



**APEX**  
CAPITAL REALTY

8360 W Oakland Park Boulevard,  
Sunrise, FL 33351

OFFICE BUILDING  
FOR SALE



# OFFERING SUMMARY

8360 W Oakland Park Blvd, Sunrise, FL 33351

Lot Size	39,175 SF		
Building Size	26,298 SF		
Year Built / Renovated	1979/2021		
Zoning	B-3		
Parking Spaces	56 Spaces		
No. Of Tenants	44		
Current NOI	Current CAP RATE	Pro Forma NOI	Pro Forma CAP RATE
\$290,711.24	8.31%	\$457,090.45	13.06%
Asking Price	\$3,500,000 (\$133/PSF)		

## Recent Renovations

- Most AC's installed in last 5 Years
- All bathrooms renovated in 2021
- Renovated Elevator in 2021
- ADA compliant ramp
- Koi pond in the atrium
- Full building surveillance system

Apex Capital Realty is proud to present 8360 W Oakland Park Blvd, a recently renovated three-story office building located in Sunrise, Florida. This 26,298-square-foot office building sits on just under an acre of land. The property fronts Oakland Park Blvd, a major east-west corridor with high traffic counts of over 38,000 vehicles per day. Strategically positioned between the Florida Turnpike and Sawgrass Expressway, this office building offers exceptional accessibility to Pompano Beach, Margate, Oakland Park, Fort Lauderdale, and Coconut Creek.

8360 W Oakland Park Blvd presents a unique investment opportunity. Beyond its prime location, this asset is priced significantly below replacement cost and provides an immediate 8.31% cap rate on current income. This investment has tremendous value add potential considering the size of the office suites and the buildings low WALT. Lease rates of \$50+ PSF gross have already been achieved for the smaller suites, and \$35+ PSF gross have already been proven for the larger suites. New ownership will be able to take this current 8.31% cap rate to north of a 13% cap rate within 18 months.

## Seller Financing Available











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# BIRD'S EYE VIEW





# CURRENT RENT ROLL & INCOME

Tenant	Gross Monthly Income	Gross Annual Income	Years	Lease start	Lease End	SQFT	\$/SQFT
1	\$ 1,596.50	\$ 19,158.00	5.1	5/15/2023	5/14/2028	788	\$ 24.31
2	\$ 5,045.00	\$ 60,540.00	9	2/1/2016	MtM	1942	\$ 31.17
3	\$ 875.50	\$ 10,506.00	2	1/8/2024	12/31/2025	380	\$ 27.65
4	\$ 822.00	\$ 9,864.00	0.4	12/1/2024	3/30/2025	600	\$ 16.44
5	\$ 788.00	\$ 9,456.00	5.1	1/1/2020	MtM	400	\$ 23.64
6	\$ 385.00	\$ 4,620.00	1.5	8/1/2023	MtM	123	\$ 37.56
7	\$ 235.00	\$ 2,820.00	1	10/1/2023	9/30/2024	107	\$ 26.36
8	\$ 225.00	\$ 2,700.00	2.2	11/1/2022	MtM	60	\$ 45.00
9	\$ 225.00	\$ 2,700.00	2.2	11/1/2022	MtM	60	\$ 45.00
10	\$ 400.00	\$ 4,800.00	1	3/15/2024	3/14/2025	208	\$ 23.08
11	\$ 443.00	\$ 5,316.00	1.6	6/1/2023	MtM	206	\$ 25.81
12	\$ 461.00	\$ 5,532.00	3	2/1/2022	MtM	149	\$ 37.13
13	\$ 410.00	\$ 4,920.00	1	1/1/2025	12/31/2025	155	\$ 31.74
14	\$ -	\$ -	0			155	\$ -
15	\$ 1,700.00	\$ 20,400.00	1	9/1/2024	8/30/2025	835	\$ 24.43
16	\$ 582.43	\$ 6,989.16	4.4	9/1/2020	MtM	294	\$ 23.77
17	\$ 1,008.00	\$ 12,096.00	2	6/1/2023	5/31/2025	458	\$ 26.41
18	\$ 3,500.00	\$ 42,000.00	1	11/1/2023	10/31/2024	1855	\$ 22.64
19	\$ 548.47	\$ 6,581.64	2.9	3/1/2022	MtM	200	\$ 32.91
20	\$ 1,123.00	\$ 13,476.00	1	3/1/2024	2/28/2025	430	\$ 31.34
21	\$ 689.50	\$ 8,274.00	3.5	8/1/2021	MtM	149	\$ 55.53
22	\$ 655.00	\$ 7,860.00	2	2/1/2024	1/31/2026	156	\$ 50.38
23	\$ 404.00	\$ 4,848.00	2.9	3/1/2022	MtM	108	\$ 44.89
24	\$ 426.00	\$ 5,112.00	2	10/1/2024	9/30/2026	95	\$ 53.81
25	\$ 473.80	\$ 5,685.60	3.8	4/1/2021	MtM	111	\$ 51.22
26	\$ 823.00	\$ 9,876.00	2.1	1/1/2023	MtM	333	\$ 29.66
27	\$ 565.00	\$ 6,780.00	2.9	3/1/2022	MtM	114	\$ 59.47
28	\$ 426.00	\$ 5,112.00	2	1/1/2023	12/31/2024	226	\$ 22.62
29	\$ 637.00	\$ 7,644.00	2.9	3/1/2022	MtM	252	\$ 30.33
30	\$ 705.00	\$ 8,460.00	2.8	4/1/2022	MtM	342	\$ 24.74
31	\$ 900.00	\$ 10,800.00	2	9/1/2024	8/30/2026	324	\$ 33.33
32	\$ 695.00	\$ 8,340.00	1	11/1/2023	10/31/2024	309	\$ 26.99
33	\$ 579.00	\$ 6,948.00	4.6	7/1/2020	MtM	291	\$ 23.88
34	\$ 671.00	\$ 8,052.00	2	7/1/2024	6/30/2026	288	\$ 27.96
35	\$ 1,156.00	\$ 13,872.00	3.8	4/1/2021	MtM	599	\$ 23.16
36	\$ 1,750.00	\$ 21,000.00	13.5	8/1/2011	MtM	703	\$ 29.87
37	\$ 1,040.00	\$ 12,480.00	1	12/1/2024	11/30/2025	438.5	\$ 28.46
38	\$ 541.00	\$ 6,492.00	1.1	12/15/2024	12/31/2025	200	\$ 32.46
39	\$ 2,712.00	\$ 32,544.00	1	8/1/2024	7/31/2025	1480	\$ 21.99
40	\$ 496.00	\$ 5,952.00	10.9	9/1/2015	6/30/2026	240	\$ 24.80
41	\$ 1,140.00	\$ 13,680.00	1	1/1/2025	12/31/2025	480	\$ 28.50
42	\$ 541.00	\$ 6,492.00	0	9/2/2016	MtM	200	\$ 32.46
43	\$ 740.57	\$ 8,886.84	4.1	12/1/2020	MtM	337	\$ 26.37
44	\$ 1,039.00	\$ 12,468.00	1	8/1/2024	7/31/2025	525	\$ 23.75

Average tenure 2.7 years

\$ 40,177.77 Total Gross Monthly Income  
 \$ 482,133.24 Total Gross Annual Income

Property Taxes	\$ 60,102.00
Bank Fee	\$ 354.00
Insurance***	\$ 23,643.00
Inspections	\$ 500.00
Janitorial/Cleaning	\$ 6,613.00
Ground Maintenance	\$ 9,300.00
Fire Certifications*	\$ 350.00
Generator Insp/Maint/Insur/Fuel	\$ 1,358.00
Utility - Water & Garbage	\$ 17,668.00
Utility - Electric (FPL)**	\$ 35,793.00
Utility - Internet	\$ 1,000.00
Utility - Security	\$ 2,364.00
Elevator Contract/Repair	\$ 2,353.00
Business License/Permit	\$ 324.00
Repairs/Painting	\$ 7,500.00
Other CAPEX (inc A/C Repair overage)	\$ 15,000.00
Rent Tax	\$ 7,200.00
Annual Gross Income	\$ 482,133.24
Total Expenses	\$ 191,422.00
NOI	\$ 290,711.24
Asking	\$ 3,500,000.00
Proforma Cap	8.31%



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# PRO FORMA RENT ROLL & INCOME

Tenant	Gross Monthly Income	Gross Annual Income	SQFT	\$/SF
1	\$ 2,298.33	\$ 27,580.00	788	\$ 35.00
2	\$ 6,009.11	\$ 72,109.37	1,942	\$ 37.13
3	\$ 1,343.81	\$ 16,125.68	380	\$ 42.44
4	\$ 1,856.58	\$ 22,278.90	600	\$ 37.13
5	\$ 1,414.53	\$ 16,974.40	400	\$ 42.44
6	\$ 543.71	\$ 6,524.54	123	\$ 53.05
7	\$ 472.98	\$ 5,675.82	107	\$ 53.05
8	\$ 265.23	\$ 3,182.70	60	\$ 53.05
9	\$ 265.23	\$ 3,182.70	60	\$ 53.05
10	\$ 827.50	\$ 9,930.02	208	\$ 47.74
11	\$ 819.55	\$ 9,834.54	206	\$ 47.74
12	\$ 658.64	\$ 7,903.71	149	\$ 53.05
13	\$ 685.23	\$ 8,222.75	155	\$ 53.05
14	\$ 685.23	\$ 8,222.75	155	\$ 53.05
15	\$ 2,583.73	\$ 31,004.80	835	\$ 37.13
16	\$ 1,169.64	\$ 14,035.71	294	\$ 47.74
17	\$ 1,417.19	\$ 17,006.23	458	\$ 37.13
18	\$ 5,739.91	\$ 68,878.93	1,855	\$ 37.13
19	\$ 884.08	\$ 10,609.00	200	\$ 53.05
20	\$ 1,330.55	\$ 15,966.55	430	\$ 37.13
21	\$ 658.64	\$ 7,903.71	149	\$ 53.05
22	\$ 689.59	\$ 8,275.02	156	\$ 53.05
23	\$ 477.41	\$ 5,728.86	108	\$ 53.05
24	\$ 419.94	\$ 5,039.28	95	\$ 53.05
25	\$ 490.67	\$ 5,888.00	111	\$ 53.05
26	\$ 1,177.60	\$ 14,131.19	333	\$ 42.44
27	\$ 503.93	\$ 6,047.13	114	\$ 53.05
28	\$ 899.11	\$ 10,789.35	226	\$ 47.74
29	\$ 1,002.55	\$ 12,030.61	252	\$ 47.74
30	\$ 1,209.43	\$ 14,513.11	342	\$ 42.44
31	\$ 1,145.77	\$ 13,749.26	324	\$ 42.44
32	\$ 1,092.73	\$ 13,112.72	309	\$ 42.44
33	\$ 1,157.71	\$ 13,892.49	291	\$ 47.74
34	\$ 1,145.77	\$ 13,749.26	288	\$ 47.74
35	\$ 1,853.48	\$ 22,241.77	599	\$ 37.13
36	\$ 2,175.29	\$ 26,103.44	703	\$ 37.13
37	\$ 1,356.85	\$ 16,282.16	439	\$ 37.13
38	\$ 884.08	\$ 10,609.00	200	\$ 53.05
39	\$ 4,579.55	\$ 54,954.62	1,480	\$ 37.13
40	\$ 954.81	\$ 11,457.72	240	\$ 47.74
41	\$ 1,485.26	\$ 17,823.12	480	\$ 37.13
42	\$ 884.08	\$ 10,609.00	200	\$ 53.05
43	\$ 1,191.74	\$ 14,300.93	337	\$ 42.44
44	\$ 1,624.50	\$ 19,494.04	525	\$ 37.13
	\$ 60,331.24	\$ 723,974.88		

Property Taxes	\$ 80,000.00
Bank Fee	\$ 406.20
Insurance	\$ 27,129.62
Inspections	\$ 573.73
Janitorial/Cleaning	\$ 7,588.22
Ground Maintenance	\$ 10,671.47
Fire Certifications	\$ 401.61
Generator Insp/Maint/Insur/Fuel	\$ 1,558.26
Utility - Water & Garbage	\$ 20,273.49
Utility - Electric (FPL)	\$ 41,071.37
Utility - Internet	\$ 1,147.47
Utility - Security	\$ 2,712.62
Elevator Contract/Repair	\$ 2,700.00
Business License/Permit	\$ 371.78
Repairs/Painting	\$ 8,606.02
Other CAPEX (inc A/C Repair overage)	\$ 17,212.04
Rent Tax	\$ 8,261.78
Management	\$ 36,198.74
Total Expenses	\$ 266,884.43
NOI	\$ 457,090.45
Asking	\$ 3,500,000.00
Proforma Cap	13.06%



# SALES COMPS

Property Address	Property Type	Sale Date	Land SF	Bldg SF	Sale Price	Price Per SF (LAND)	Price Per SF (BLDG)
9990 W Oakland Park Blvd   Plantation, fl   28246	Office	6/12/2023	43,560	4,900	\$2,700,000	\$62	\$551
640 S State Rd 7   Plantation, FL   33312	Office	8/22/2024	10,019	1,933	\$1,025,000	\$102	\$530
901 S State Rd 7   Plantation, FL   33317	Office	9/26/2023	37,180	4,239	\$1,610,000	\$43	\$380
730 NE 44th St   Oakland Park, FL   33334	Office	11/14/2023	12,615	4,120	\$1,250,000	\$99	\$303
1164 E Oakland Park Blvd   Oakland Park, FL   33334	Office	4/21/2023	33,050	14,129	\$4,250,000	\$129	\$301
5901 Del Lago Cir   Sunrise, FL   33313	Office	10/4/2023	88,185	23,185	\$6,200,000	\$70	\$267
2950 W Cypress Creek Rd	Office	8/2/2024	82,735	39,704	\$9,250,000	\$112	\$233
3625 & 3627 W Broward Blvd   Ft. Lauderdale, FL   33312	Office	7/31/2023	49,630	23,387	\$5,300,000	\$107	\$227
451 N State Rd 7   Plantation, FL   33317	Office	1/12/2024	50,604	11,641	\$2,200,000	\$43	\$189
1200 S Pine Island Rd   Plantation, FL   33324	Office	4/4/2023	398,060	224,832	\$37,935,000	\$95	\$169
4121-4141 NW 5th St   Plantation, FL   33317	Office	1/22/2024	43,997	19,123	\$3,100,000	\$70	\$162
4577 Nob Hill Rd   Sunrise, FL   33351	Office	4/30/2024	61,984	23,989	\$3,600,000	\$58	\$150
1801 NW 66th Ave   Plantation, FL   33313	Office	7/19/2024	267,962	104,594	\$15,600,000	\$58	\$149
3230-3250 NW 50th St   Oakland Park, FL   33309	Office	8/6/2024	465,714	183,387	\$26,000,000	\$56	\$142
8358 W Oakland Park Blvd   Sunrise, FL   33351`	Office	10/9/2024	37,462	26,328	\$3,300,000	\$88	\$125
TOTALS:			1,682,756	709,491	\$123,320,000		
WEIGHTED AVERAGE:						\$73	\$174

SUBJECT PROPERTY							
8360 W Oakland Park Blvd	Office		39,175	26,298			

ESTIMATION OF SUBJECT SITE VALUE		
Criteria	Avg Price/SF	Estimated Site Value
Based on average of all sales (on bldg)	\$174	\$4,570,980
Value Based on Comps		\$4,570,980



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# EAST VIEW



Downtown  
Fort Lauderdale

Walmart



W Oakland Park

N University Dr



Subject  
Property





WEST VIEW



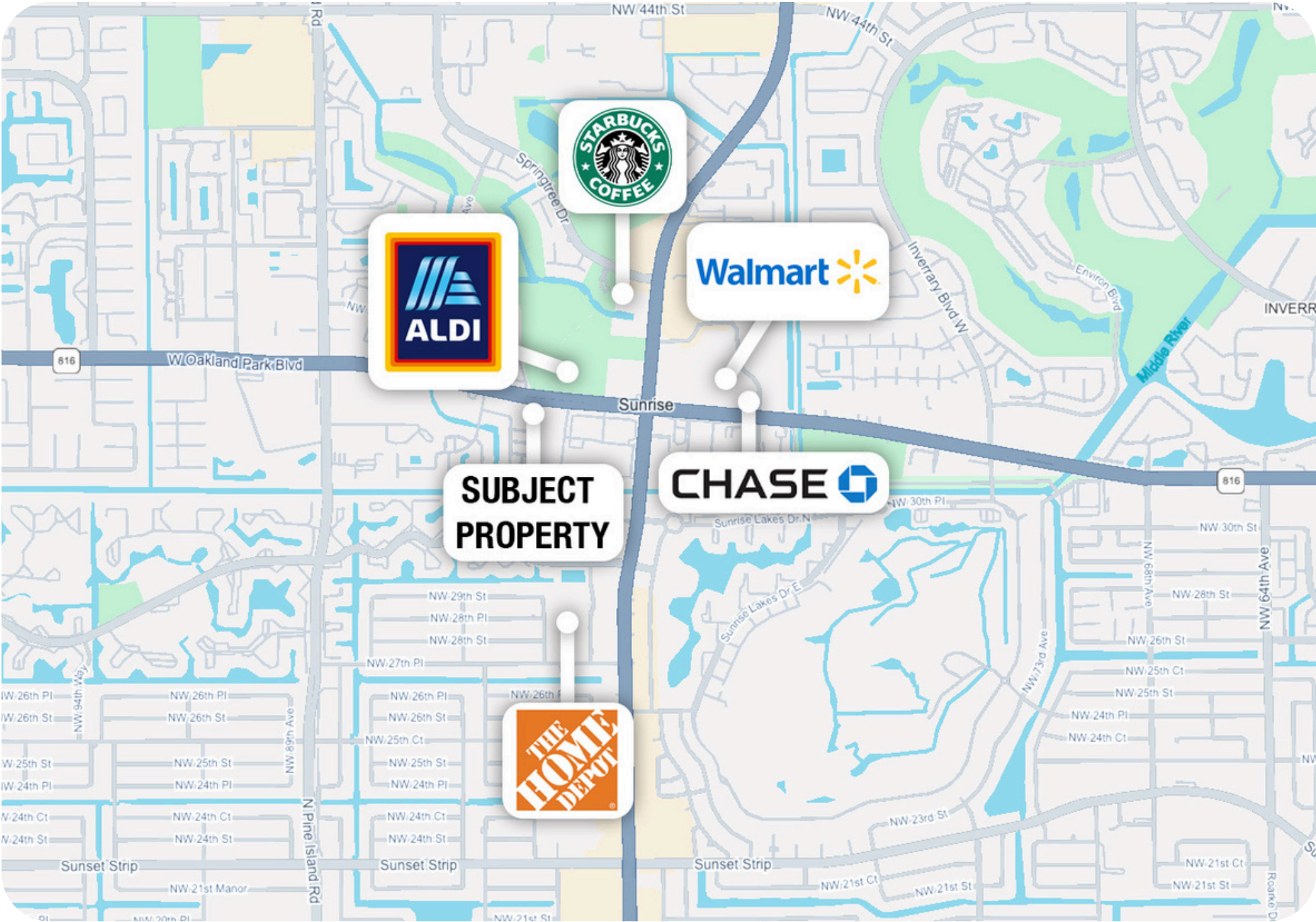
**DOLLAR  
GENERAL®**

**Subject  
Property**

**W Oakland Park**



# AREA MAP





# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

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