

Pristine Free Standing Medical Office Building in Central Plantation

1208 N University Dr Plantation, FL 33322 For Lease

martinezteamcommercial.com

This well-appointed medical office building, located in the heart of Plantation, Florida, offers a prime opportunity for healthcare professionals seeking a modern, convenient, and highly visible space for their practice. The building boasts a central location with easy access to major highways and is situated in a thriving medical and commercial corridor, ensuring maximum exposure and foot traffic. Don't miss the opportunity to establish your practice in this thriving and accessible location. Contact us today to schedule a tour and see how this space can meet your medical office needs.







Available January 1, 2025

Asking Price: \$32.00 PSF Base and NNN is \$7.07

Building size; 5,193 SF

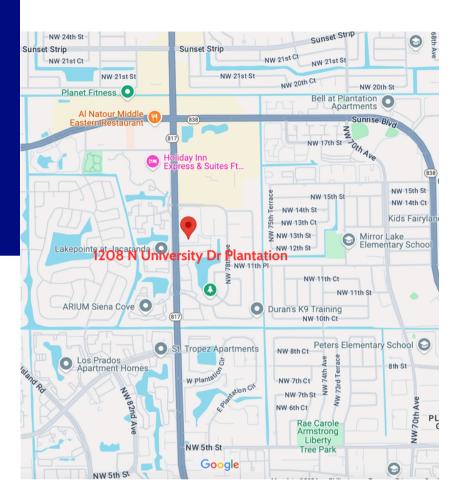
HIGHLIGHTS

- 10-exam rooms
- X-ray room
- 2-Nurse's Stations
- 7-Private Offices
- 3-Restrooms
- Bonus 2 nd Floor office space
- 5-10 year leases
- Plenty of parking
- Pride of Ownership

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	78,499	439,512	1,263,287
2024 Households	31,644	165,473	488,133
Average Household Income	\$79,344	\$77,509	\$90,559

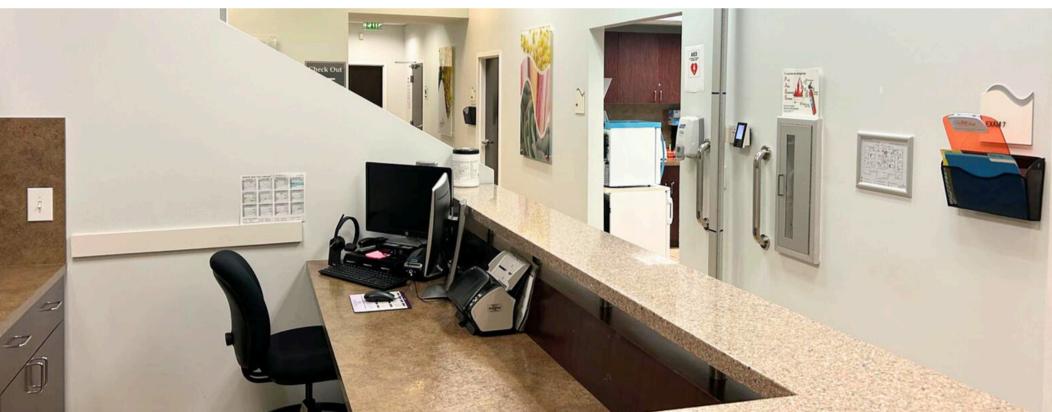
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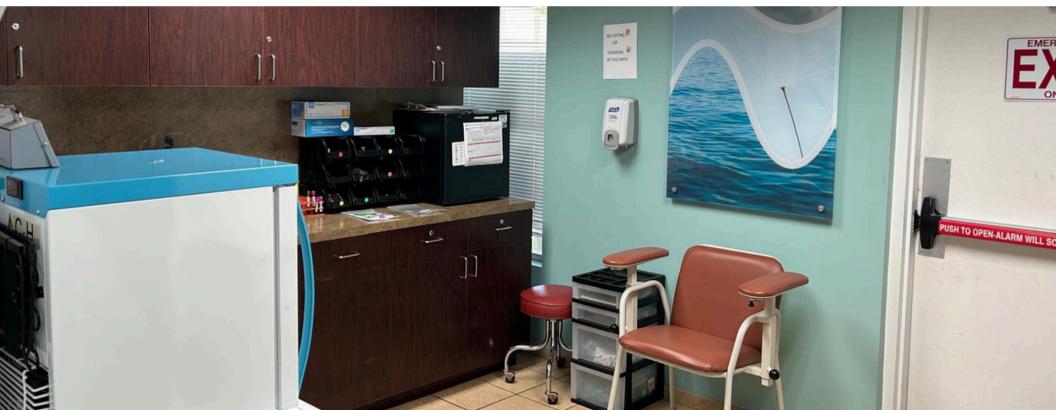










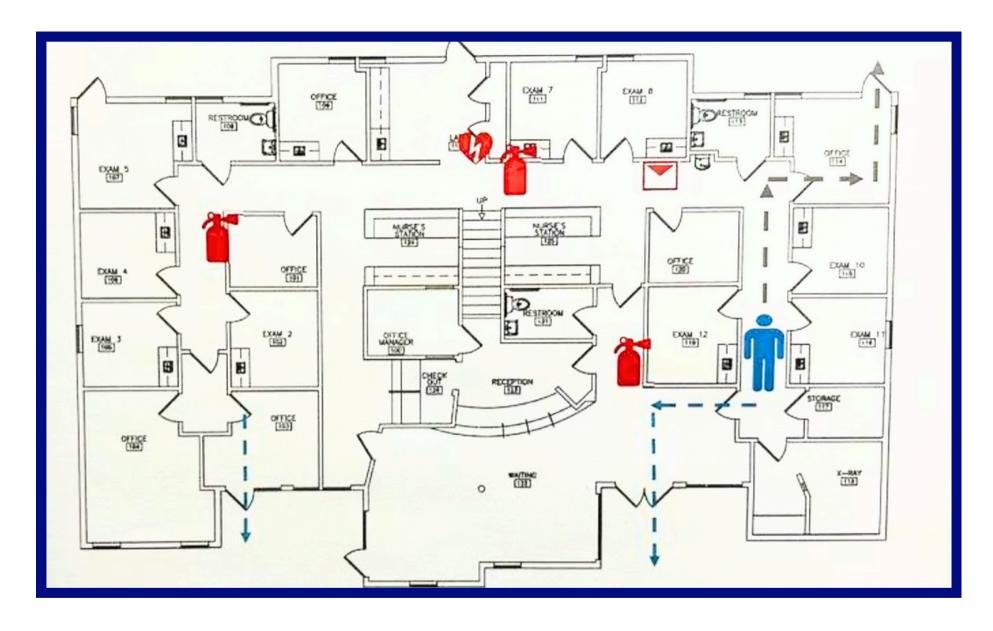












Floor Plan - 1st Floor







Aerial View

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