

HOLLYWOOD WOODWO

Office Space Lease

2951 Pembroke Rd, Hollywood, FL 33020

GUS MARTINEZ

Managing Director
954.394.7078
gus@martinezteamcommercial.com

MIGUEL FERNANDEZ

305.216.9178
miguel@martinezteamcommercial.com



Property Summary

- Office Building For Lease



PROPERTY DESCRIPTION

Approximately 300 RSF private second-floor office available for lease within Hollywood Woodwork's main office facility at 2951 Pembroke Road, Hollywood, FL. Tenant will have access to a shared kitchenette, bathroom, and downstairs conference room. The space is offered at \$20.00/SF Gross.

PROPERTY HIGHLIGHTS

- ±300 RSF private second-floor office
- \$20.00/SF Gross
- Access to kitchenette and bathroom
- Access to downstairs conference room
- Located within Hollywood Woodwork's main office facility
- Convenient Pembroke Road location near I-95.

OFFERING SUMMARY

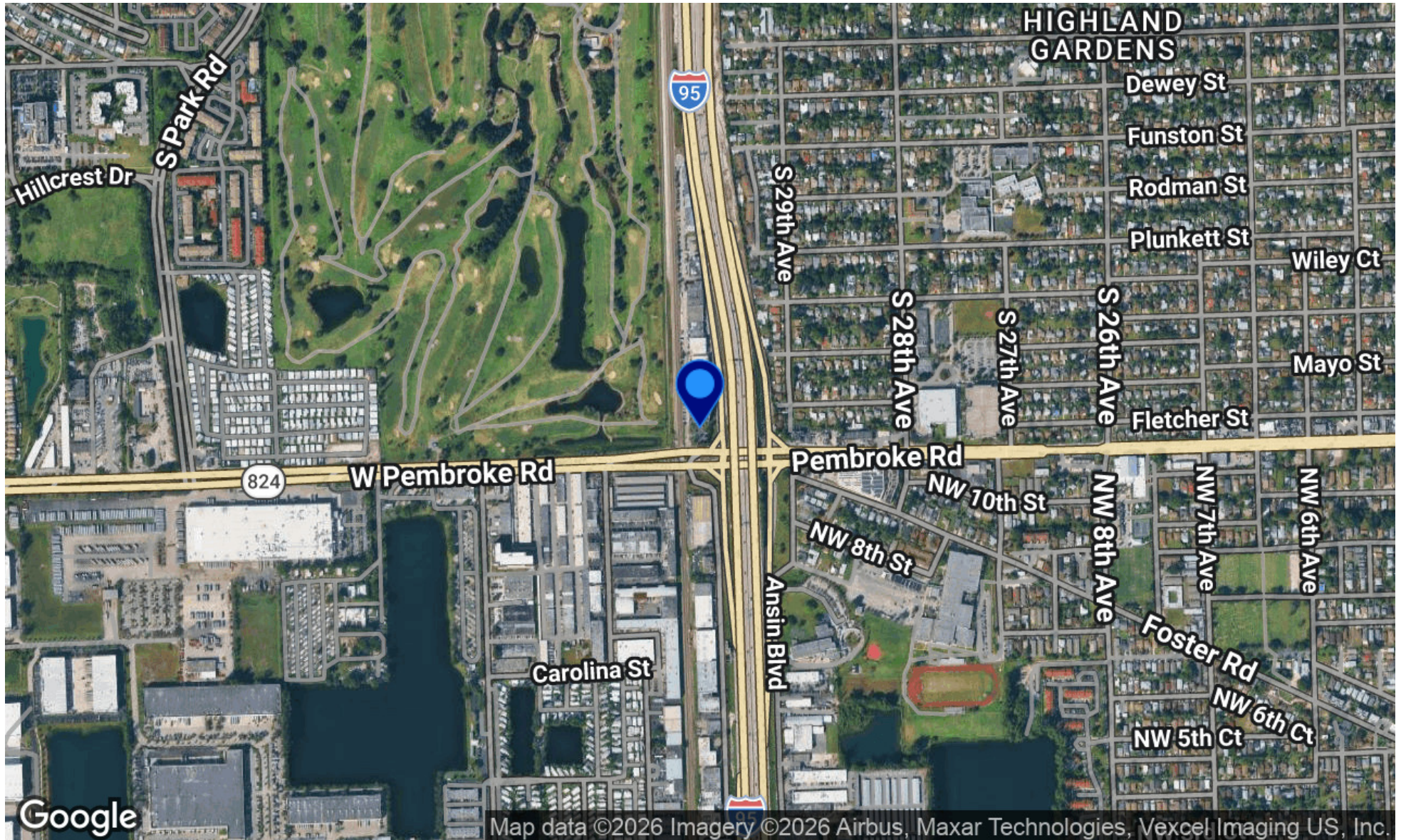
Lease Rate:	\$20 PSF
Available SF:	300 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	287	1,223	6,259
Total Population	834	3,499	16,166
Average HH Income	\$74,573	\$71,467	\$67,595



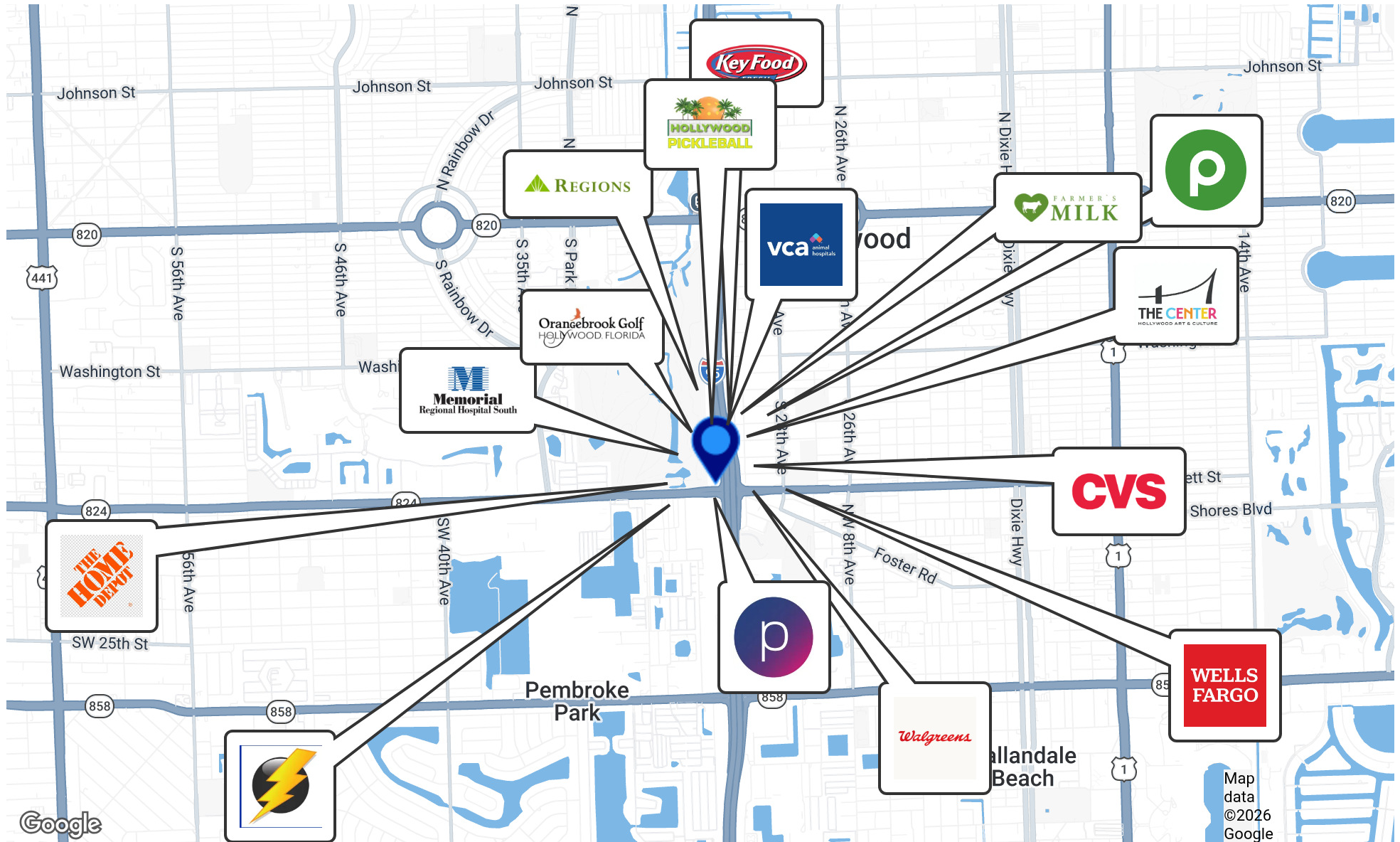
Aerial Map

- Office Building For Lease



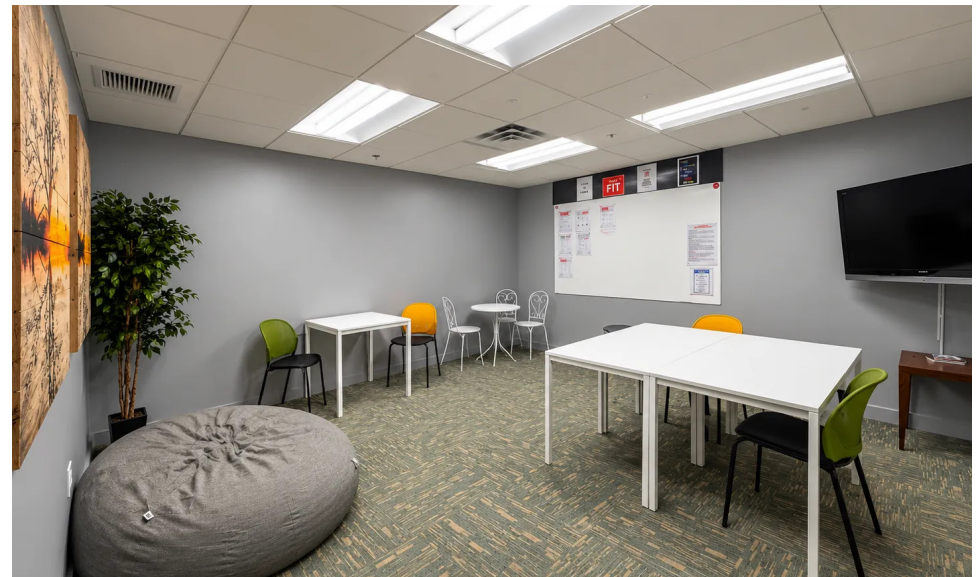
Retailer Map

- Office Building For Lease



Additional Photos

- Office Building For Lease



Additional Photos

- Office Building For Lease

