

**MOVE-IN READY MEDICAL SPACES AVAILABLE** 

# FLORIDA MEDICAL CENTER

MEDICAL OFFICE CAMPUS

CENTRAL 2951 NW 49TH AVENUE, LAUDERDALE LAKES, FL 33313

EAST 3001 NW 49TH AVENUE, LAUDERDALE LAKES, FL 33313

NORTH 4900 W. OAKLAND PARK BLVD., LAUDERDALE LAKES, FL 33313

Building owned and managed by

HEALTHCARE REALTY

## Property Highlights

### COMBINED WITH ITS CONVENIENT ACCESS, THE CAMPUS OFFERS:

- Three, 3-story medical office buildings totaling 81,974 RSF
- Located on Florida Medical Center's campus
- Ideal for physicians, medical groups and related administrative offices
- Free unreserved parking available
- Time share space available for lease

# A Recognized Healthcare Campus

Florida Medical Center, a campus of North Shore Medical Center, in Lauderdale Lakes, Florida, offers a prime location for medical professionals seeking convenient and accessible office space. As part of the renowned Steward Health Care System, the 459-bed acute care hospital boasts a comprehensive stroke center and is home to the Heart Institute of Florida, as well as being a member of the Advanced Neuroscience Network.

### Location

Florida Medical Center Office Campus presents a unique opportunity for medical professionals, offering spaces as small as 809 square feet and the ability to lease a full floor of 9,189 square feet, providing tenants with exclusive use of the floor. Whether seeking a small, individual office or a larger floor plan, Florida Medical Center Central office building has a space to meet the needs of any medical professional.

- Convenient access to Florida Turnpike
- Surrounded by residential
- Buildings are visible from the Florida Turnpike

## Demographics

WITHIN 5 MILES

TOTAL LOCAL POPULATION

AVERAGE HOUSEHOLD INCOME

TOTAL LOCAL HOUSEHOLDS

MEDIAN AGE

POPULATION WITH HEALTH INSURANCE

560,000 +

\$86,000

195,000

40.7

83%



# An Exceptional Medical Office Campus

### **BUILDING FACTS:**

### **NORTH**

RENTABLE BUILDING AREA: 30,716 RSF

MEDICAL OFFICE TYPE: CLASS B

YEAR BUILT: 1974

NUMBER OF STORIES: 3

PARKING: COMPLIMENTARY SURFACE PARKING

#### **EAST**

RENTABLE BUILDING AREA: 27,718 RSF

MEDICAL OFFICE TYPE: CLASS B

**YEAR BUILT: 1975** 

NUMBER OF STORIES: 3

PARKING: COMPLIMENTARY SURFACE PARKING

### **CENTRAL**

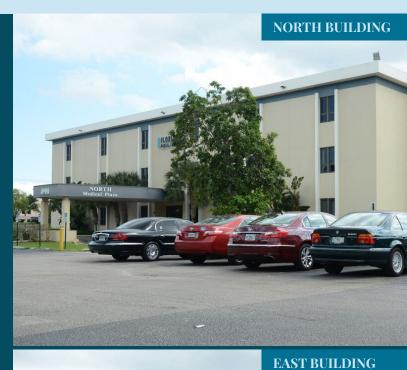
RENTABLE BUILDING AREA: 26,956 RSF

MEDICAL OFFICE TYPE: CLASS B

**YEAR BUILT: 1978** 

NUMBER OF STORIES: 3

PARKING: COMPLIMENTARY SURFACE PARKING











## For Lease

Building	Availability	SF	Floor Plan	Building	Availability	SF	Floor Plan
NORTH	SUITE 101	2,168 SF	VIEW	EAST	SUITE 207	2,763 SF	<u>VIEW</u>
NORTH	SUITE 103	1,195 SF	VIEW	EAST	SUITE 208	728 SF	VIEW
NORTH	SUITE 104	927 SF	VIEW	EAST	SUITE 300	837 SF	VIEW
NORTH	SUITE 108	972 SF	VIEW	EAST	SUITE 307	1,202 SF	VIEW
NORTH	SUITE 201	784 SF	VIEW	CENTRAL	SUITE 205	2,028 SF	VIEW
NORTH	SUITE 203 SPEC	1,203 SF	VIEW	CENTRAL	SUITE 207	1,226 SF	VIEW
NORTH	SUITE 205	2,030 SF	VIEW	CENTRAL	SUITE 208	1,878 SF	VIEW
NORTH	SUITE 206	1,198 SF	VIEW	CENTRAL	SUITE 305	3,277SF	VIEW
EAST	SUITE 101	977 SF	VIEW	CENTRAL	SUITE 306	1,571 SF	VIEW
EAST	SUITE 204	1,243 SF	VIEW	CENTRAL	SUITE 308	1,860 SF	VIEW





### Office Leasing

#### **CHRISTIE GRAYS CHAMBERS, MBA**

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