

Office Building For Sale

# Professional Office Condominium

7450 Griffin Road, Suite 270, Davie, FL 33314

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# Property Summary

Professional Office Condominium • Office Building For Sale



## PROPERTY DESCRIPTION

This offering presents the opportunity to acquire a well-maintained professional office condominium along the Griffin Road corridor in Davie—one of Central Broward County's most accessible business locations. The suite features an efficient layout with multiple private offices, a reception or waiting area, conference room potential, a kitchen, and an in-suite restroom, making it ideal for owner-users or investors seeking a turnkey office space.

Located just minutes from Florida's Turnpike, the property provides convenient access throughout Broward County, with strong connectivity to Miami-Dade and Palm Beach. Griffin Road's east-west corridor enhances accessibility for both clients and employees.

CMV Commercial – The Martinez Team is exclusively representing the offering, presenting a strong opportunity for those seeking a centrally located, functional office condominium in a stable Davie submarket.

## PROPERTY HIGHLIGHTS

- Built-in all-wood desks in every private office
- Plenty of parking for staff and guests
- Down the street from Hard Rock Hotel & Casino Hollywood
- Association dues are \$713.00 per month, covering common area maintenance and contributing to the professional management and upkeep of the property.
- Real Wood Floors
- Impact Windows Throughout
- Quiet, professional environment despite Griffin Road frontage—no audible traffic noise

## OFFERING SUMMARY

Sale Price:	\$511,140 (\$420 PSF)
Building Size:	1,217 SF



# Demographics Map & Report

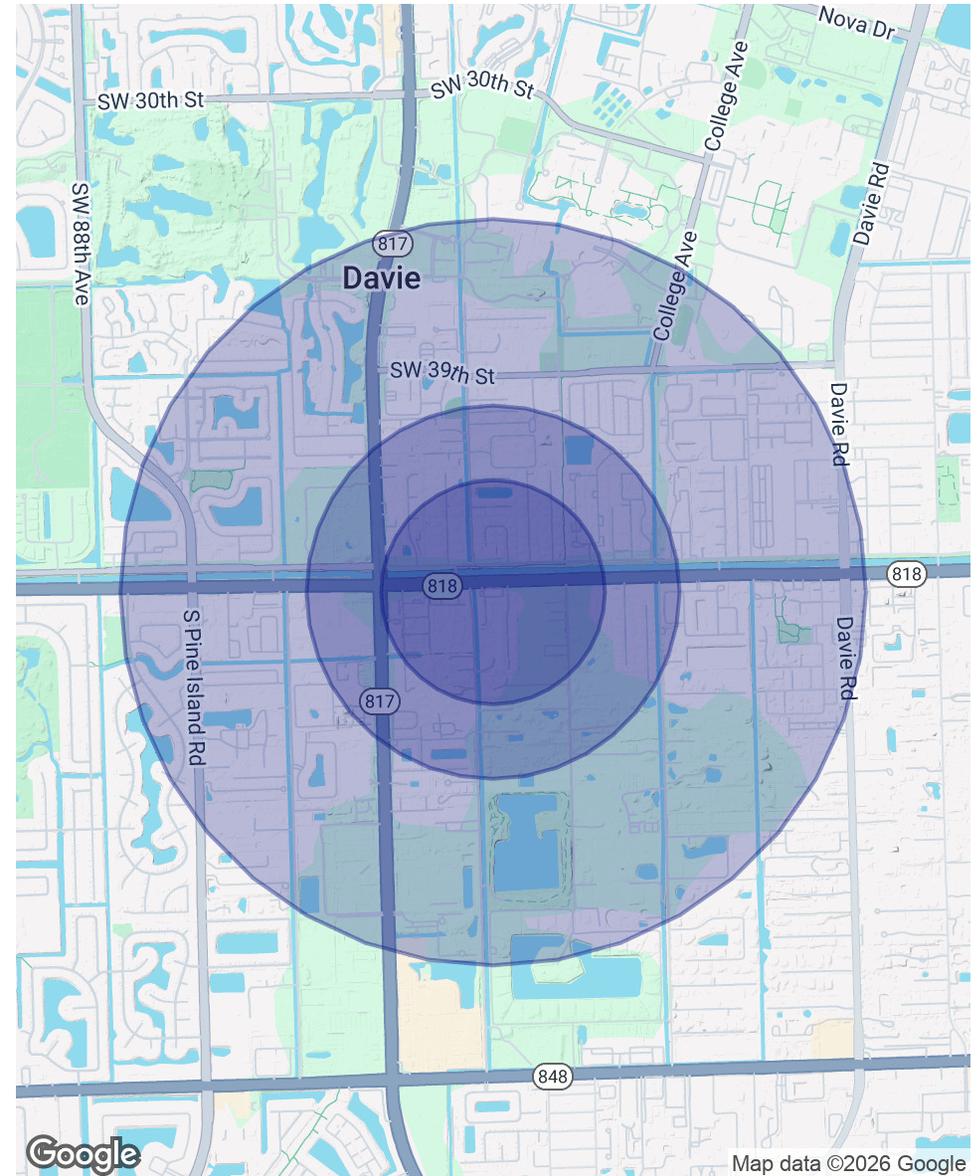
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	372	2,846	12,657
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	142	1,085	4,700
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$110,797	\$108,757	\$104,737
Average House Value	\$525,607	\$504,445	\$465,702

Demographics data derived from AlphaMap



# Retailer Map

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# Interior Photos

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# Exterior Photos

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