

MEDICAL OFFICE SPACE FOR LEASE



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**

NORTH BUILDING**EAST BUILDING****CENTRAL BUILDING**



For Lease

Building	Availability	SF	Floor Plan
NORTH	SUITE 101	2,168 SF	VIEW
NORTH	SUITE 103	1,195 SF	VIEW
NORTH	SUITE 104	927 SF	VIEW
NORTH	SUITE 108	972 SF	VIEW
NORTH	SUITE 201	784 SF	VIEW
NORTH	SUITE 203 SPEC	1,203 SF	VIEW
NORTH	SUITE 205	2,030 SF	VIEW
NORTH	SUITE 206	1,198 SF	VIEW
EAST	SUITE 101	977 SF	VIEW
EAST	SUITE 204	1,243 SF	VIEW

Building	Availability	SF	Floor Plan
EAST	SUITE 207	2,763 SF	VIEW
EAST	SUITE 208	728 SF	VIEW
EAST	SUITE 300	837 SF	VIEW
EAST	SUITE 307	1,202 SF	VIEW
CENTRAL	SUITE 205	2,028 SF	VIEW
CENTRAL	SUITE 207	1,226 SF	VIEW
CENTRAL	SUITE 208	1,878 SF	VIEW
CENTRAL	SUITE 305	3,277SF	VIEW
CENTRAL	SUITE 306	1,571 SF	VIEW
CENTRAL	SUITE 308	1,860 SF	VIEW





Office Leasing

CHRISTIE GRAYS CHAMBERS, MBA

CHRISTIE.CHAMBERS@BLANCACRE.COM

305.615.1866

DISCLAIMER: Blanca Commercial Real Estate is a Licensed Real Estate Broker. No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.