

RE/MAX
COMMERCIAL®



THE DEMARCO
REAL ESTATE GROUP

FOR LEASE

OFFICE/FLEX BUILDING

2055 LIBERTY ST
HOLLYWOOD, FL

FOR LEASE:

2055 LIBERTY ST
HOLLYWOOD, FL

PRICE: \$20.00-\$30.00/SF/YR NNN + CAM

PROPERTY OVERVIEW:

Rare opportunity to lease a fully equipped self-contained freestanding Office Flex building in East Hollywood Florida. The building has approximately 15,000 SF of office with 5,000 SF of 24' flex space. Spaces available from 2,185 SF to 20,000 SF. A large roll-up door can accommodate deliveries. New HVAC, impact windows and doors, a fully fenced lot with electronic gates, and much more. The property has a liberal DH-3 Zoning which allow most commercial uses, including a gun range.

PROPERTY HIGHLIGHTS:

- Great Flex/Office Building
- A+++ Location in desirable Hollywood, FL
- Located directly on Dixie Hwy
- Great Visibility
- 1-Acre Fenced-in Lot
- Approved Gun Range
- Fully Built Out
- Office Intensive Layout
- Reception Area
- Ample Parking

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Office: (954) 453-1000

john@demarcogroup.com

www.DeMarcoGroup.com

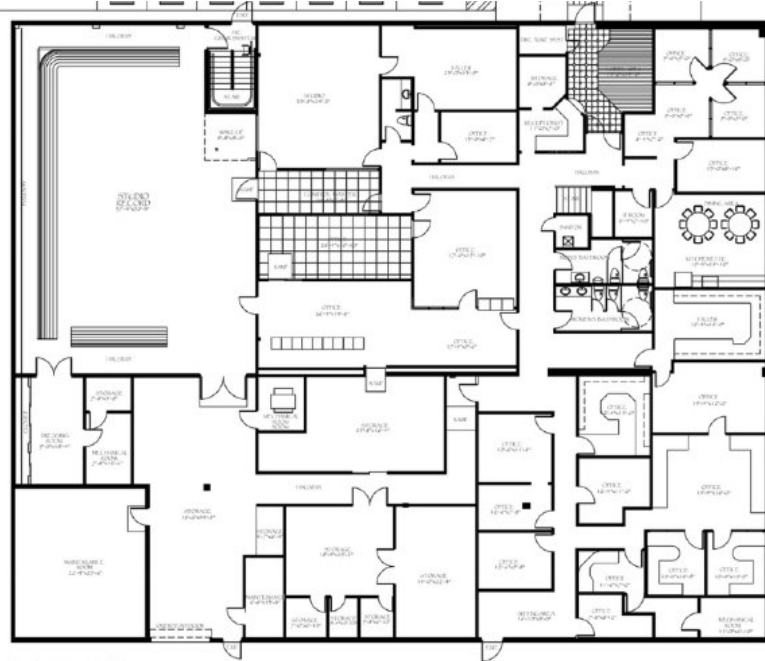
1901 Harrison Street, Hollywood FL, 33020



UNIT 1:

2055 LIBERTY ST
HOLLYWOOD, FL

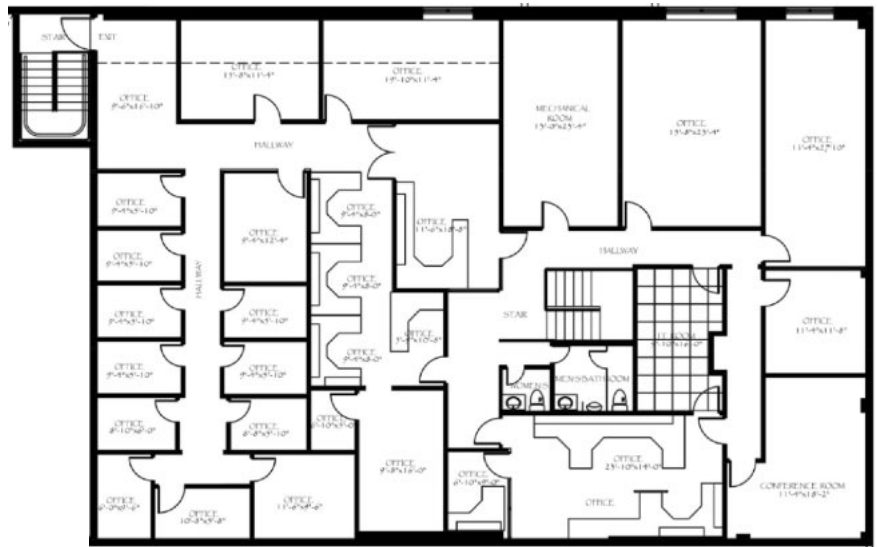
GROUND FLOOR:



- Entire Building
- Fenced-in Lot
- Space Size: 20,000 SF
- Price: \$30.00/SF/YR NNN
 - \$50,000 per month NNN

SECOND FLOOR:

- Large Roll-Up Door
- 30+ Private Offices
- Restrooms
- Conference Rooms



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UNIT 2:

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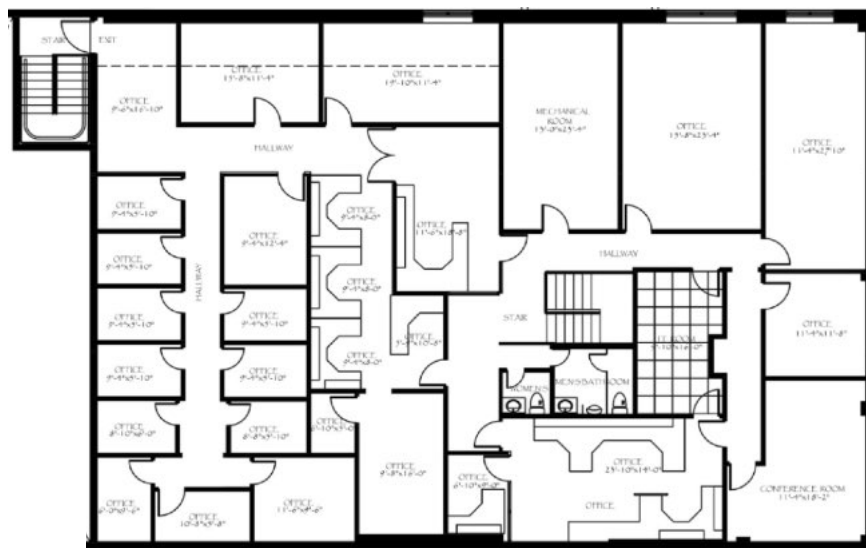
GROUND FLOOR:



- **Space Size: 11,400 SF**
- **Price: \$20.00/SF/YR NNN**
 - **\$19,000 per month NNN**

SECOND FLOOR:

- **Reception Area**
- **Private Offices**
- **Cubicles**
- **Restrooms**



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UNIT 3:

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HOLLYWOOD, FL

- **Space Size: 2,185 SF**
- **Price: \$20.00/SF/YR NNN**
 - **\$3,642 per month NNN**
- **Reception Area**
- **Private Offices**

FLOOR PLAN:



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PHOTOS:

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