



SINGLE-TENANT, NET LEASE INVESTMENT OPPORTUNITY



100% Occupied Office-Flex Building | 31,677 SF Lauderhill, Broward County, Florida

INVESTMENT HIGHLIGHTS

CapasGroup Realty Advisors, as exclusive marketing agent, is pleased to offer for sale a fully-occupied, single-tenant office/flex building located in central Broward County, Florida. The property is 100% occupied by Eagle's Nest Academy Charter School. This investment opportunity offers:

CENTRAL LOCATION - The property is conveniently located proximate to State Road 7 and minutes from Interstate 95 and the Florida Turnpike.

EXCELLENT PHYSICAL CONDITION - The building reflects high quality, concrete construction and has had the benefit of attentive maintenance.

LONG TERM TENANT - The current lease was executed in August 2009.

Register for this offering online at:

www.NetLeaseBroward.com

OFFERING SUMMARY

Offering Price	\$4,100,000
Terms	Cash to Seller
Property Tours	By Appointment

PROPERTY DETAILS

Address:	3698 NW 15 th Street Lauderhill, Florida
Building Size	31,677 sf
Site Size	2.08± acres
Year Built	1988
Occupancy	100%
Parking	68± spaces
Folio Number	4942-31-24-0027

ADDITIONAL INFORMATION

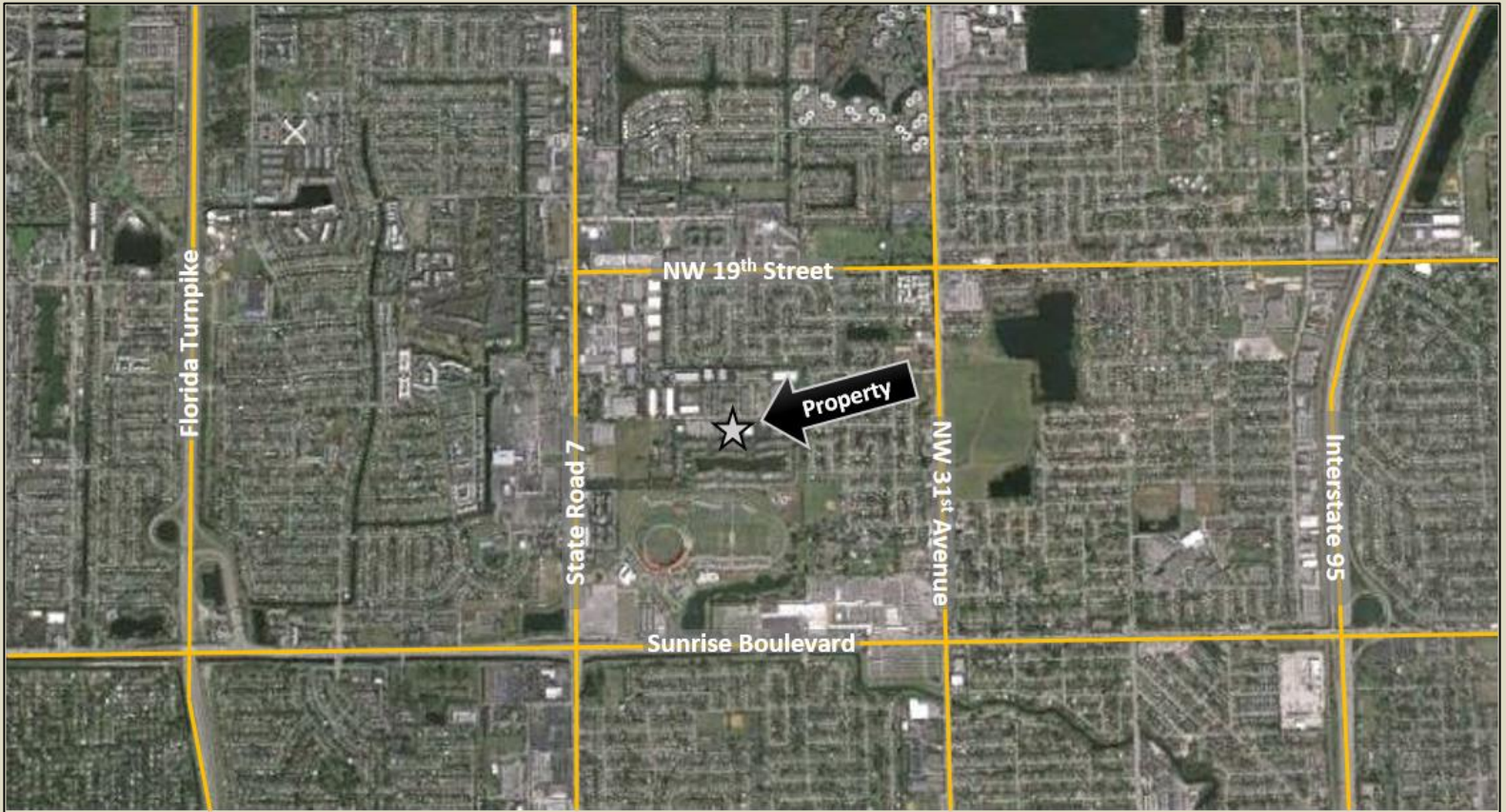
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3698 NW 15th Street | Lauderhill, Broward County, Florida



FEATURES

- 100% air-conditioned and built-out for educational use.
- High-quality, concrete structure in excellent condition
- Adequate parking (2.15 ± spaces/1,000 sf)
- Owner has invested significant capital towards improving the property including a roof replacement in 2013.
- Zoned IL (Light Industrial), City of Lauderhill
- Eight (8) existing loading doors will facilitate reversion to flex use if the school tenant should ever vacate.
- Buildings occupied by publicly-funded charter school tenants are gaining popularity among investors due to the relative financial stability of the tenants.



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