

PROFESSIONAL OFFICE BUILDING



FOR LEASE | 8333 W MCNAB , TAMARAC, FL **PRICE: \$14 P/SF NNN**

PROPERTY FEATURES

- Great Professional Office Building
- A+++ location on high traffic street
- 2 Units Available:
 - Suite #131 - 1,570 SF
 - Suite #125 - 307 SF
- Building: 42,481 SF
- Ample parking
- Beautiful build-out move-in ready
- Street signage is available
- Completely renovated in 2017
- CAM is \$12 P/SF
 - includes all utilities and cleaning services

AREA DEMOGRAPHICS

- Population: 149,750
- Households: 17,537
- Average Age: 42.1
- Median HH Income: \$50,019
- Daytime Employees: 74,078
- Population Growth '20 - '25: ↑ 11.65%
- Household Growth '20 - '25: ↑ 14.8%
- Future Job Growth '20 - '25: ↑ 18.95%

THE DEMARCO REAL ESTATE GROUP™

1901 Harrison Street, Hollywood FL, 33020
Office: (954) 453-1000
john@demarcogroup.com
www.DeMarcoGroup.com



SUITE #131:

- Ground Floor Suite
- Built-out as General Office
- Reception / Waiting Area
- 6 Private Offices
- 4 Storage Areas
- Total Size: 1,570 SF

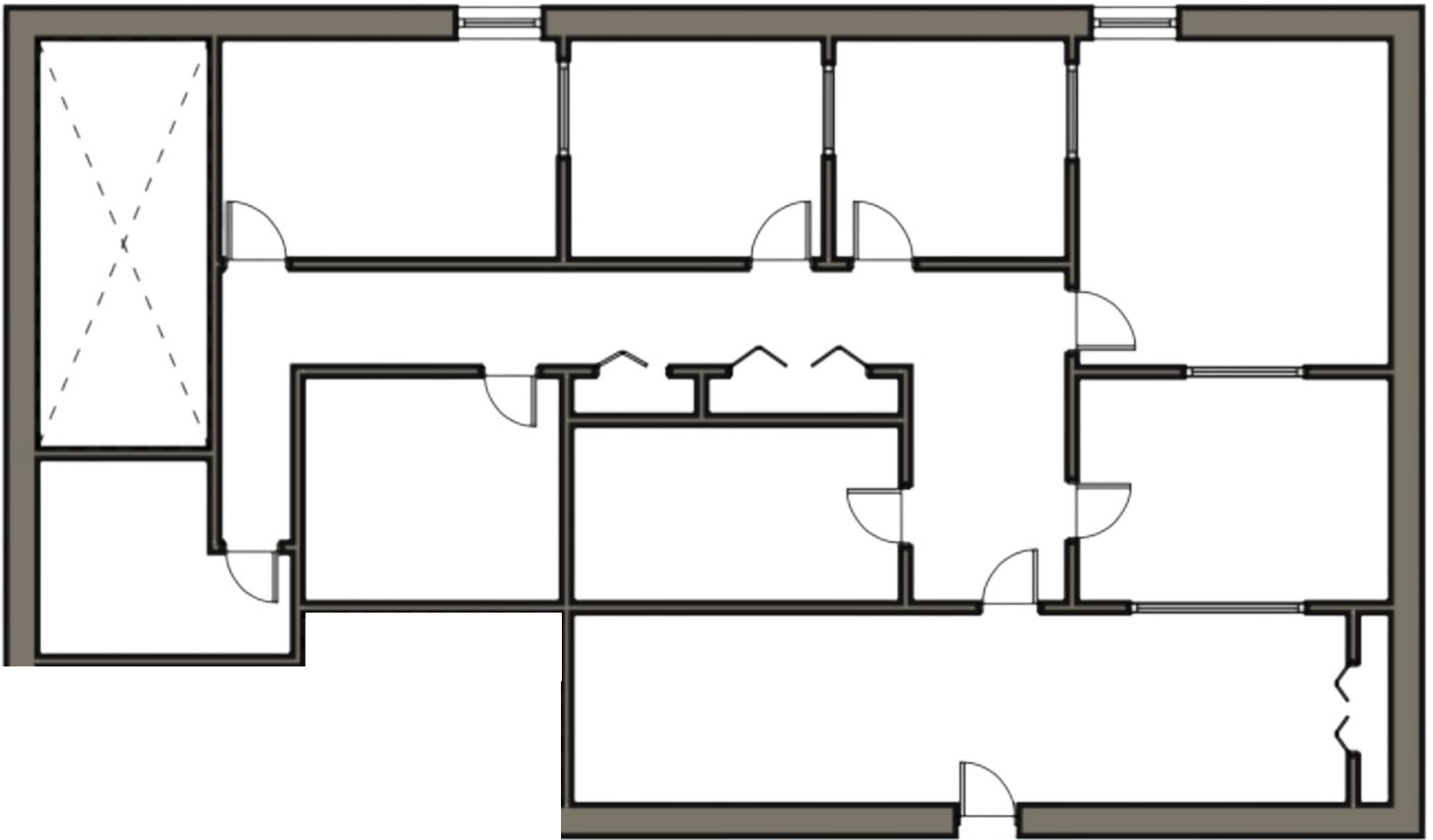


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SUITE #131 FLOOR PLAN:



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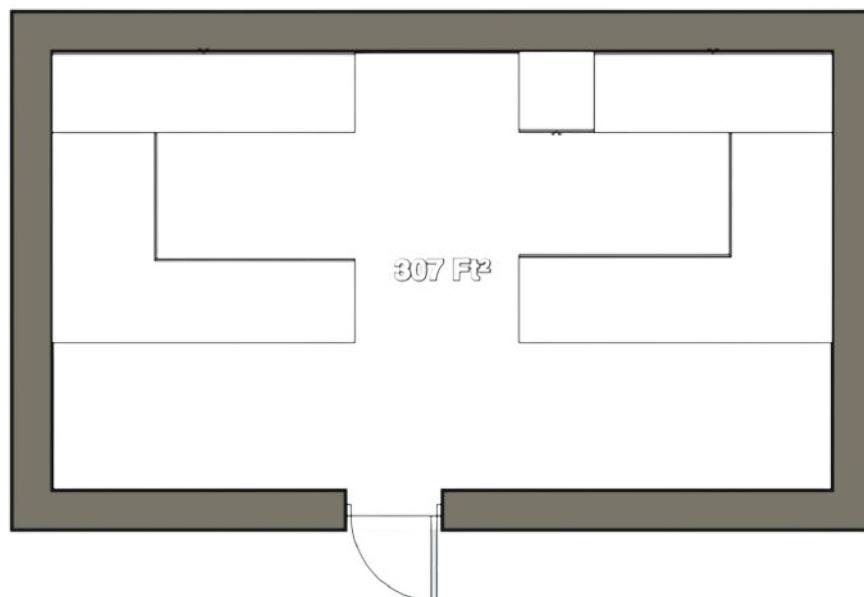


SUITE #125:

- Ground Floor Suite
- Total Size: 307 SF
- Built-out as General Office



FLOOR PLAN:



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