



FLORIDA MEDICAL CENTER

MEDICAL OFFICE CAMPUS

CENTRAL 2951 NW 49TH AVENUE, LAUDERDALE LAKES, FL 33313

EAST 3001 NW 49TH AVENUE, LAUDERDALE LAKES, FL 33313

NORTH 4900 W. OAKLAND PARK BLVD., LAUDERDALE LAKES, FL 33313



Blanca Commercial Real Estate, Inc.
Licensed Real Estate Broker

Building owned and managed by
HEALTHCARE REALTY

A RECOGNIZED HEALTHCARE CAMPUS

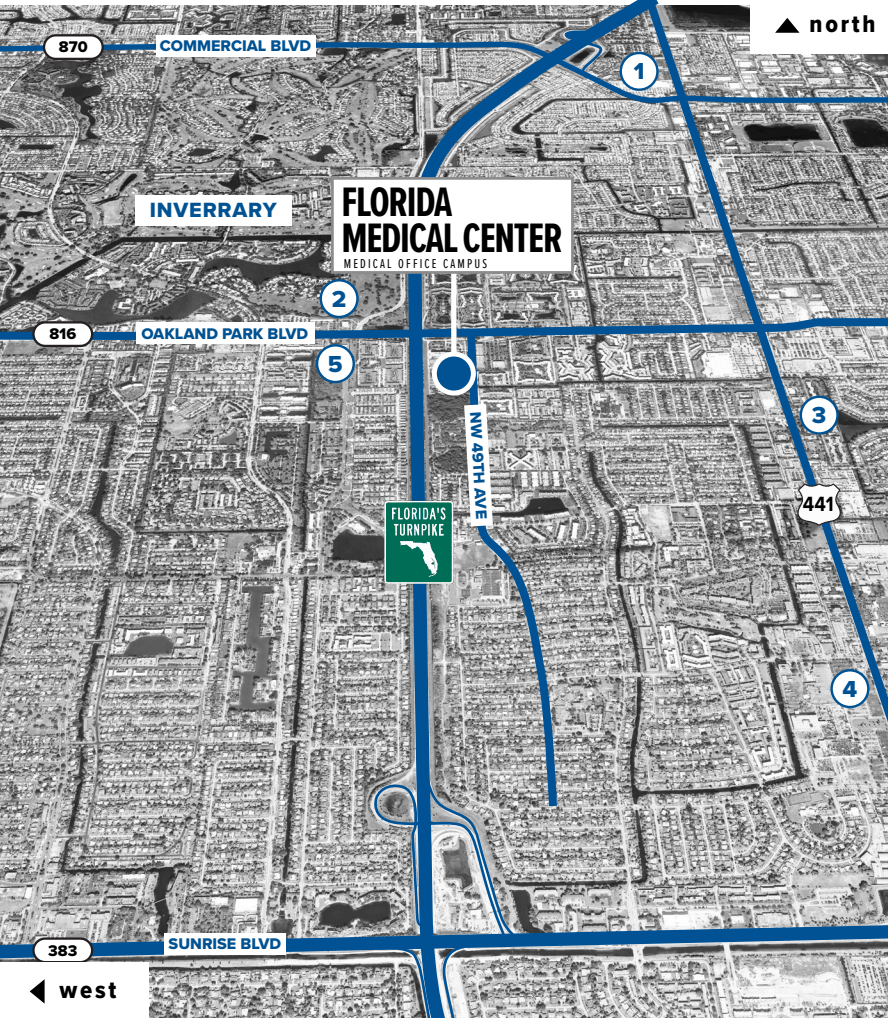
Florida Medical Center, a campus of North Shore Medical Center, in Lauderdale Lakes, Florida, offers a prime location for medical professionals seeking convenient and accessible office space. As part of the renowned Steward Health Care System, the 459-bed acute care hospital boasts a comprehensive stroke center and is home to the Heart Institute of Florida, as well as being a member of the Advanced Neuroscience Network.

GOING BEYOND

Combined with its convenient access, the campus offers:

- Three, 3-story medical office buildings totaling 81,974 RSF
- Located on Florida Medical Center's campus
- Ideal for physicians, medical groups and related administrative offices
- Free unreserved parking available
- Time share space available for lease





1. SUNSHINE PLAZA
2. INVERRARY FALLS SHOPPING CENTER
3. SHOPS OF 26TH STREET
4. LAUDERHILL MALL
5. COLONIAL ASSISTED LIVING

LOCATION

Florida Medical Center Office Campus presents a unique opportunity for medical professionals, offering spaces as small as 809 square feet and the ability to lease a full floor of 9,189 square feet, providing tenants with exclusive use of the floor. Whether seeking a small, individual office or a larger floor plan, Florida Medical Center Central office building has a space to meet the needs of any medical professional.

- Convenient access to Florida Turnpike
- Surrounded by residential
- Buildings are visible from the Florida Turnpike

AN EXCEPTIONAL MEDICAL OFFICE CAMPUS

BUILDING FACTS

NORTH

RENTABLE BUILDING AREA : **30,716 RSF**

MEDICAL OFFICE TYPE: **CLASS B**

YEAR BUILT: **1974**

NUMBER OF STORIES: **3**

PARKING: **COMPLIMENTARY SURFACE PARKING**



EAST

RENTABLE BUILDING AREA : **27,718 RSF**

MEDICAL OFFICE TYPE: **CLASS B**

YEAR BUILT: **1975**

NUMBER OF STORIES: **3**

PARKING: **COMPLIMENTARY SURFACE PARKING**



CENTRAL

RENTABLE BUILDING AREA : **26,956 RSF**

MEDICAL OFFICE TYPE: **CLASS B**

YEAR BUILT: **1978**

NUMBER OF STORIES: **3**

PARKING: **COMPLIMENTARY SURFACE PARKING**



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