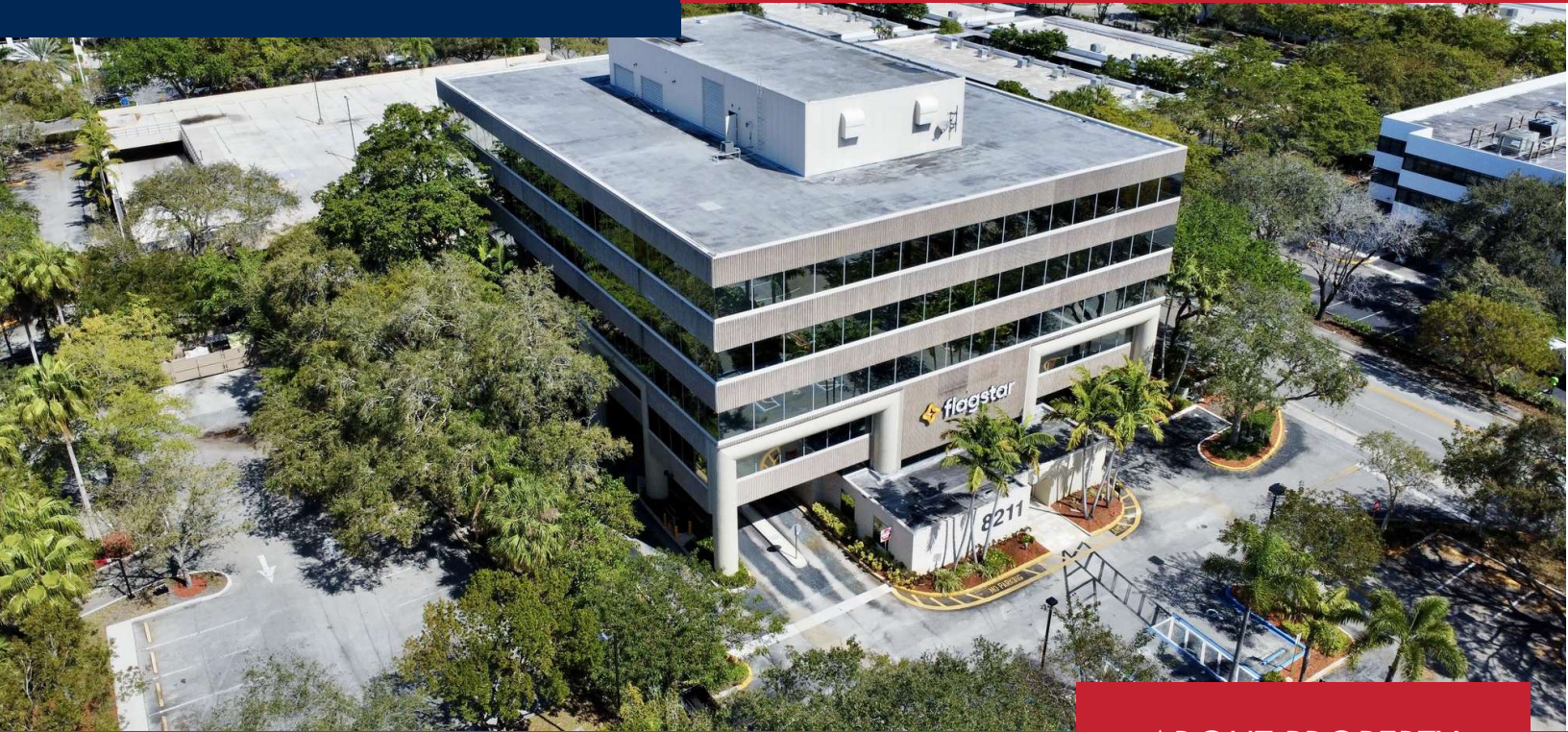


8211 W BROWARD BLVD.

8211 W BROWARD BLVD., PLANTATION, FL



## PROPERTY DETAILS

- Immediate availability of premium office space
- Office suites ranging from approximately 2,230 to 6,115 SF
- Abundant surface parking, with the option for secured covered parking.
- Conveniently located in Plantation, just minutes from University Drive, I-595, FL Turnpike, I-95, I-75, and the Sawgrass Expressway.
- Approximately a 15-minute drive to downtown Fort Lauderdale and the International Airport.
- Surrounded by a plethora of restaurants, hotels, and shopping options, with adjacency to the Broward Mall and Fountains Shops.
- Opex: \$12.57 PSF

## ABOUT PROPERTY



### PRICE

\$20.00 SF/yr (NNN)



### YEAR BUILT

1972



### AVAILABLE SF

2,230 - 6,115 SF



### PARKING

4/1,000



### LOCATION

8211 W Broward Blvd., Plantation, FL 33324

For more information:

**Joseph Byrnes**

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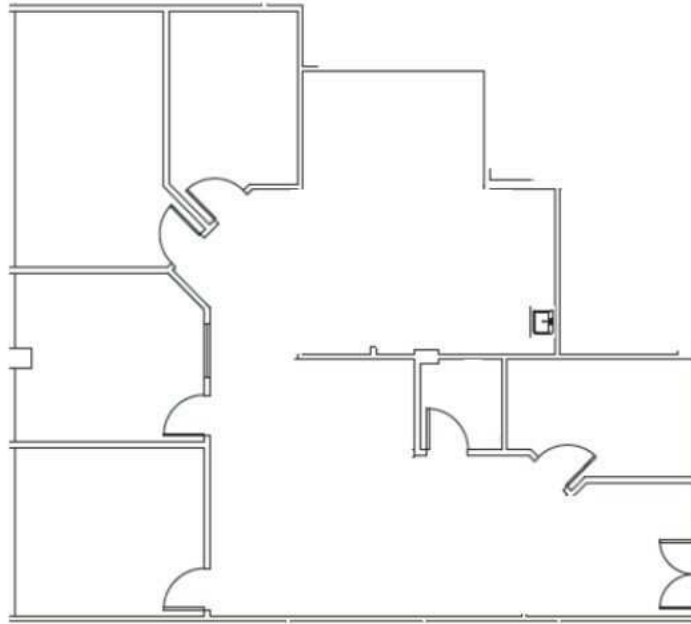


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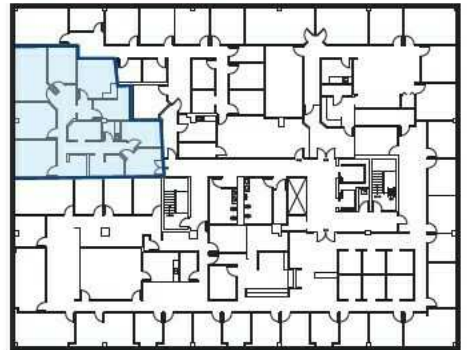
8211 W BROWARD BLVD.

SUITE 504 (PH4)

Suite 504  
**2,230 SF**



Fifth Floor Overview



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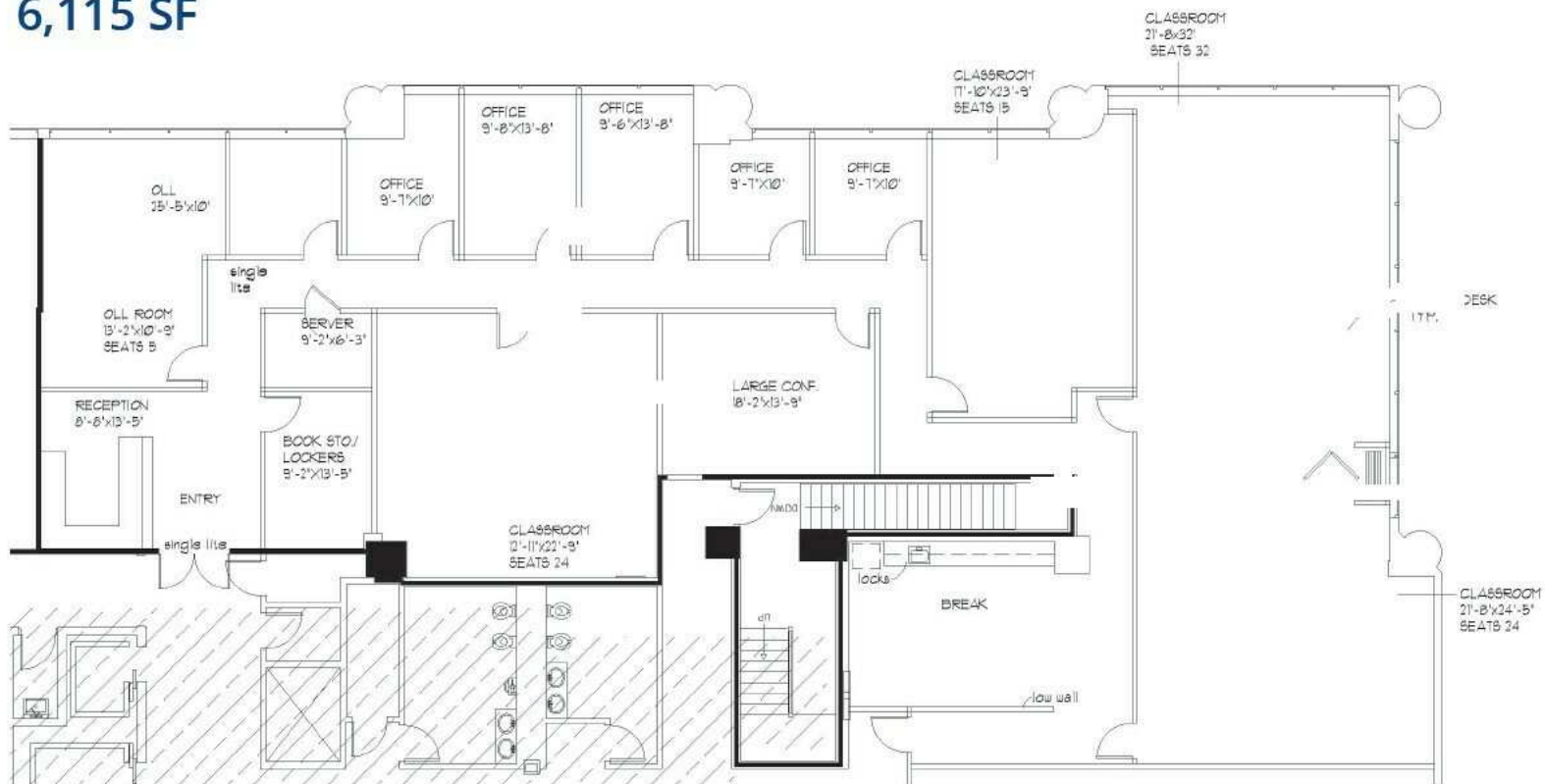


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## Suite 210

### 6,115 SF



Second Floor Overview



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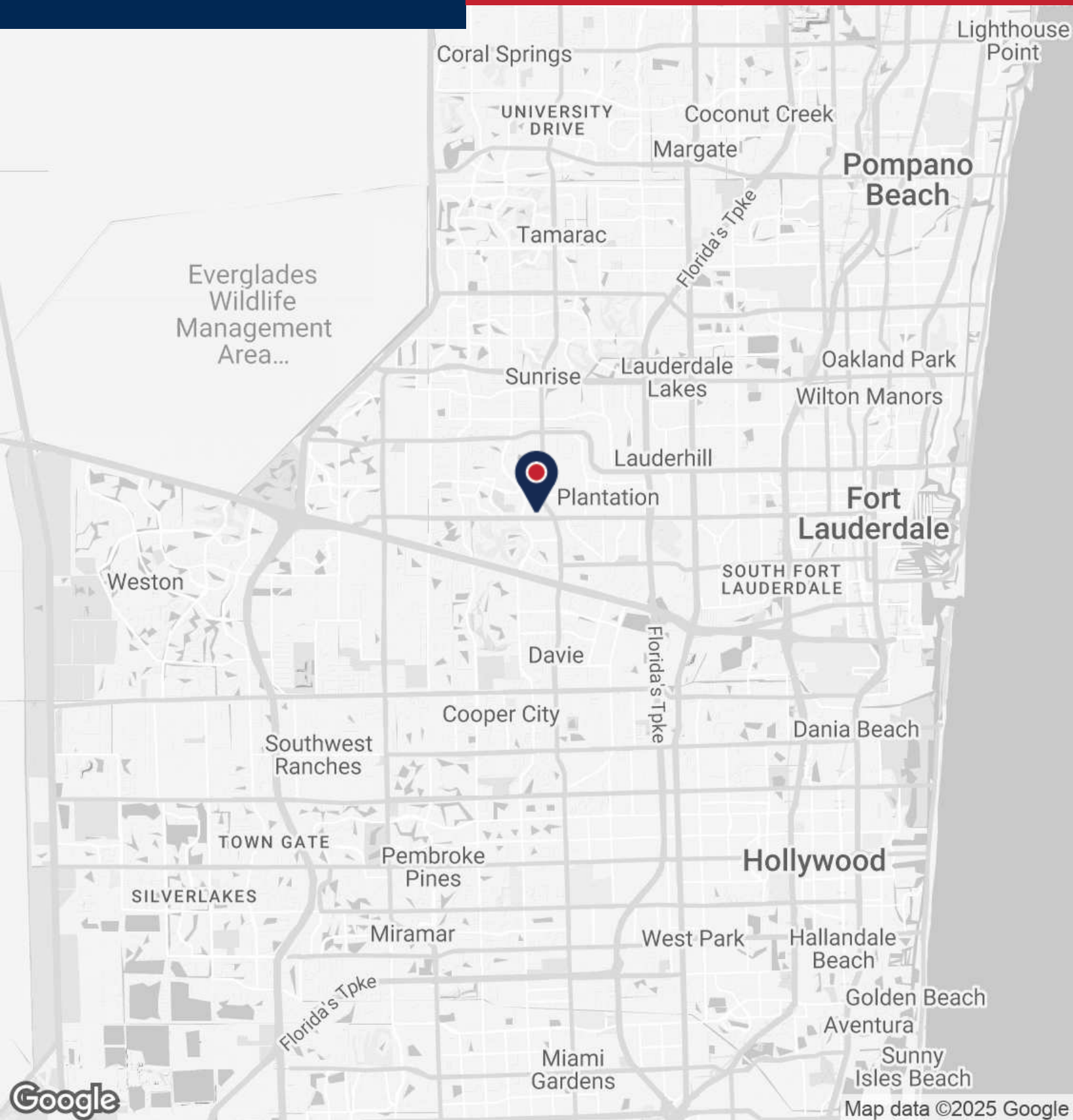
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8211 W BROWARD BLVD.

## LOCATION MAP



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**Jake Michels**

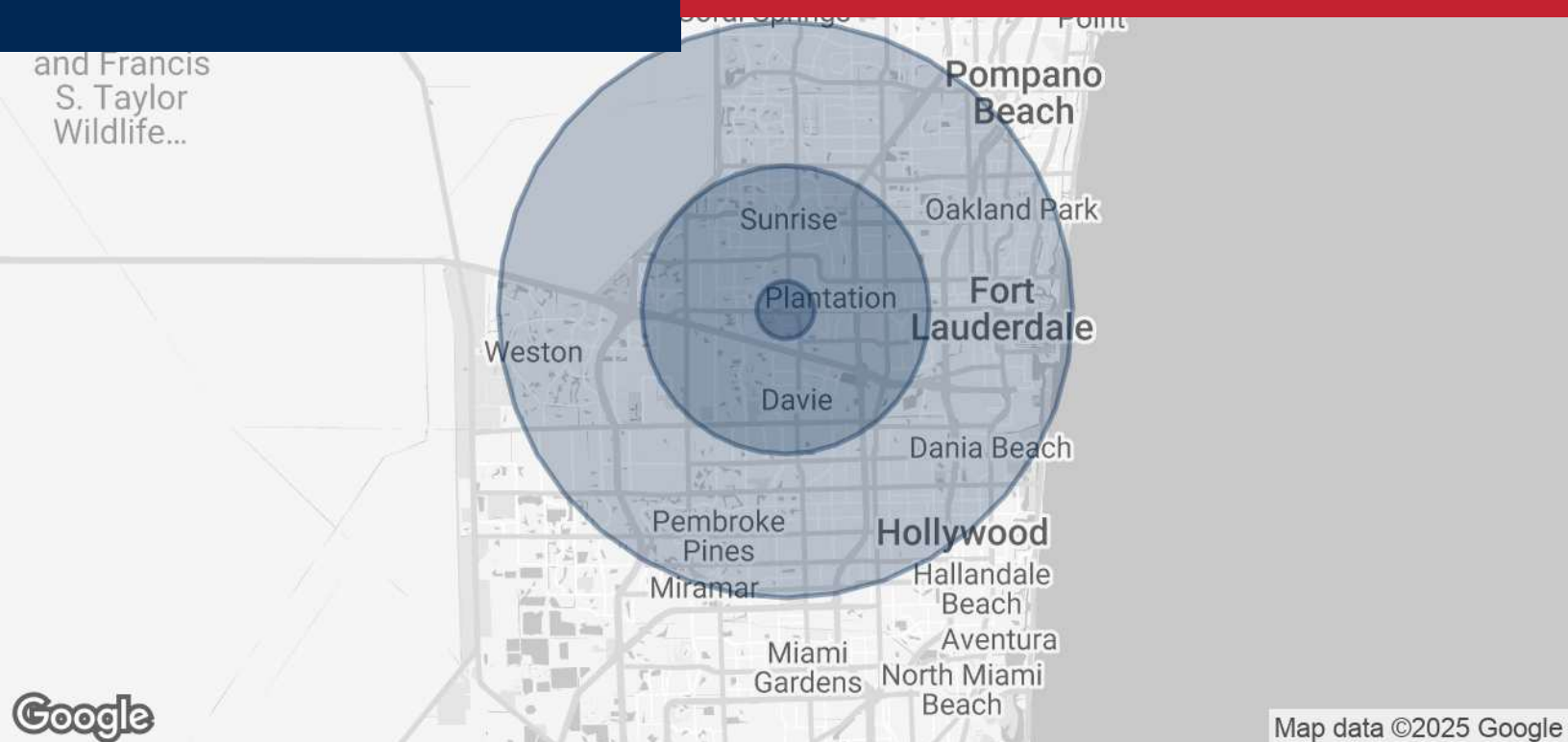
954.652.2036 | [jmichels@Bergercommercial.Com](mailto:jmichels@Bergercommercial.Com)



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8211 W BROWARD BLVD.

## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,130	400,928	1,321,152
Average Age	37.3	39.0	40.6
Average Age (Male)	36.3	37.7	39.4
Average Age (Female)	39.3	40.1	41.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,973	157,248	542,303
# of Persons per HH	2.3	2.5	2.4
Average HH Income	\$74,009	\$71,551	\$74,712
Average House Value	\$207,452	\$245,778	\$284,307

2020 American Community Survey (ACS)

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8211 W BROWARD BLVD.

ADDITIONAL PHOTOS



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