

# FOR LEASE

# 2901

**STIRLING ROAD  
HOLLYWOOD, FL**

## STIRLING SQUARE OFFICE CENTER



Prime Office Building on Stirling Rd., Hollywood, FL. This office building is ideally situated on Stirling Road, conveniently linked to a retail plaza featuring a variety of options, including Walgreens, The Grove Market, Brooklyn Bagels, Grand Cafe, a pizzeria, Jewelry Exchange, a sandwich shop, and more.



### PROPERTY HIGHLIGHTS

Within 2 miles from: 1-95, Hotels, FLL Airport and The Hard Rock Casino

- Ample parking
- FPL Fast EV Chargers
- Most office suites have Balconies
- 1st Floor Retail - 1,355 sf
- 3rd Floor Office - 2,100 sf

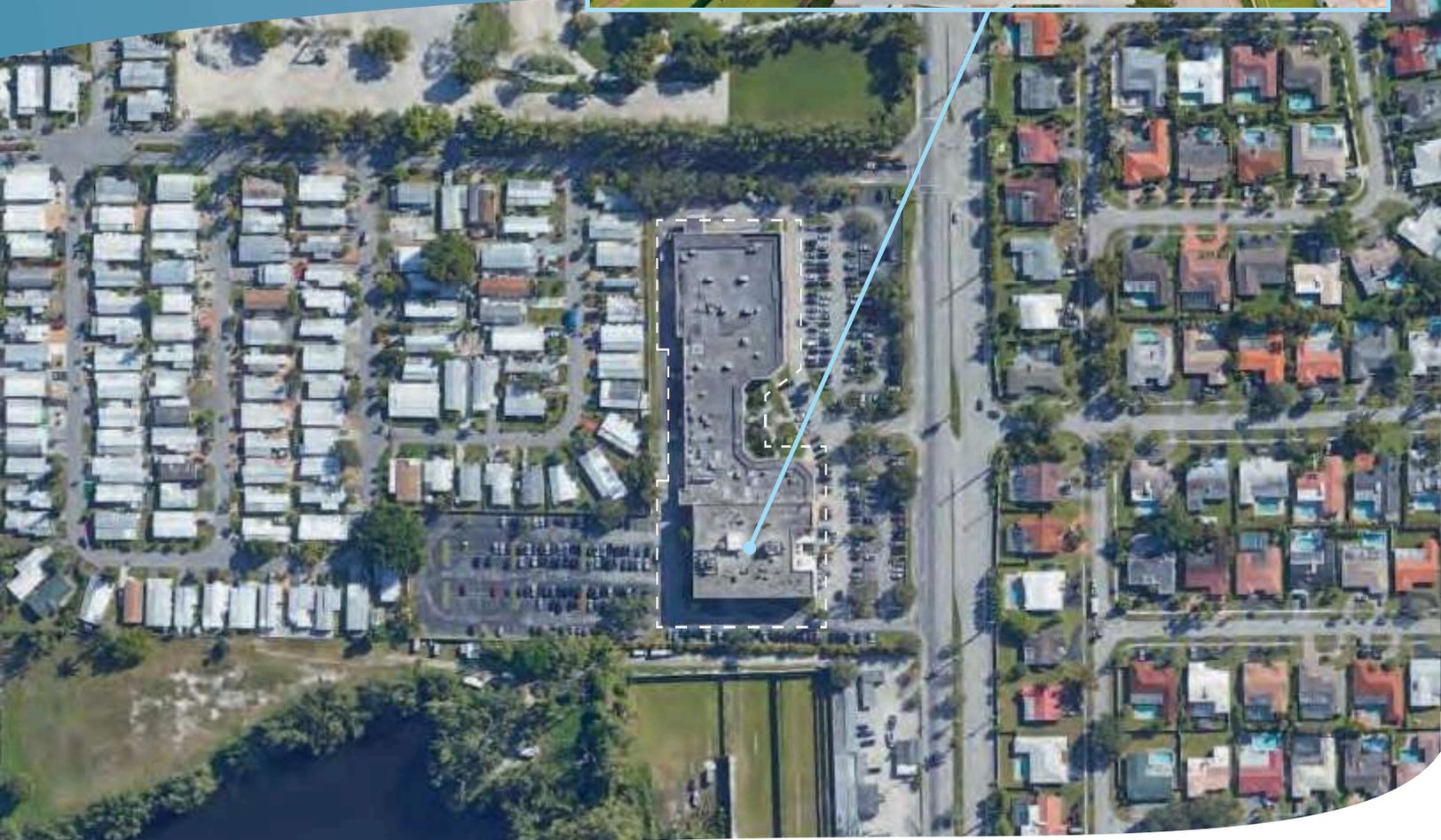
- **Retail Rental Rate:**
  - \$35.00 psf plus
  - \$10.00 CAM
- **Office Rental Rate:**
  - \$25.00 Modified Gross
  - 2025 Base Year
  - Electric included



Any information herewith is obtained from sources we consider reliable. However, we are not responsible for misstatement of facts, errors, omissions, prior sale, and withdrawal from market modification of mortgage commitment, terms and conditions or change in price without prior notice. The information supplied herein is for informational purposes only and shall not constitute a warranty of assurance that said information is correct. Any person intending to rely upon the information supplied herein should verify said information independently.

**MATTIS ADVISORS, INC.**  
Commercial Real Estate Brokers  
1181 S. Rogers Circle, Suite 20  
[mattisadvisors.com](http://mattisadvisors.com)

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HOLYWOOD, FL**



For additional information contact:  
**Charlie Exelbirt**  
**(954) 309-7151**  
*[charlie@mattisadvisors.com](mailto:charlie@mattisadvisors.com)*

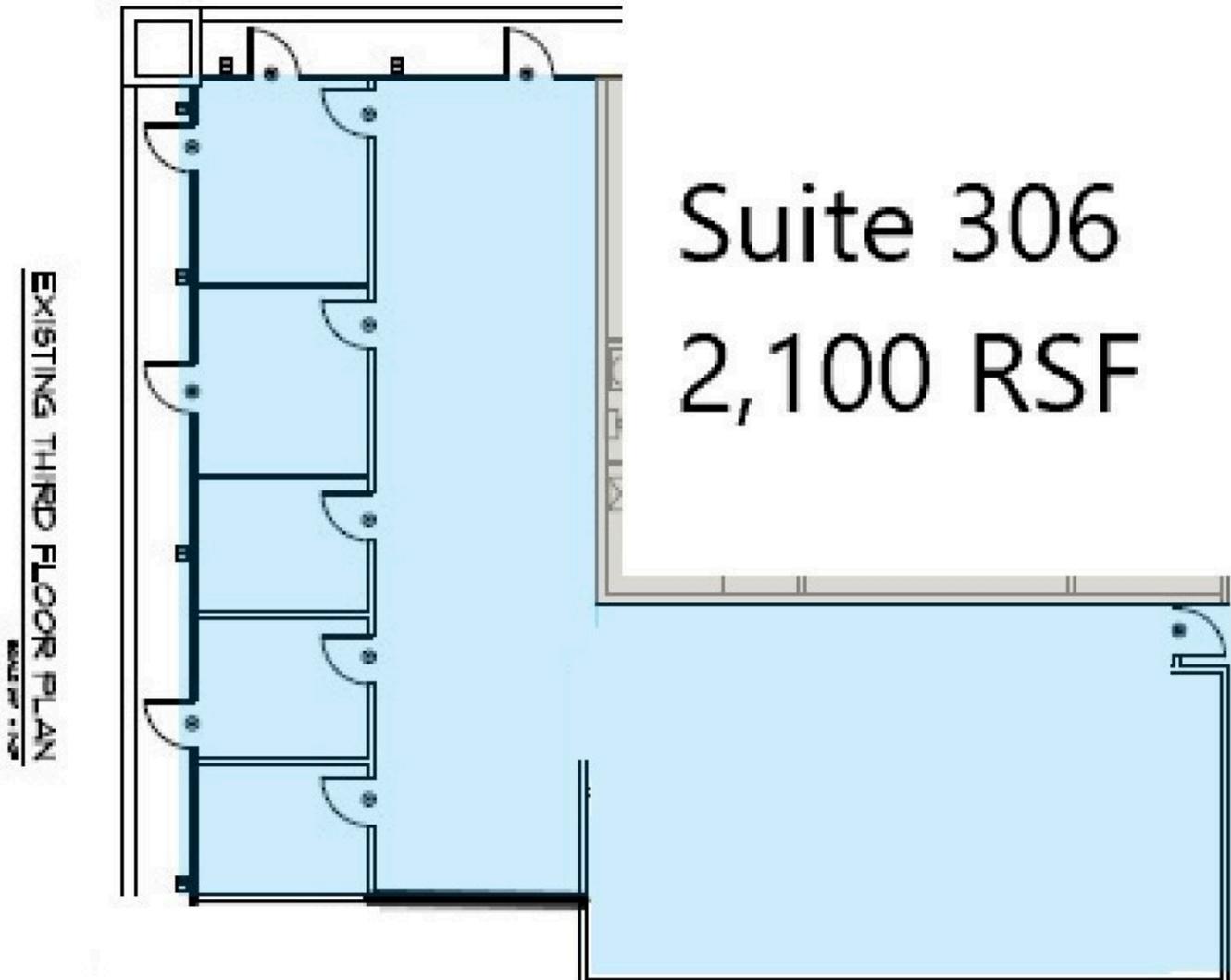


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**954-309-7151**  
[charlie@mattisadvisors.com](mailto:charlie@mattisadvisors.com)



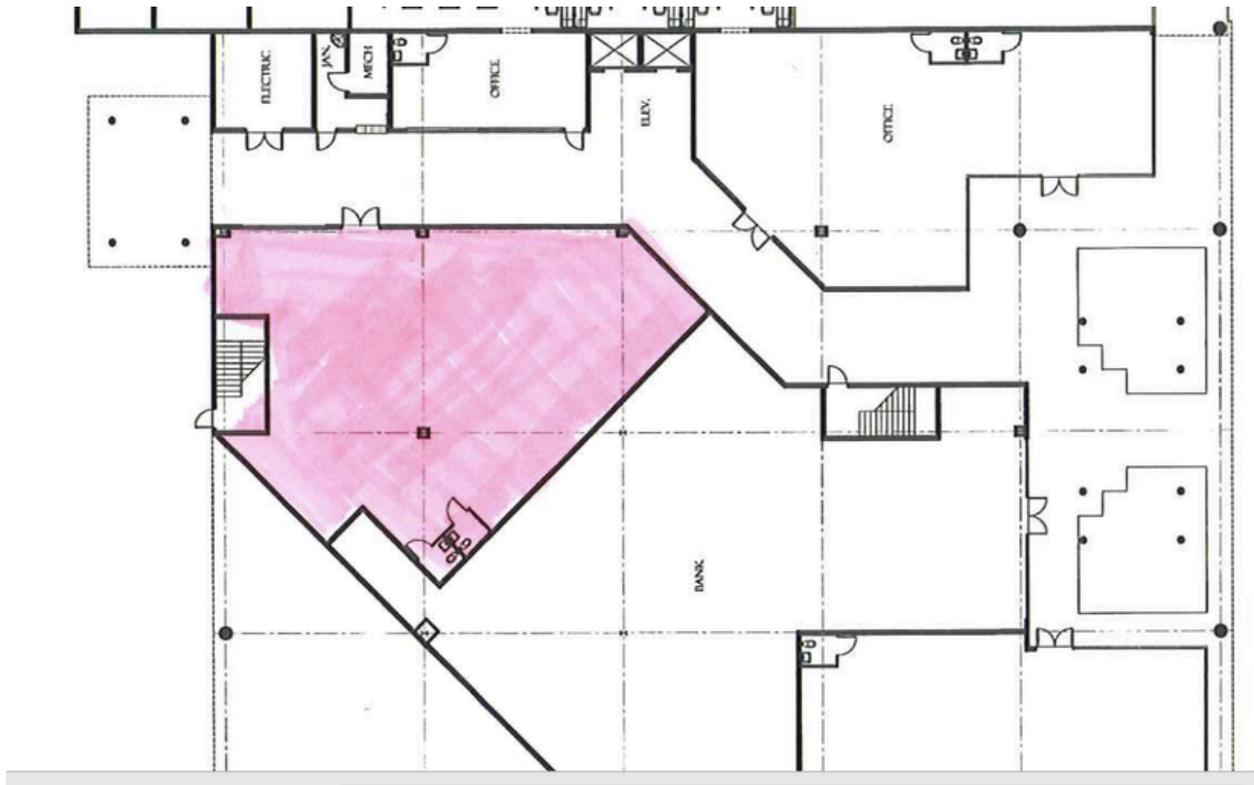
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**Conceptual Floor Plan**  
**1,335 SF- Retail**



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