

Professional Office For Lease

# Shared Law Office Second Floor Available

1232 N University Dr, Plantation, FL 33322

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# Property Summary

Shared Law Office – Second Floor Available • For Lease



## PROPERTY DESCRIPTION

Position your practice for success in this well-maintained and professional shared law office building located in the heart of Plantation. The available second-floor space offers a quiet, private setting ideal for attorneys, legal professionals, or other office-based businesses looking for a turnkey workspace in a prestigious area.

## PROPERTY HIGHLIGHTS

- Prime location on N University Dr with excellent visibility and easy access
- Professional shared law office environment
- Private second-floor office suites available
- Flexible lease terms
- Ideal for solo attorneys, small law practices, or other professional services
- Ample parking for clients and staff
- Convenient proximity to major highways, courthouses, and local amenities

## OFFERING SUMMARY

Lease Rate:	\$36.00 PSF (Gross)
Space Type:	Professional Office
Office Space:	1,000 SF
Three Offices and a Conference Room	

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	734	2,572	8,757
Total Population	1,880	6,066	20,629
Average HH Income	\$128,516	\$105,411	\$101,536



# Demographics Map & Report

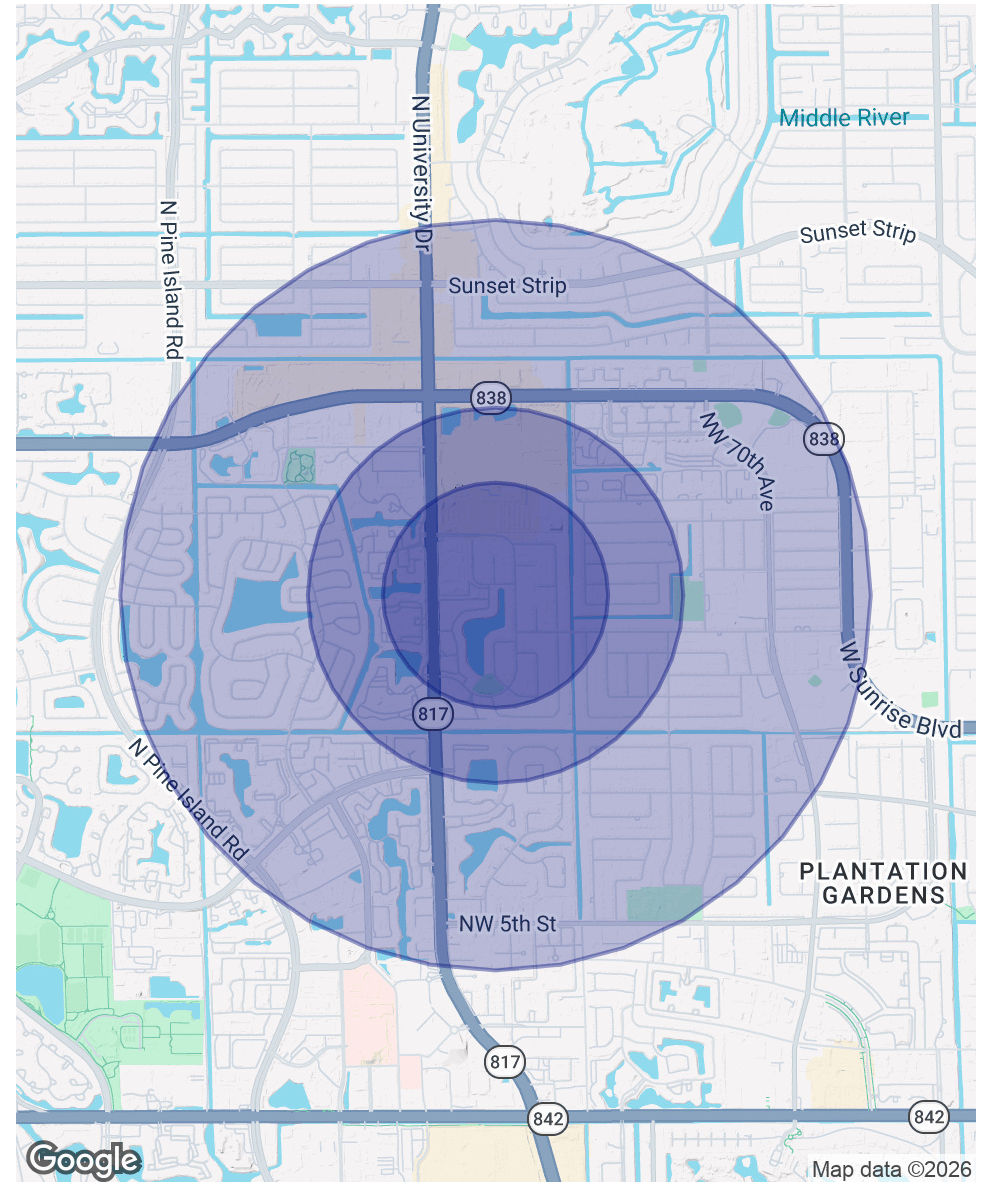
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,880	6,066	20,629
Average Age	41	42	43
Average Age (Male)	39	40	41
Average Age (Female)	42	44	44

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	734	2,572	8,757
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$128,516	\$105,411	\$101,536
Average House Value	\$352,315	\$327,159	\$351,399

2020 American Community Survey (ACS)



# Retailer Map

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# Interior Photos

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# Floor Plan

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