

5353 N Federal Highway

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic # CQ1068637

Gary Gagne
(561) 339-3191

**5353 N Federal Highway
Ft Lauderdale, FL**



AVAILABLE SUITES

SUITE	RSF
100	1,125
209	1,959
300	2,833
402	1,242



PROMINENT LOCATION & ACCESSIBILITY

- Premier frontage on North Federal Highway (US-1) in Fort Lauderdale
- High visibility with exposure to 44,000+ vehicles daily
- 7 minutes to I-95; 15 minutes to Florida's Turnpike
- Centralized access serving Wilton Manors, Oakland Park, and greater Fort Lauderdale



MARKET & HOSPITAL PROXIMITY

- Strategic off-campus location between two major health systems (no hospital leasing restrictions)
- Holy Cross Hospital: 0.5 miles south (1-minute drive, 557 beds)
- Broward Health Imperial Point: 1.0 mile north (6-minute drive, 204 beds)
- Immediate access to 646,000+ patients within a 15-minute radius
- Proximate to 200,000+ SF of retail amenities and affluent residential neighborhoods



BUILDING HIGHLIGHTS

- 28,277 SF, 4-story dedicated medical office building
- 100% medical use approved (zero zoning delays)
- Efficient, customizable floorplates for boutique or large practices
- Ample surface parking
- Active local ownership executing comprehensive capital improvements (HVAC, exterior, landscaping, restroom)

Estimate 15 Min Drive

POPULATION ESTIMATES

646,211

>17 128,508

18-44 225,667

AVERAGE HOUSEHOLD INCOME

\$98,340.04

45-64 174,523

65+ 117,513

Data Source:  **Placer.ai**

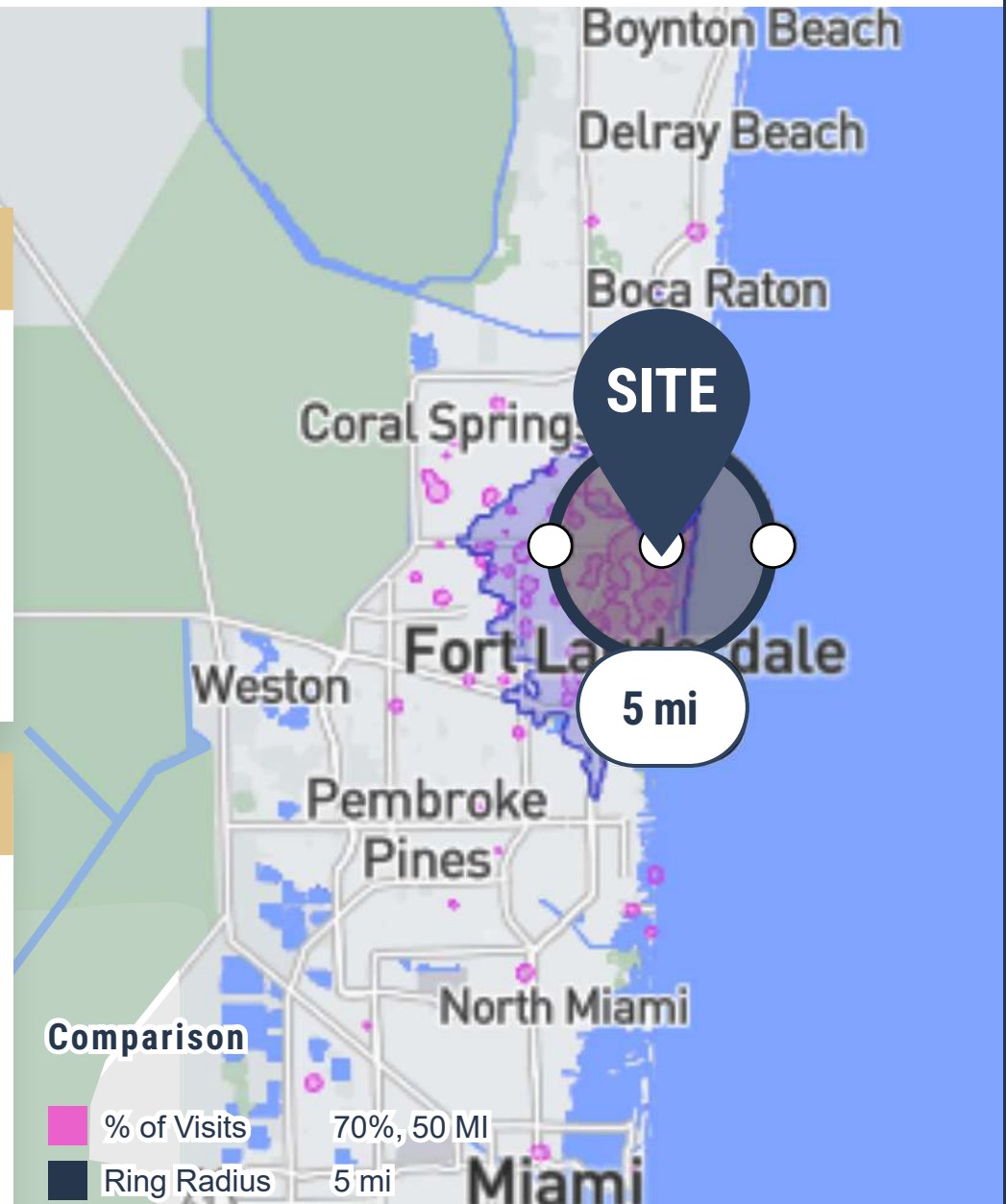
PAYOR MIX Within 15 Min Drive

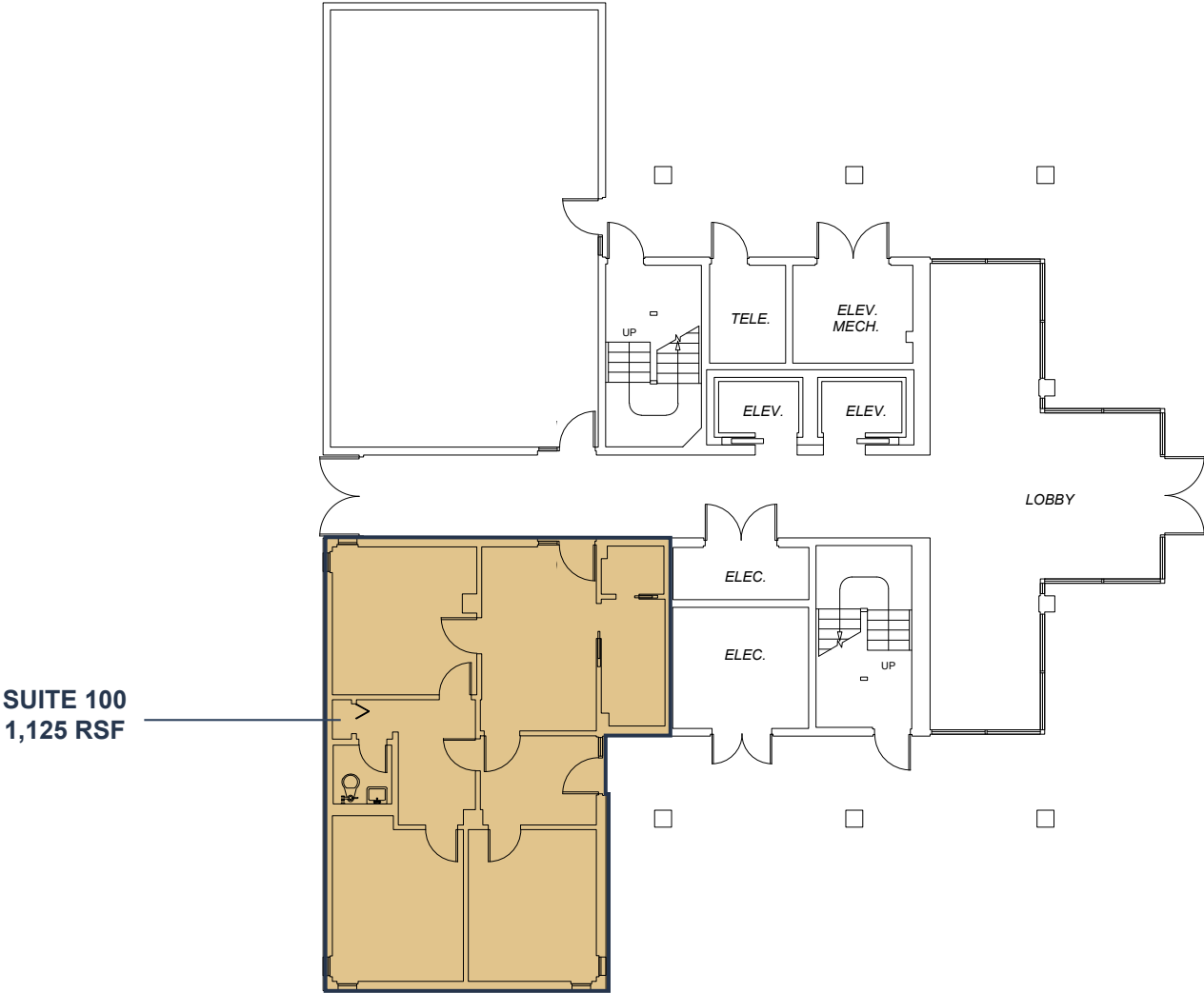
COMMERCIAL	14.8%
EMPLOYER BASED	36.5%
GOVERNMENT	27.1%
MULTIPLE	4.7%
SELF PAY	16.8%

Data Source:  **Placer.ai**

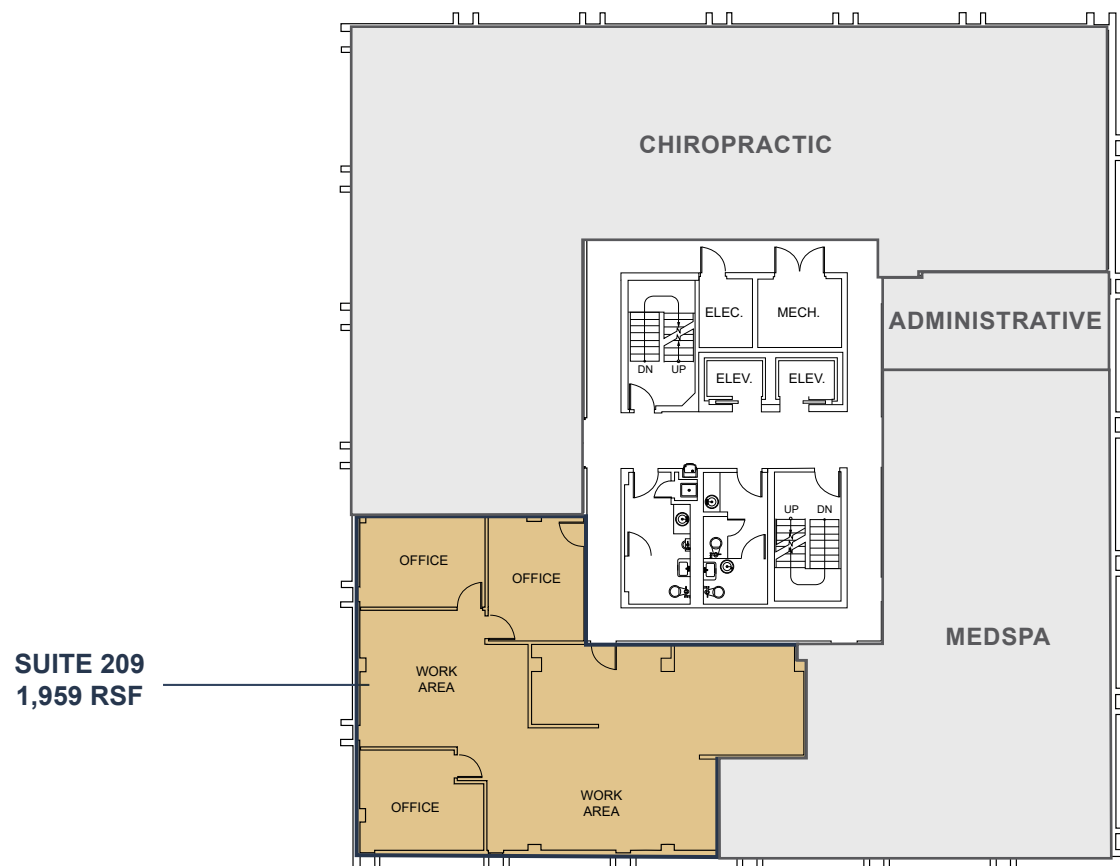
Comparison

	% of Visits	70%, 50 MI
	Ring Radius	5 mi
	Drive Time	15 min





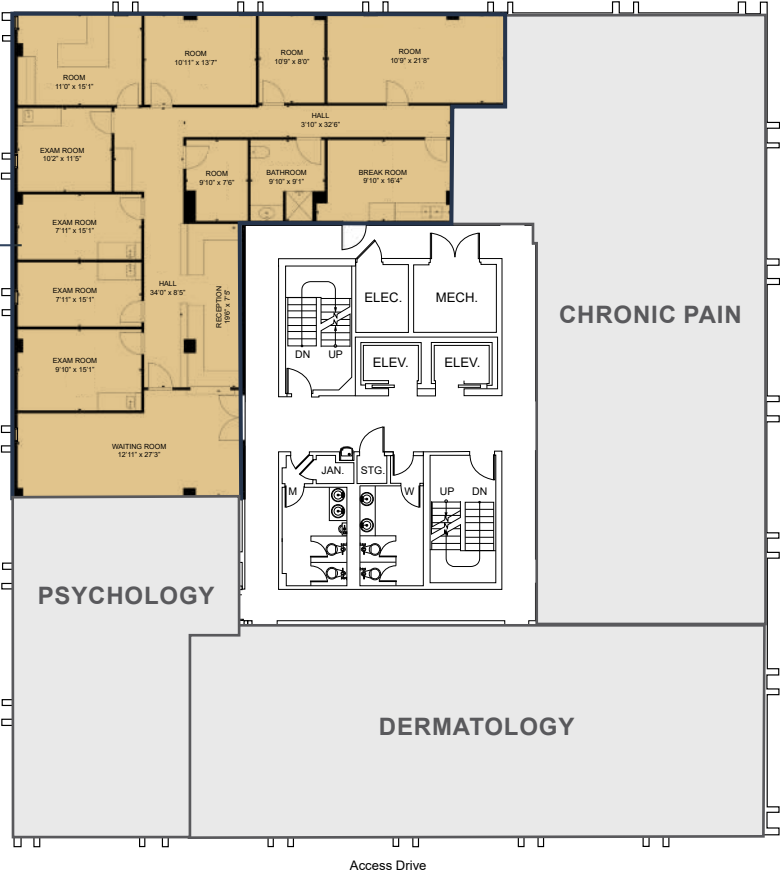
AVAILABLE SUITE		
SUITE	SIZE (RSF)	SUITE DESCRIPTION
100	1,125	Ground Floor Space, 4 Spaces, In-Suite Restroom ▶ Click for Virtual Tour



AVAILABLE SUITE

SUITE	SIZE (RSF)	SUITE DESCRIPTION
209	1,959	3 Offices, 2 Bullpens ▶ Click for Virtual Tour

SUITE 300
2,833 RSF

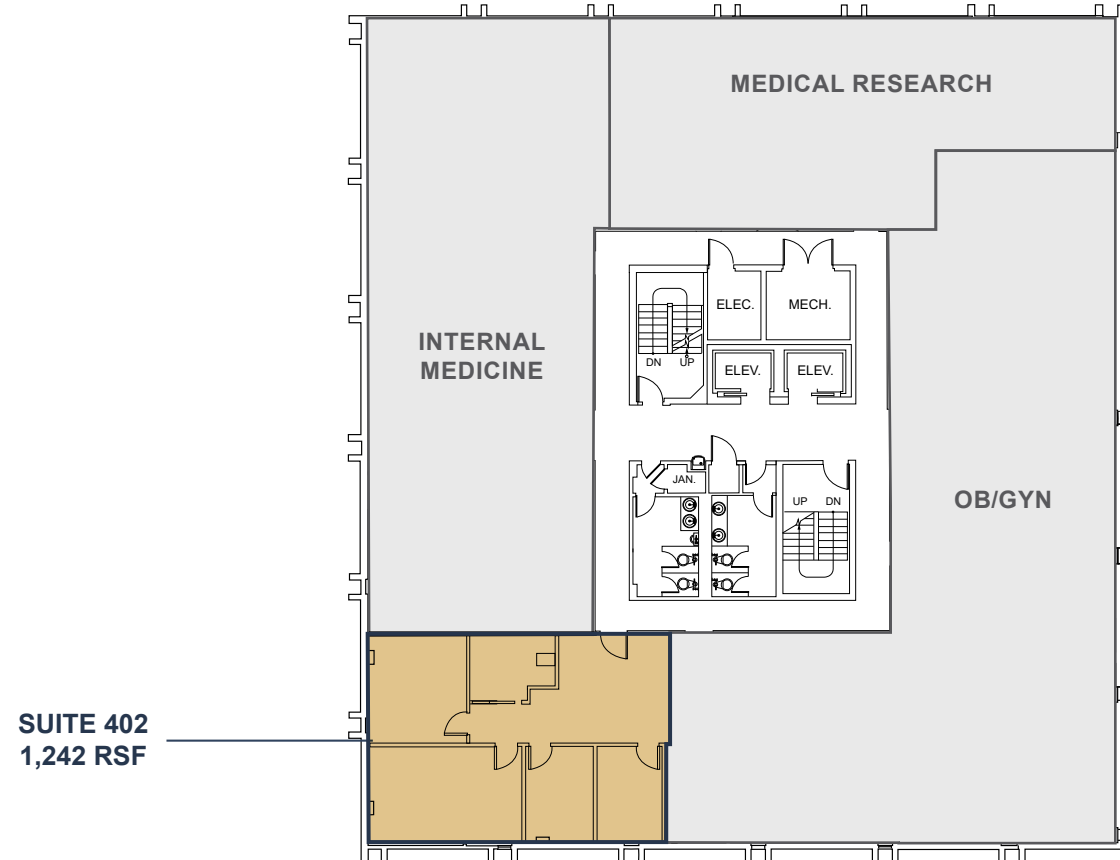


INTERIOR VIEWS



AVAILABLE SUITE

SUITE	SIZE (RSF)	SUITE DESCRIPTION
300	2,833	Turnkey Medical Spec Suite, 4 Exam Rooms with ability to have up to 8 Exam Rooms, 2 Offices, Large Breakroom, 2 Entrances, In-Suite Restroom with Shower, Conference Room.
Click for Virtual Tour		



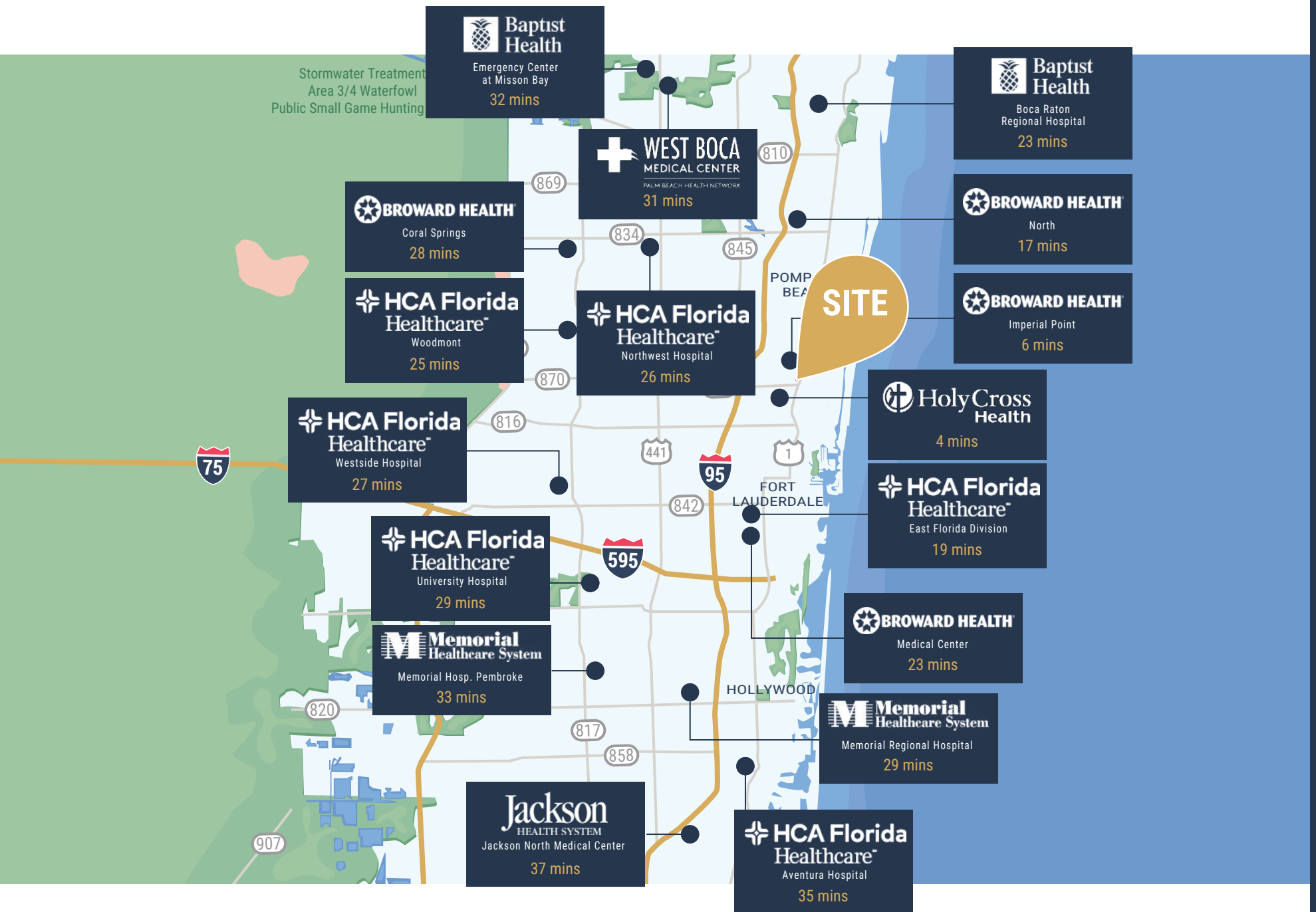
AVAILABLE SUITE

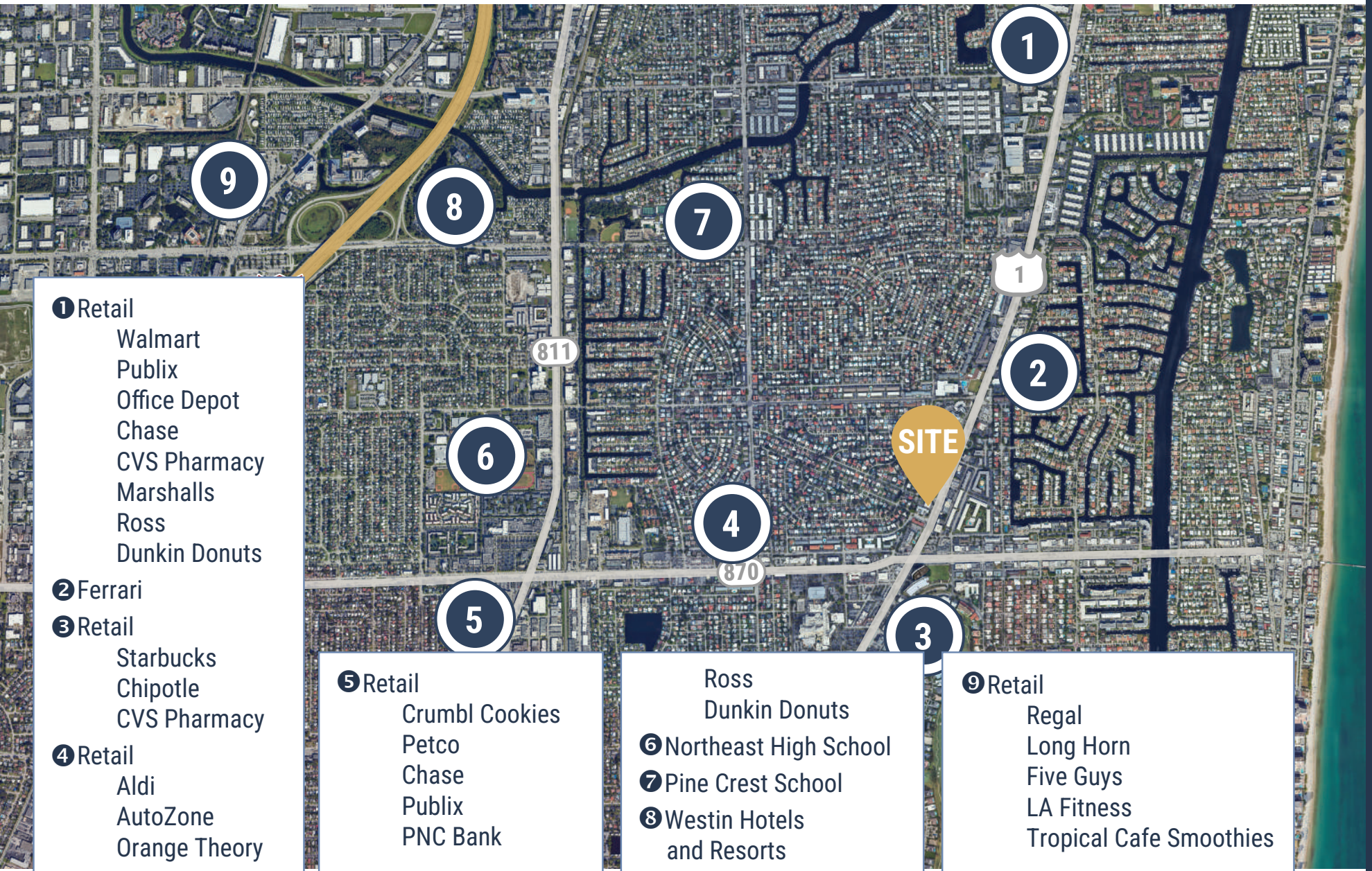
SUITE	SIZE (RSF)	SUITE DESCRIPTION
402	1,242	4 Offices, Conference Room ▶ Click for Virtual Tour



LOCAL HOSPITAL DISTANCE MAP

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