

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:

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**BERGER**  
COMMERCIAL REALTY

COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

**CORFAC**

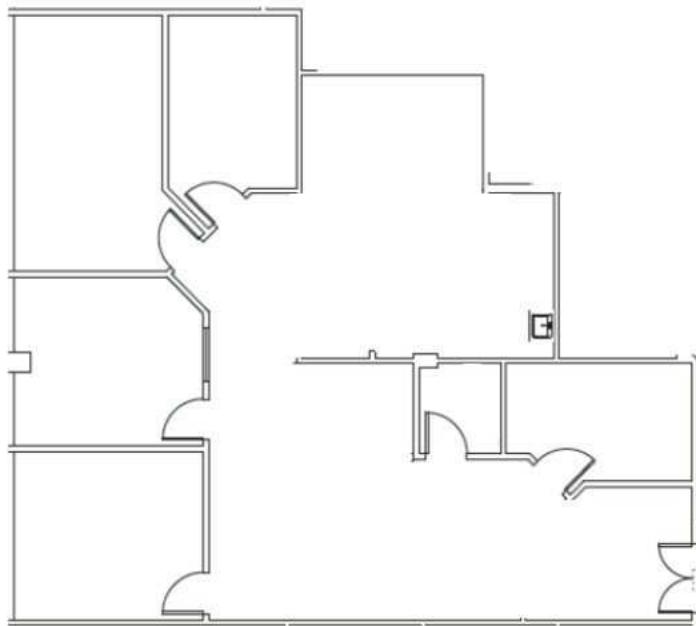
International

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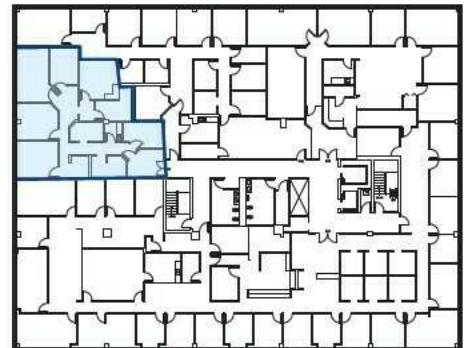
8211 W BROWARD BLVD.

SUITE 504 (PH4)

Suite 504  
2,230 SF



Fifth Floor Overview



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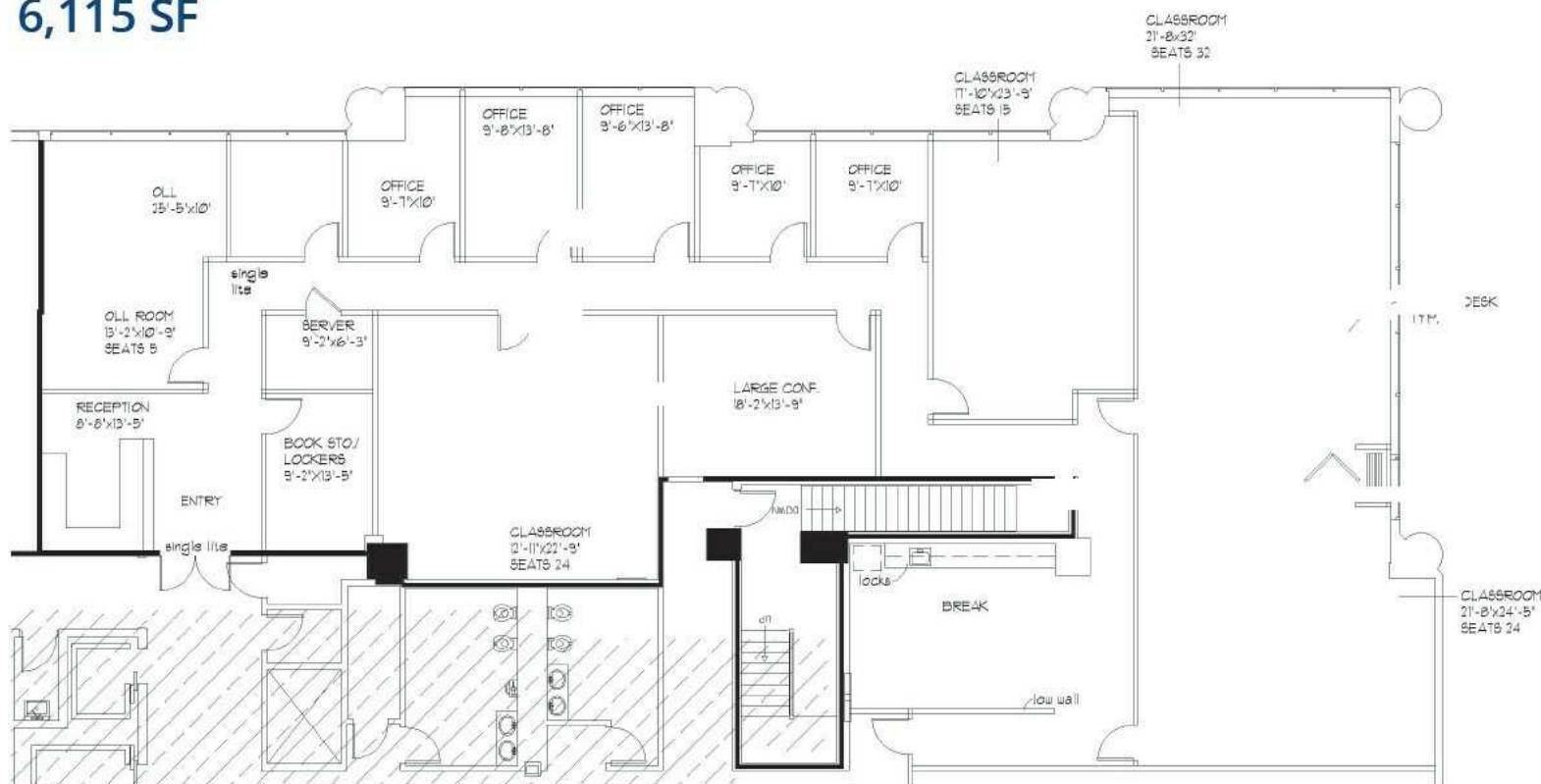
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Suite 210  
**6,115 SF**



## Second Floor Overview



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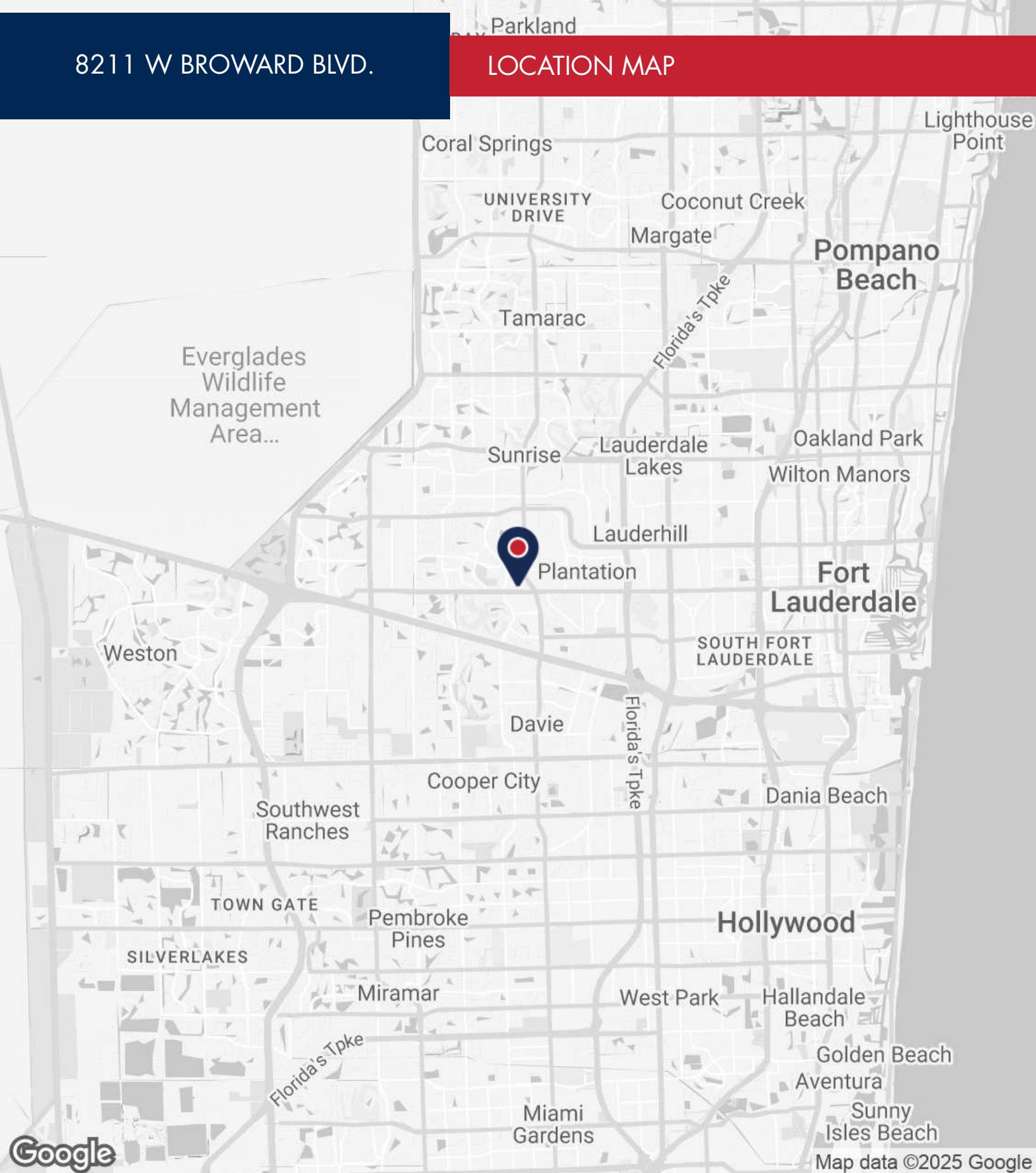
## Lake Michigan

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## LOCATION MAP



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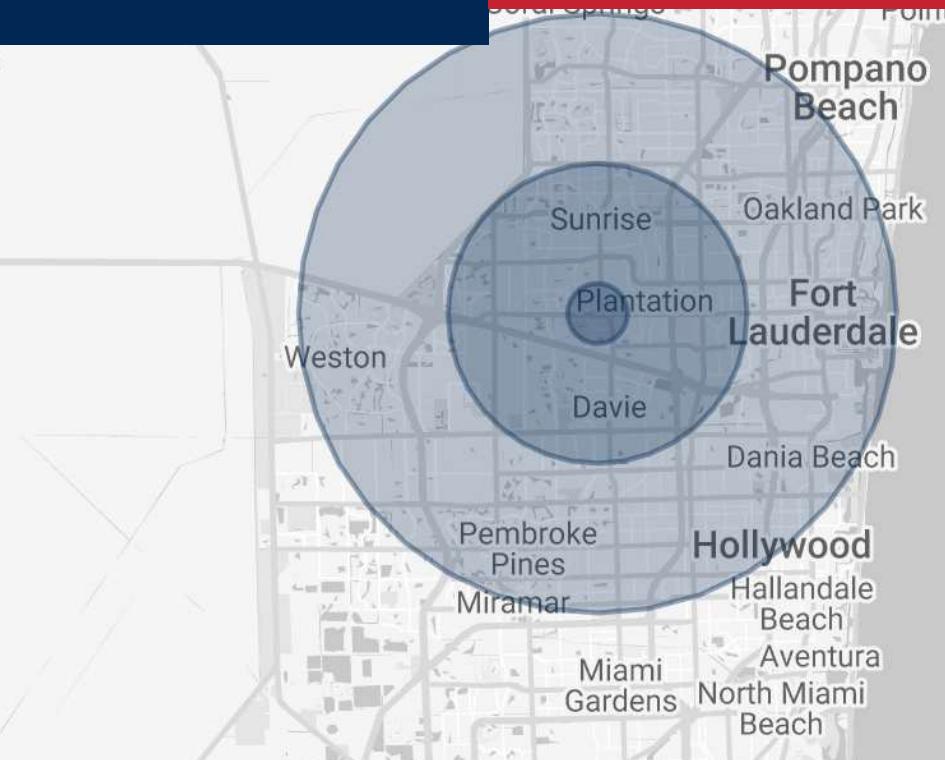
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and Francis  
S. Taylor  
Wildlife...



Map data ©2025 Google

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)

For more information:

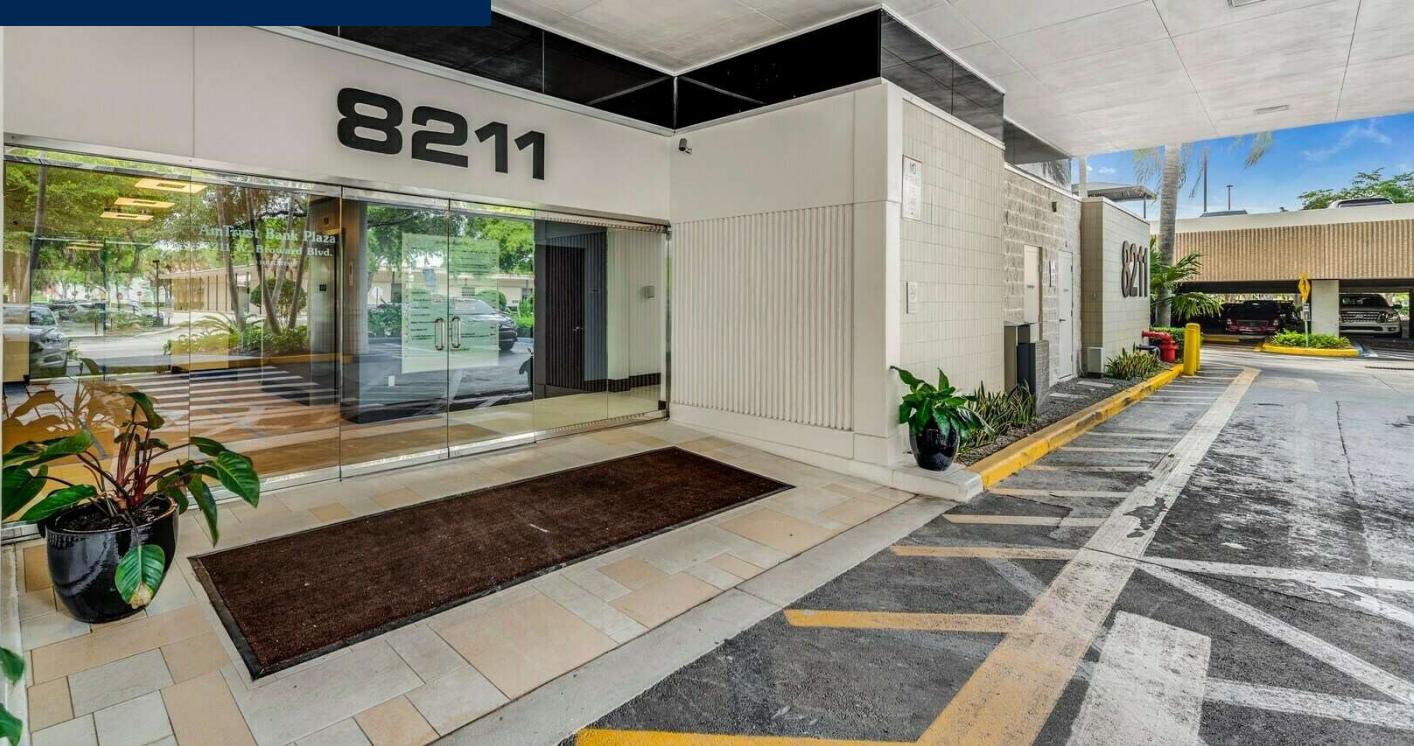
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ADDITIONAL PHOTOS



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