



# FREESTANDING MEDICAL OFFICE

AVAILABLE FOR LEASE

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## 1130 BAYVIEW DRIVE

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*Fort Lauderdale, FL 33304*

*For Lease By*

**NATIVE**  
REALTY



## PROPERTY DESCRIPTION

Rare opportunity to lease 2,000-5,000 square feet of medical office space in one of Fort Lauderdale's most desirable and highly visible medical corridors, located on Bayview Drive just off Sunrise Boulevard. This premier location offers excellent exposure, strong traffic counts, and convenient access for both patients and staff.

The surrounding area—South of Coral Ridge—is known for its high median household income, established residential neighborhoods, and strong patient demographics, making it an exceptional setting for medical and healthcare practices seeking long-term stability and growth.

The space can be configured as one larger medical suite or divided into two separate suites, providing flexibility for a single practitioner, group practice, or complementary medical users. One side features an existing dental office build-out, complete with dental chairs and plumbing infrastructure already in place—significantly reducing upfront build-out costs. The adjoining suite is a former primary care medical office, offering exam rooms, private offices, and a functional layout that can be easily adapted for a wide range of medical specialties.

This property benefits from its proximity to dense residential neighborhoods, nearby retail, and major east-west corridors, creating strong daily visibility and an easy, familiar destination for patients. The layout supports efficient patient flow, staff work areas, administrative offices, and reception, while still allowing customization to suit specific operational needs.

## PROPERTY HIGHLIGHTS

- Free-standing building
- Prime Bayview Drive location just off Sunrise Blvd
- Excellent visibility and signage potential
- Existing dental build-out with plumbing and chairs
- Strong surrounding demographics and patient draw

## OFFERING SUMMARY

Base Rent:	\$35.00 - 45.00 SF/yr (NNN)
NNN:	Estimated \$12/SqFt
Available SF:	2,000 - 4,919 SF
Building Size:	4,919 SF

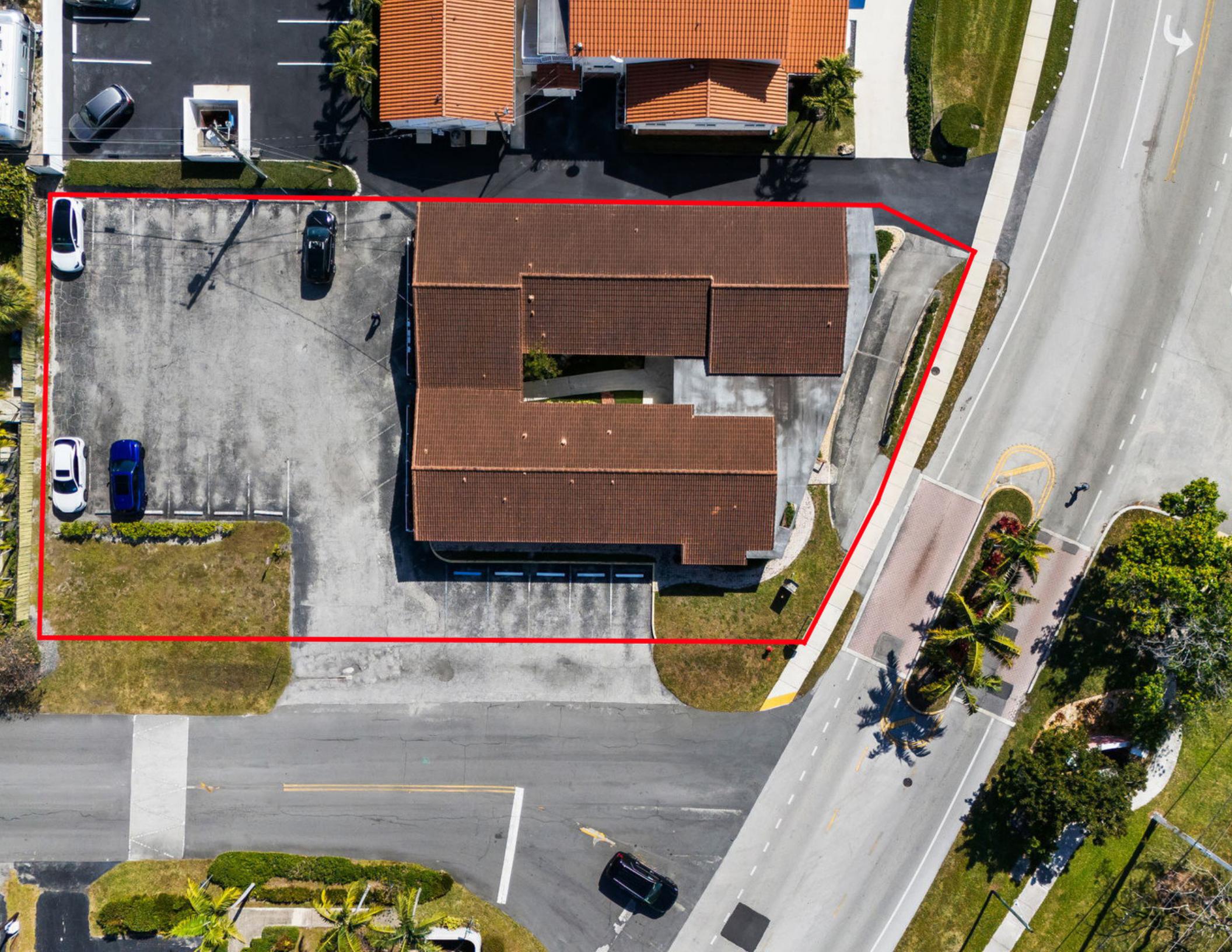
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	427	1,888	7,597
Total Population	813	3,530	13,870
Average HH Income	\$171,366	\$178,747	\$151,927





SUNRISE BLVD  
VPD 28,500 FDOT

BAYVIEW DRIVE  
VPD 9,200 FDOT





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