



## *Medical Office Space Available Immediately, Turn Key Ready*

12600 Pembroke Road, Suite 304, Miramar, FL 33027

*For Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

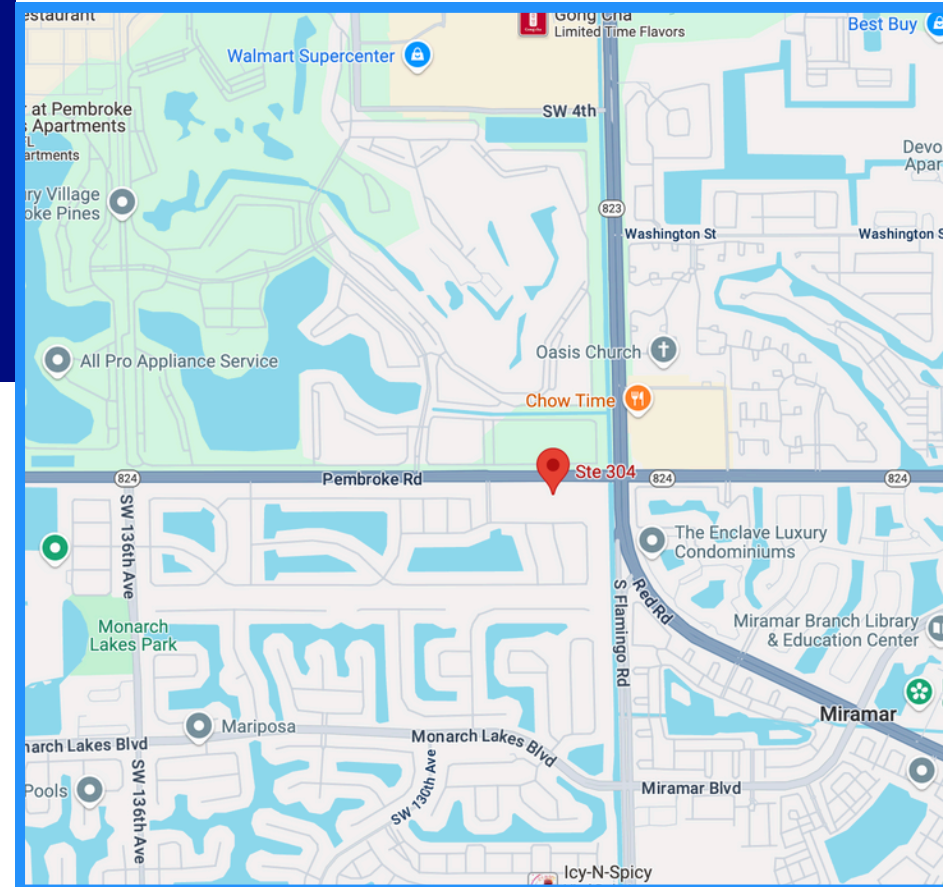
Positioned between Memorial Hospital Miramar and Memorial Hospital West, this turnkey 1,858 SF medical office offers an exceptional leasing opportunity in one of Miramar's most sought-after healthcare corridors. The suite is thoughtfully designed for medical use, featuring four exam rooms (two with sinks), one corner office and two additional executive offices, a reception area, and two private restrooms—ideal for seamless patient and staff flow. While the space is move-in ready, please note that furniture is not included in the lease. With two private covered parking spaces and proximity to major hospitals, this location offers visibility, accessibility, and convenience for any healthcare provider looking to establish or expand in West Broward.



- **Base Rent: \$23.97**
- **OPEX: \$16.03**
- **Unit Size: 1,858 SF**
- **Zone: B2 – Community Business**
- **Existing Building Use: Office Building**
- **Medical & Dental Offices & Laboratories**

## HIGHLIGHTS

- 4 exam rooms, 2 of these with sinks
- 1 corner office & 2 additional executive offices
- 2 private baths
- Kitchen
- Lobby and Reception desk
- Staff desk next to reception desk
- Unit has 2 private covered parking spaces on West side of building



## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	70,816	381,965	1,210,364
2024 Households	28,554	128,139	407,957
Average Household Income	\$74,436	\$93,688	\$87,735

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FLAMINGO MEDICAL PAVILION

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