CURRENT CAPITAL
REAL ESTATE GROUP

OFFICE SPACE FOR LEASE

BANK OF AMERICA BUILDING @ GROVE EAST

3800 W BROWARD BLVD
PLANTATION, FL 33312

OFFERING SUMMARY

Available SF:	4,800 SF
Lease Rate:	$22-$24 / SF yr (MG)
Year Built:	1956
Building Size:	34,890
Daily Traffic Count:	42,000+ Per Day
Frontage:	207 FT
Use:	Office, Medical Office, Call Center, & More
County:	Broward
Parcel ID:	ID# 50.42.070.800.20
Availability:	Immediate
Coordinates:	26.120813, -80.199324

PROPERTY OVERVIEW

The property is a class B 34,890 square foot office building located within the Plantation sub-market of Fort Lauderdale, Florida. With frontage on West Broward Boulevard, just east of State Road 441 and the Florida Turnpike, the location is very favorable for its accessibility to the Miami Dade, Broward and West Palm Beach markets.

Perfect for a Corporate Office, Medical Office, Law Office, Call Center & Other Professional Office Uses.

PROPERTY HIGHLIGHTS

- Located just off the intersection of SR7/441 and Broward Blvd, one of the busiest intersection in all of Broward County.
- Direct Broward Boulevard Frontage.
- Close to I-95, I-595, FL Turnpike, Downtown Fort Lauderdale, Brightline Station, FLL Airport and the Fort Lauderdale Port.
- Plenty of Parking for Employees and Customers
- Many Public Transportation Options Nearby & Bus Stop in front of the Building.

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Direct: 561.316.8444

4000 Hollywood Boulevard #765-S
Hollywood, Florida 33021

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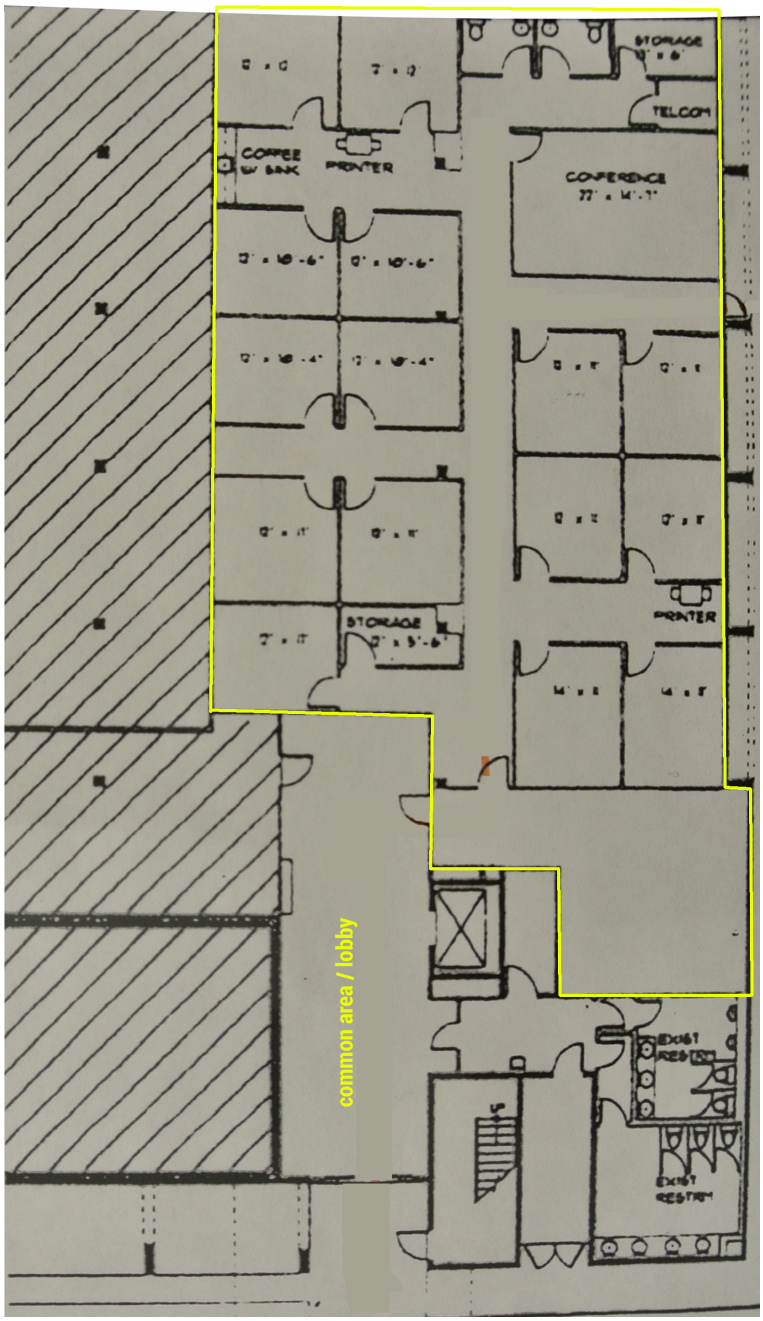
Space / Ste #	SF Available	Rent / Rate	Lease Type	Use	Term
101	4,800	$24 SF/Yr	MG	Office	Negotiable

Space 101 Highlights

- First Floor Suite
- 15 Offices
- 1 Conference Room
- Waiting Area
- 2 Private Bathrooms + Common Area Bathrooms
- 3 Storage Rooms
- Small Kitchen / Break Area



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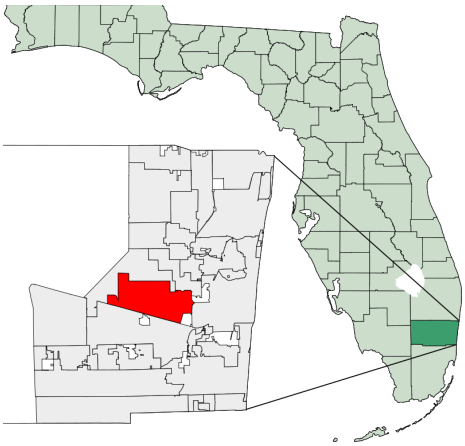
PLANTATION, FL

Plantation's natural environment is unsurpassed by other South Florida cities. Situated among thousands of trees are safe, friendly neighborhoods, world-class recreation facilities and a stable business community. It is geographically centered in Broward County, and is home to a number of large national firms, including Motorola Solutions, National Beverage, Magic Leap and Kaplan University. The City of Plantation was incorporated in April of 1953, and has expanded into a growing, vibrant municipality, with a residential population exceeding 88,000.

The City of Plantation is rich in amenities, a competitive business environment and beautifully landscaped streets. You will find an urban environment intermixed with a "hometown" lifestyle, achieved through thoughtful comprehensive planning and the vision and support of our City Council, staff and volunteer organizations.



CITY OF FORT LAUDERDALE	
County	BROWARD
Incorporated	April 30, 1953
AREA	
City	21.93 sq mi (56.8 km²)
Land	21.74 sq mi (56.31 km²)
Water	0.19 sq mi (0.49 km²) (0.87%)
Elevation	9 ft (2.75 m)
POPULATION	
Estimate 2018	84,955
Density	3,907.4/sq mi

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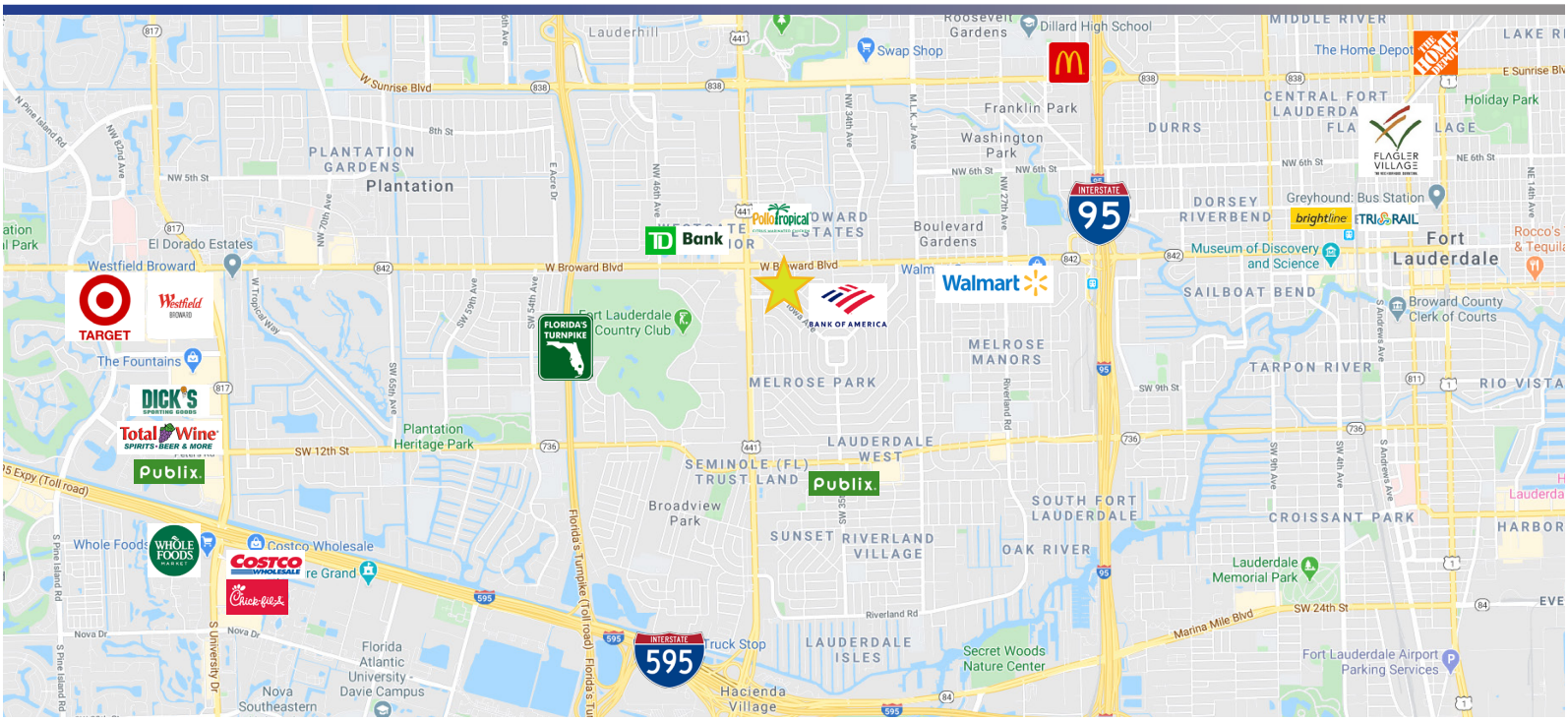

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,792	106,056	229,372
2010 Population	14,223	100,331	223,234
2018 Population	15,052	108,050	243,362
2023 Population	15,614	112,777	260,662
2010 - 2018 Growth Rate	0.61 %	0.8 %	0.94 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	651	6,135	14,775
$15,000 - $24,999	595	4,547	10,276
$25,000 - $34,999	636	5,155	11,419
$35,000 - $49,999	835	6,964	15,369
$50,000 - $74,999	1,183	8,630	18,577
$75,000 - $99,999	926	6,167	12,987
$100,000 - $149,999	1,270	6,850	13,125
$150,000 - $199,999	860	3,636	6,774
$200,000 or greater	1,506		11,350
Median HH Income	$ 82,516	$ 60,445	$ 55,575
Average HH Income	$ 127,179	$ 98,324	$ 91,090

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,239	51,752	104,949
2010 Total Households	8,076	50,920	105,742
2018 Total Households	8,462	54,366	114,653
2023 Total Households	8,720	56,412	122,834
2018 Average Household Size	1.77	1.97	2.08
2018 Owner Occupied Housing	5,837	28,386	57,095
2023 Owner Occupied Housing	6,081	30,004	60,463
2018 Renter Occupied Housing	2,625	25,980	57,558
2023 Renter Occupied Housing	2,639	26,408	62,370
2018 Vacant Housing	3,273	12,536	26,885
2018 Total Housing	11,735	66,902	141,538

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