

# FOR SALE

## Office Building |

2435 Hollywood Blvd., Hollywood, FL  
& 2300 Polk Street , Hollywood, FL



### Property Overview

- Address: 2435 Hollywood Blvd
- Type: Office Building
- Building Size: 12,632 SF
- Land Size: 16,754 SF
- Additional Parcel: 9,877 SF located at 2500 Polk Street
- Floors: Two (2)
- Access: Ingress/Egress on Hollywood Blvd & Polk Street
- Year Built: 1966

#### 1st Floor Layout:

- Reception
- 9 Offices
- 1 Large & 2 Smaller Conference Rooms
- 7 Cubicles
- Kitchen
- 2 Copy Rooms
- 1 Supply Room
- 2 Bathrooms

#### 2nd Floor Layout:

- 7 Individual Office Suites (Can be individually leased out)
- 2 Bathrooms

### Zoning Overview

- Zone: Retail Core One RC-1
- Land Use: Regional Activity Center  
Allowed Use(s): Commercial, Office, Retail, Multifamily (above 1st floor)
- FAR: 2.5

### Development Potential

- Ground Floor Retail: 14,820 SF Retail
- Commercial Parking: 50 Spaces
- Residential Unit Size: 650 SF (Average)
- Maximum Residential Units: 51 Units
- Minimum Residential Parking: 71 Spaces

For Additional information  
please contact listing broker:

**Brown Harris Stevens**

**Saad Hamdan**

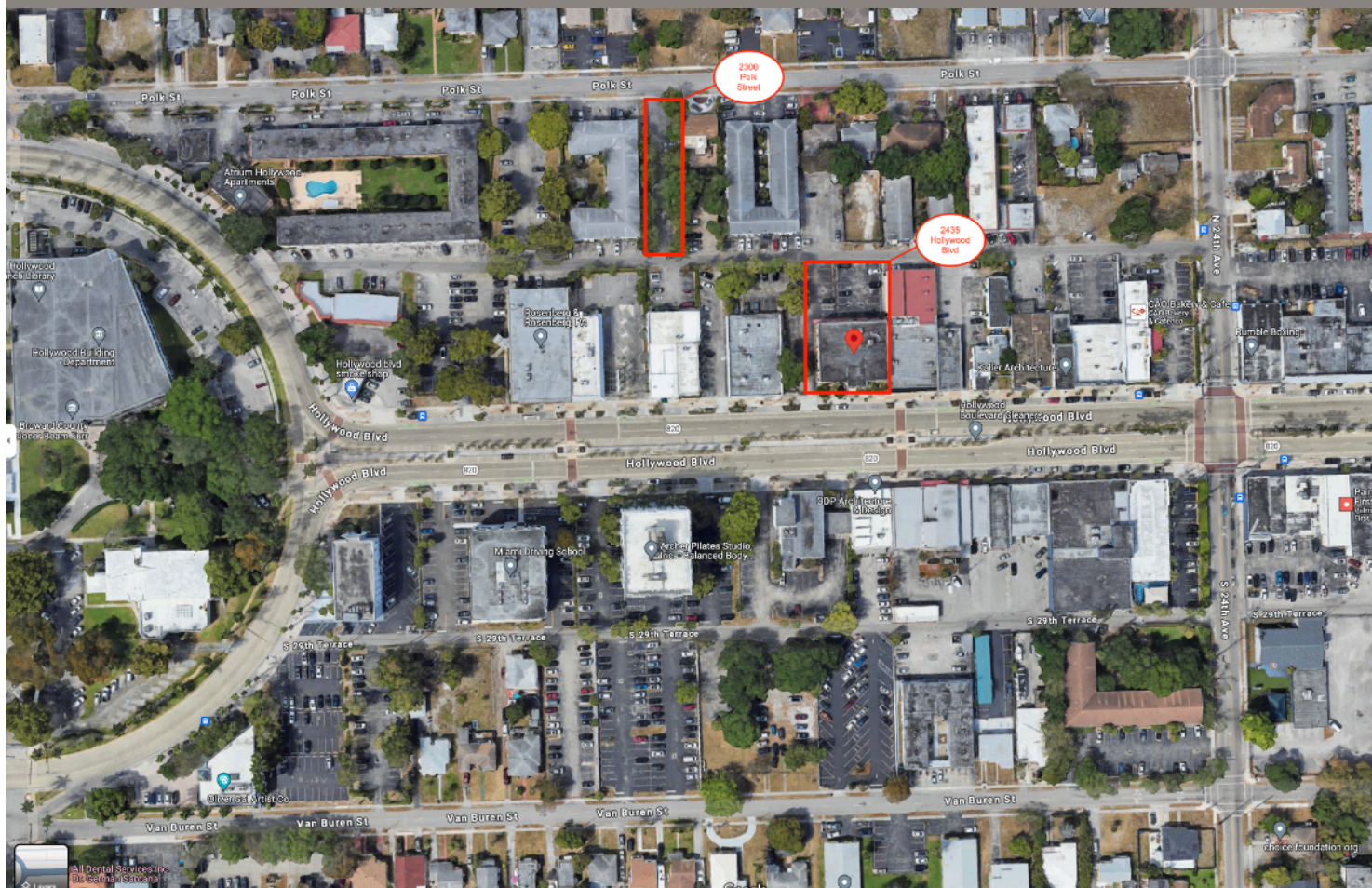
Vice President | Commercial Division  
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305.951.2211

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