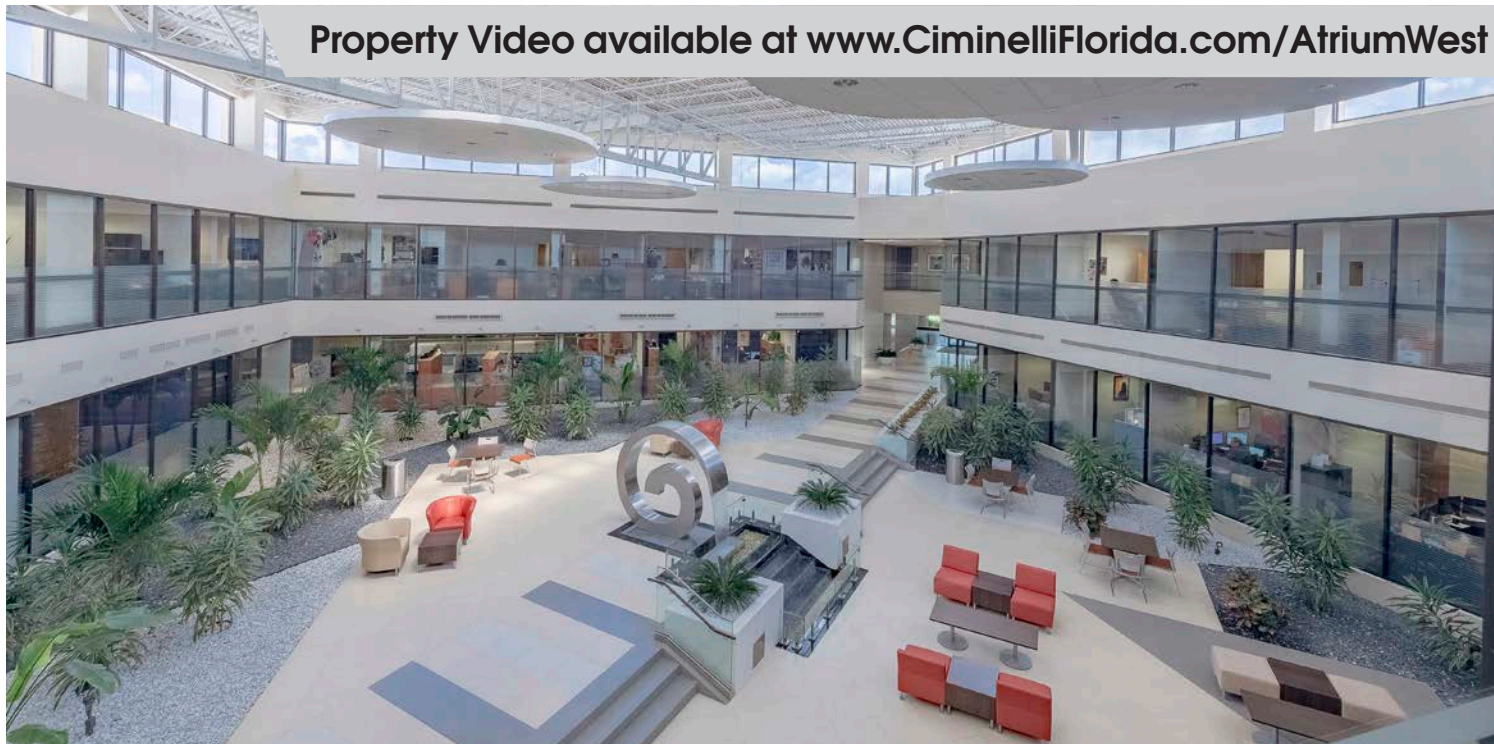


OFFICE SPACE SPACE FOR LEASE

# Atrium West

7771 W OAKLAND PARK BLVD • FT LAUDERDALE, FL • 33351

Property Video available at [www.CiminelliFlorida.com/AtriumWest](http://www.CiminelliFlorida.com/AtriumWest)



## PROPERTY OVERVIEW

Square Footage Available	258 to 7,993 sf
Property Type	Office
Property Size	99,694 sf
Parking Ratio	4.1/1,000
Year Built/Renovated	1983, Renovated 2015

## PROPERTY FEATURES

- + Stunning multi-story atrium with natural lighting and tropical landscaping
- + Newly renovated with Class A finishes
- + Sculptural water fountain centerpiece
- + Community focused, professional setting
- + On-Site Property Management
- + Executive offices available

## LOCATION

- + Convenient Central Broward location off University Drive and Oakland Park Blvd
- + Minutes to Florida's Turnpike, Sawgrass Expressway, and I-95
- + Surrounded by retailers such as Walmart, LA Fitness, Starbucks, Lowe's, FedEx Office, Walgreens, 7-Eleven, Chase Bank, PNC Bank and many more
- + 3.5 Miles from Brand New \$350M Plantation Walk Project
- + 14 Miles to Fort Lauderdale-Hollywood Int'l Airport (FLL) and 34 Miles to Miami Int'l Airport (MIA)



For additional information, contact:

**Allan Carlisle**  
(561) 385-4791 mobile  
[ACarlisle@Ciminelli.com](mailto:ACarlisle@Ciminelli.com)

**Marty Busekrus, SIOR, CCIM**  
(954) 464-4653 mobile  
[MBusekrus@Ciminelli.com](mailto:MBusekrus@Ciminelli.com)



OFFICE SPACE SPACE FOR LEASE

# Atrium West

7771 W OAKLAND PARK BLVD • FT LAUDERDALE, FL • 33351



For additional information, contact:

Allan Carlisle  
(561) 385-4791 mobile  
ACarlisle@Ciminelli.com

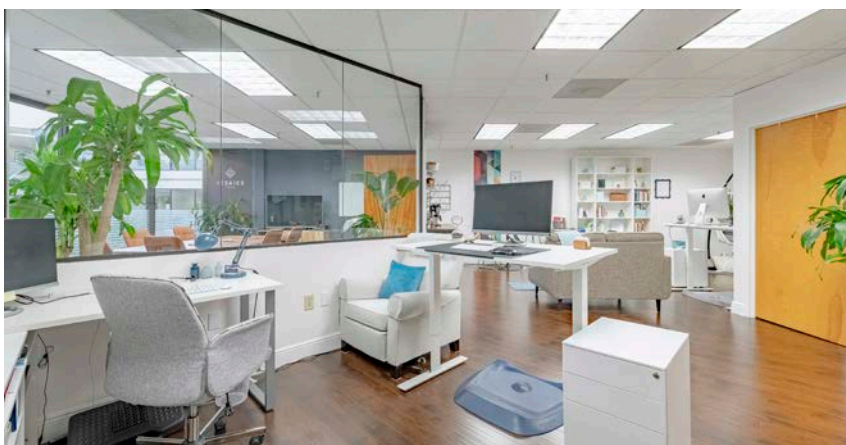
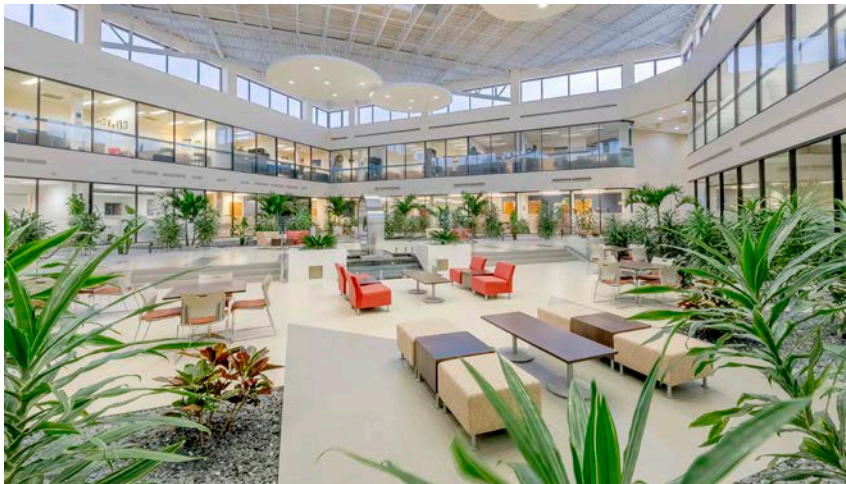
Marty Busekrus, SIOR, CCIM  
(954) 464-4653 mobile  
MBusekrus@Ciminelli.com







OFFICE SPACE FOR LEASE

# Atrium West

7771 W OAKLAND PARK BLVD • FT LAUDERDALE, FL • 33351



### 5 MILE RADIUS STATISTICS

-  20% (143k employees) of Broward County employees (totaling 693k) can be found within a 5 mi radius
-  440k people reside within 5 miles, nearly 22.6% of the county's total estimated 1.95M population
-  57% of those living within 5 miles of Atrium West have some college experience or college diplomas
-  The average annual household income of \$48.8k is below the county average, indicating a strong labor pool for general employees

Source: US Census Bureau, Esri forecasts for 2018.



For additional information, contact:

**Allan Carlisle**  
(561) 385-4791 mobile  
ACarlisle@Ciminelli.com

**Marty Busekrus, SIOR, CCIM**  
(954) 464-4653 mobile  
MBusekrus@Ciminelli.com



2901 W Cypress Creek Rd, Suite 104 • Ft Lauderdale, FL 33309 + phone: (954) 900-5436 • fax: (954) 900-5755 + www.CiminelliFlorida.com

All information given herein is obtained from sources considered reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, withdrawal from market, modification of mortgage commitment, terms and considerations, or change in price without notice. The information supplied herein is for informational purposes only and shall not contain a warranty or assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.