

Office Building For Lease

Prominent and Accessible Four-Story Office and Retail

4350 W Hallandale Beach Blvd, Pembroke Park, FL 33023

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Property Summary

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PROPERTY DESCRIPTION

This office has a prime location directly on West Hallandale Beach Boulevard. With close access to Interstate 95, the ground floor space boasts 5,000 SF of space, perfect for a small-to-medium-sized congregations. The second floor also features 5,000 SF of office space, which works well with a mid-to-large-cap company headquarters.

PROPERTY HIGHLIGHTS

- Ample parking
- Top-notch security system
- Building is very quiet
- Close to the Tri-Rail and I-95
- New roof installed

LEASE SUMMARY

Lease Rate:	\$21.49 - 23.49 SF/yr (NNN)
Available SF:	5,000 SF
OPEX:	\$4.51
Building Size:	20,315 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,512	7,466
Total Population	1,632	4,794	21,793
Average HH Income	\$64,806	\$65,411	\$70,573



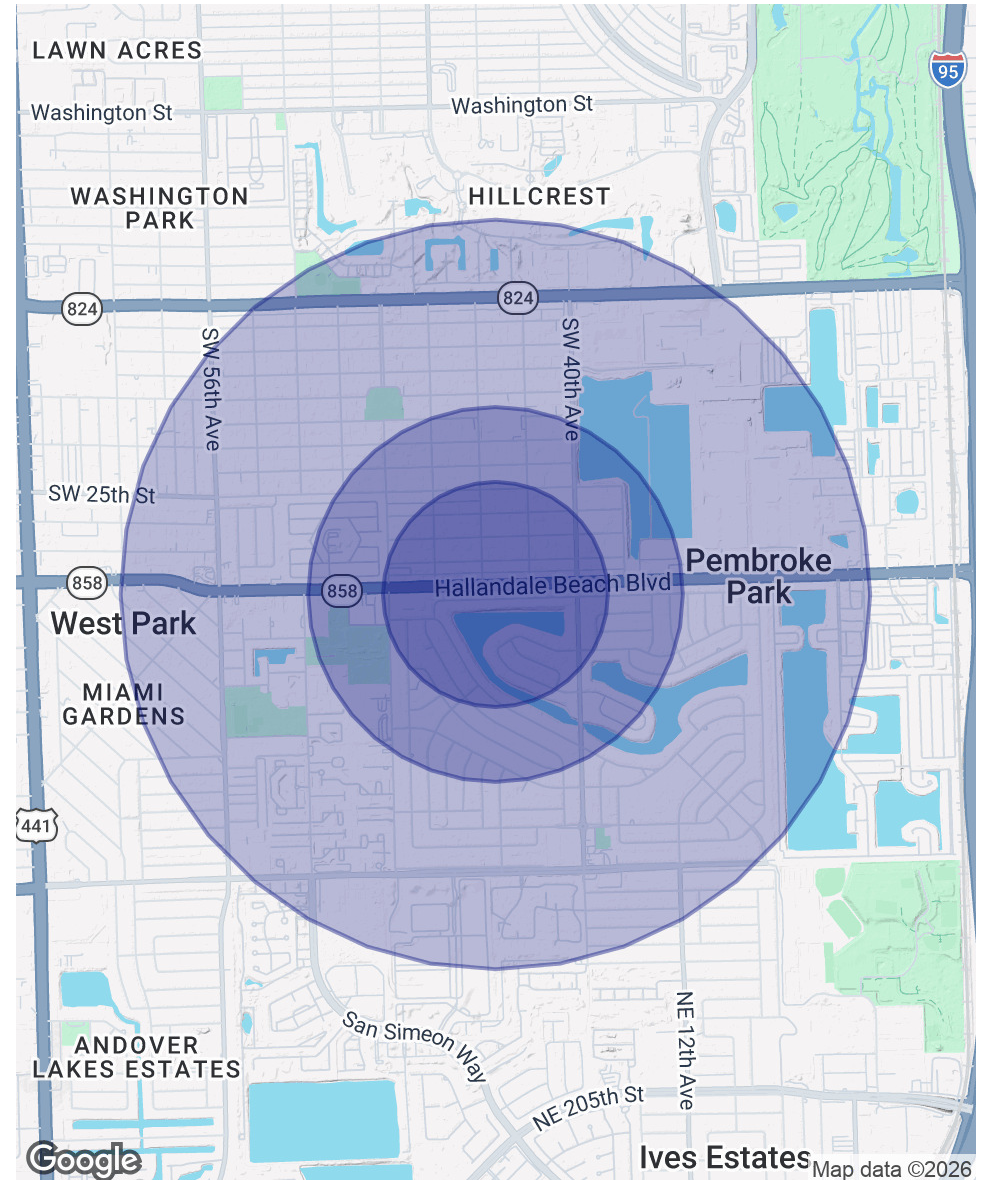
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,632	4,794	21,793
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,512	7,466
# of Persons per HH	3.3	3.2	2.9
Average HH Income	\$64,806	\$65,411	\$70,573
Average House Value	\$315,241	\$334,099	\$320,220

Demographics data derived from AlphaMap



Retailer Map

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Additional Photos

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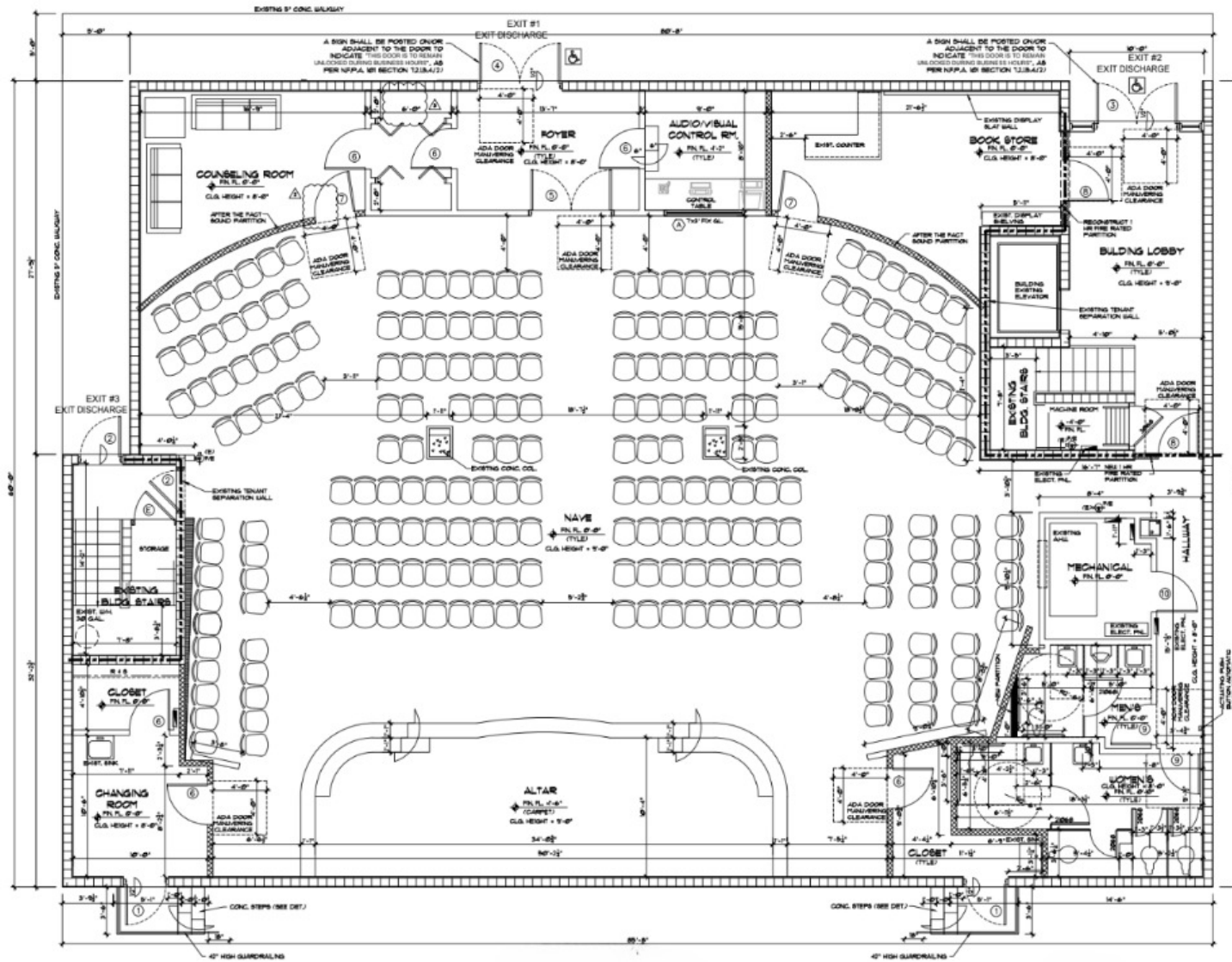
Additional Photos

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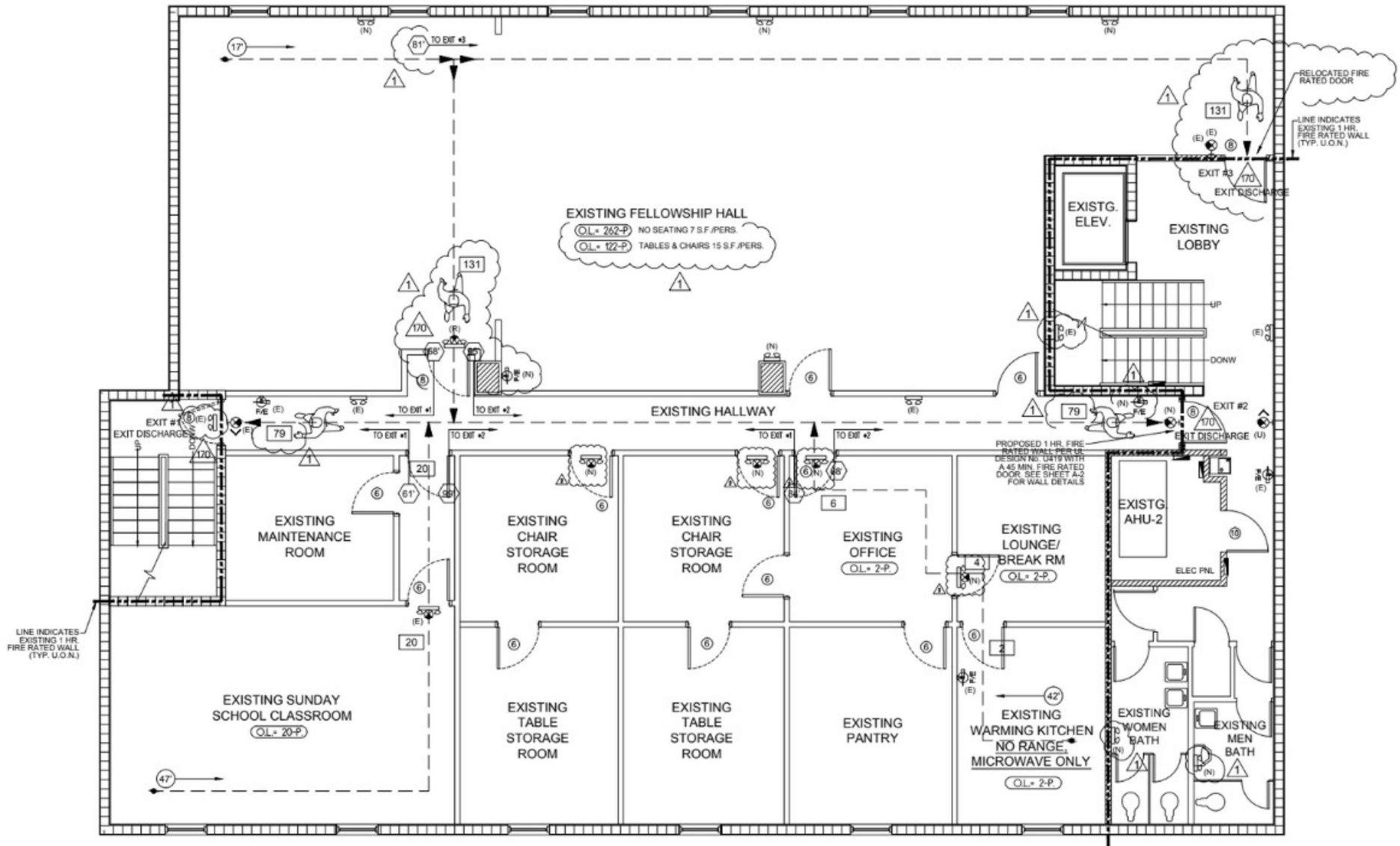
Floor Plan

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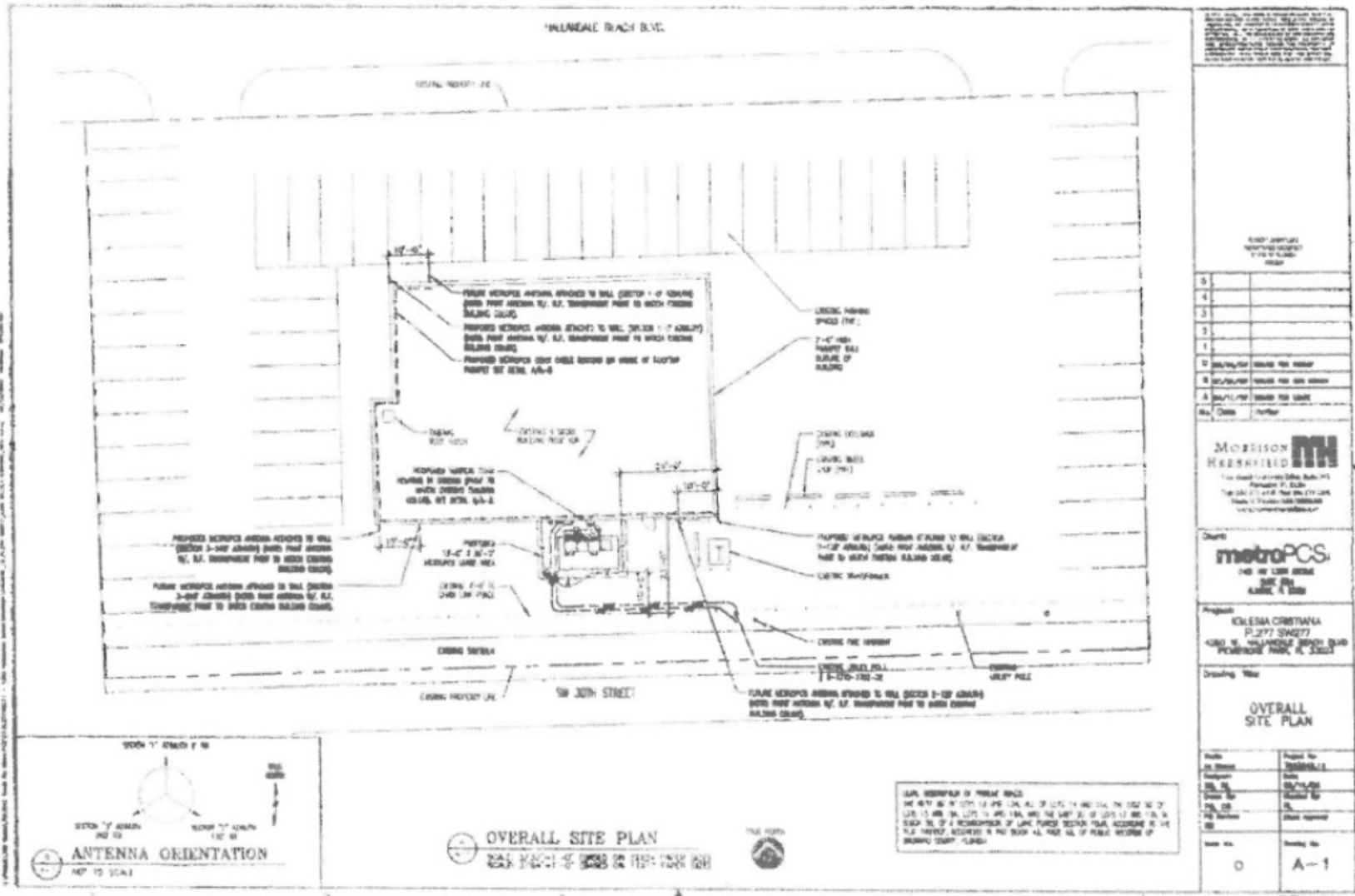
2nd Floor Life Safety Plan

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Site Plan

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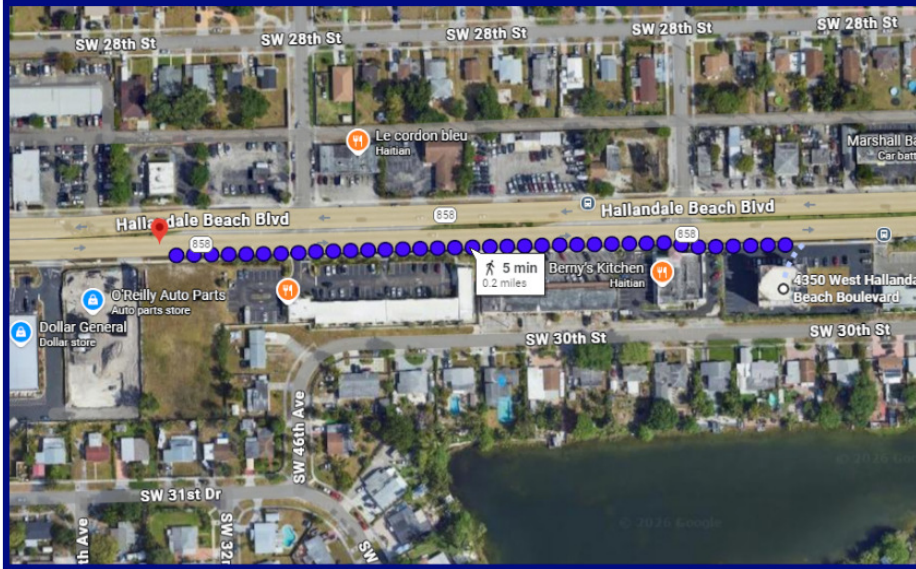
Aerial View

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Development Plans

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Approved development plans at 4678 W Hallandale Beach Blvd

The approval of a nearby recreational sports complex underscores strong municipal support, rising land values, and accelerating redevelopment along the Hallandale Beach Boulevard corridor. Projects of this nature drive increased daily traffic, longer on-site dwell time, and broader consumer engagement, which in turn enhances visibility, demand, and long-term viability for surrounding commercial uses. This momentum positions 4350 W Hallandale Beach Blvd to benefit from both near-term activity and sustained corridor growth.