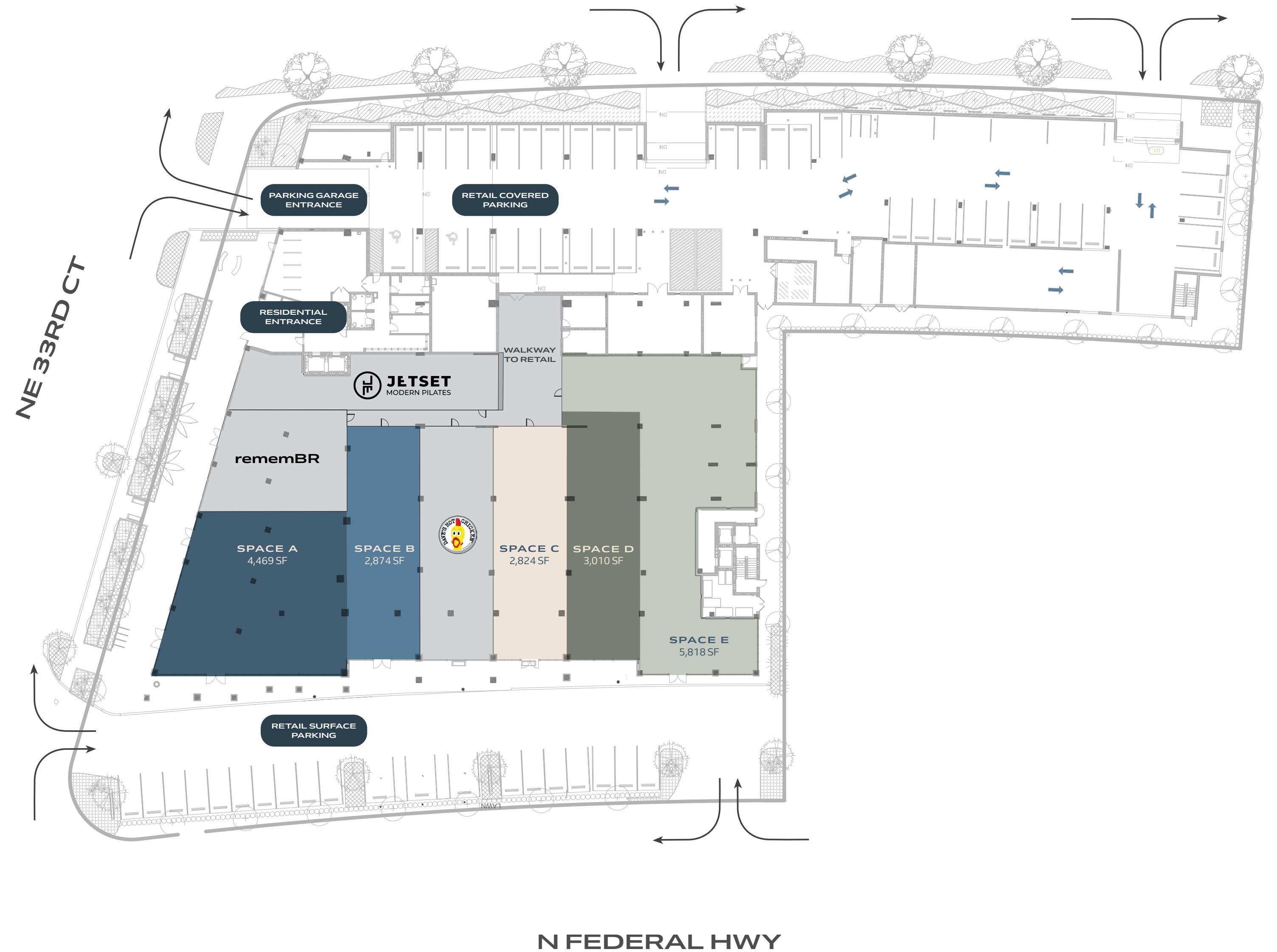
2,824 SF  
FRONTAGE: 29' 8"

## SPACE D

3,010 SF  
FRONTAGE: 29' 8"

## SPACE E

5,818 SF  
FRONTAGE: 48'





# THE SPACES

## SPACE A

3,000 SF  
FRONTAGE:  
76'8" on N FEDERAL HWY  
44'5" on NE 33RD CT

## SPACE B

1,469 SF  
FRONTAGE: 20' on NE 33RD CT

## SPACE C

2,874 SF  
FRONTAGE: 29' 8"

## SPACE D

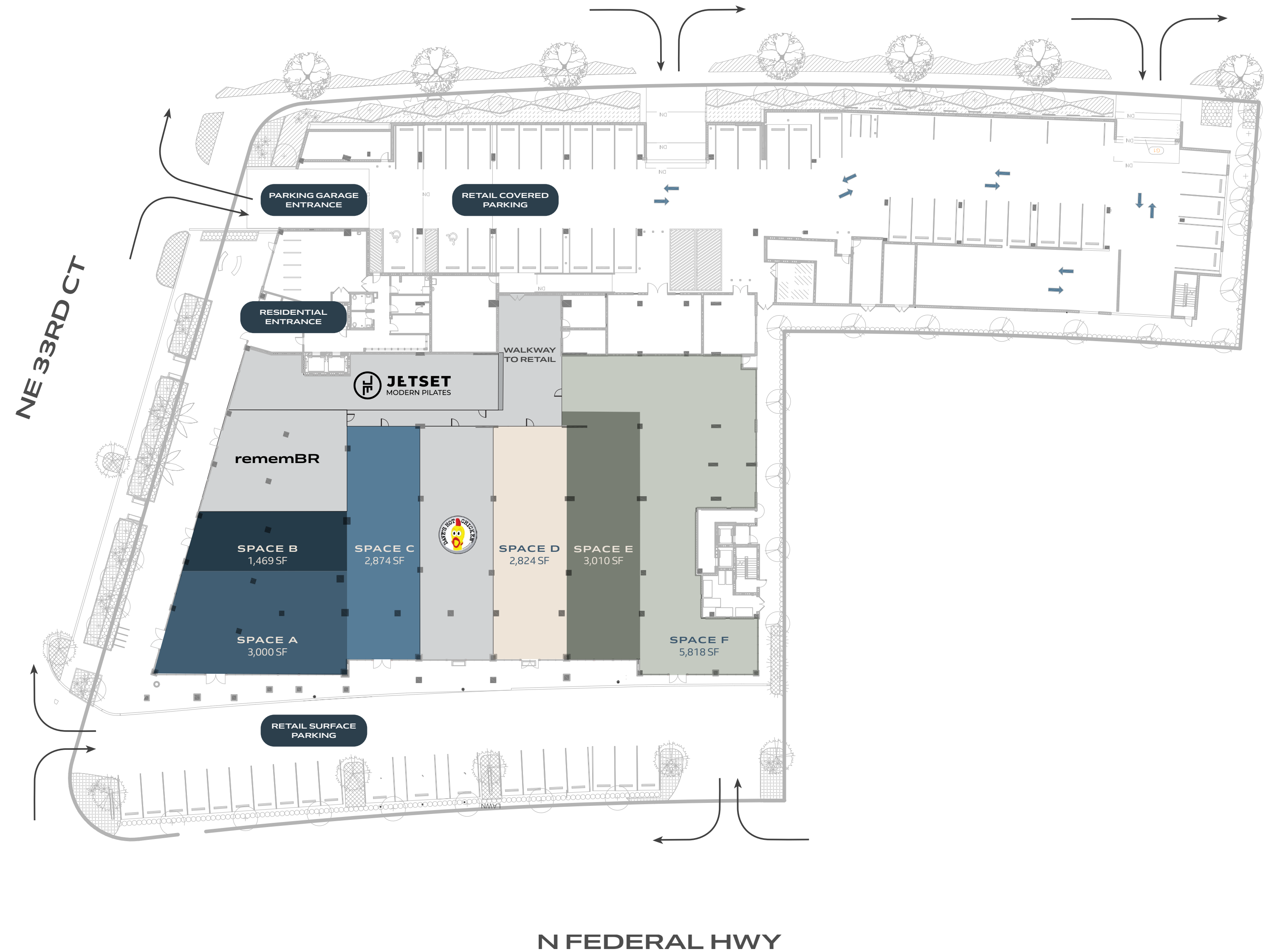
2,824 SF  
FRONTAGE: 29' 8"

## SPACE E

3,010 SF  
FRONTAGE: 29' 8"

## SPACE F

5,818 SF  
FRONTAGE: 48'





PARKLYN

PARKING

FITNESS

PARKLYN

PILATES

COFFEE HOUSE

RESTAURANT

loading

# 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.

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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.

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