

MEDICAL & OFFICE SUITES FOR LEASE OR SALE



5300-5350 W HILLBORO BLVD., COCONUT CREEK, FL 33073

Features:

- SECOND FLOOR 1,127 SF(WIDE OPEN SPACE WITH MANY WINDOWS, ADA RESTROOM AND NEW CARPETING). FIRST FLOOR 1,334SF CORNER SUITE WITH LOTS OF WINDOWS. OPEN FLOOR PLAN WITH ONE OFFICE AND ADA RESTROOM.
- LEASE RATE: **\$35.00-\$38.00 PSF/MG**. TENANT PAYS FOR OWN ELECTRIC, JANITORIAL, PHONE AND INTERNET SERVICES WITHIN THE SUITE. **SALE PRICE: \$445,165--\$499,900**.
- BOTH SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY.
- AMPLE SURFACE PARKING WITH 24/7 ACCESS. HURRICANE IMPACT WINDOWS.
- PROPERTY LOCATED ACROSS THE STREET FROM A SUPER WALMART STORE. LOCATED MINUTES FROM THE SAWGRASS EXPRESSWAY GIVING ACCESS TO OTHER MAJOR HIGHWAYS. LOCATED MINUTES FROM NORTHWEST REGIONAL HOSPITAL AND WEST BOCA MEDICAL CENTER. LOCATED NEAR MANY NEW HIGH END RENTAL COMMUNITIES, RETAIL STORES, RESTAURANTS AND BANKING.