

5353 N Federal Highway

➤ MEDICAL SUITES FOR LEASE



**MED
WEST**
REALTY

Lic CQ1068637

Bryan McKenney
(888) 585-6880

**5353 N Federal Highway
Ft Lauderdale, FL 33308**



AVAILABLE SUITES

SUITE	RSF
100	1,125
204	1,034
208	727
209	1,959
306	900
402	1,357
403	559
404	1,315
405	1,749



PROMINENT LOCATION & ACCESSIBILITY

- Premier frontage on North Federal Highway (US-1) in Fort Lauderdale
- High visibility with exposure to 44,000+ vehicles daily
- 7 minutes to I-95; 15 minutes to Florida's Turnpike
- Centralized access serving Wilton Manors, Oakland Park, and greater Fort Lauderdale



MARKET & HOSPITAL PROXIMITY

- Strategic off-campus location between two major health systems (no hospital leasing restrictions)
- Holy Cross Hospital: 0.5 miles south (1-minute drive, 557 beds)
- Broward Health Imperial Point: 1.0 mile north (6-minute drive, 204 beds)
- Immediate access to 646,000+ patients within a 15-minute radius
- Proximate to 200,000+ SF of retail amenities and affluent residential neighborhoods



BUILDING HIGHLIGHTS

- 28,277 SF, 4-story dedicated medical office building
- 100% medical use approved (zero zoning delays)
- Efficient, customizable floorplates for boutique or large practices
- Ample surface parking
- Active local ownership executing comprehensive capital improvements (HVAC, exterior, landscaping, restroom)

Estimate 15 Min Drive

POPULATION ESTIMATES

646,211

>17	128,508
18-44	225,667

AVERAGE HOUSEHOLD INCOME	45-64	174,523
	65+	117,513

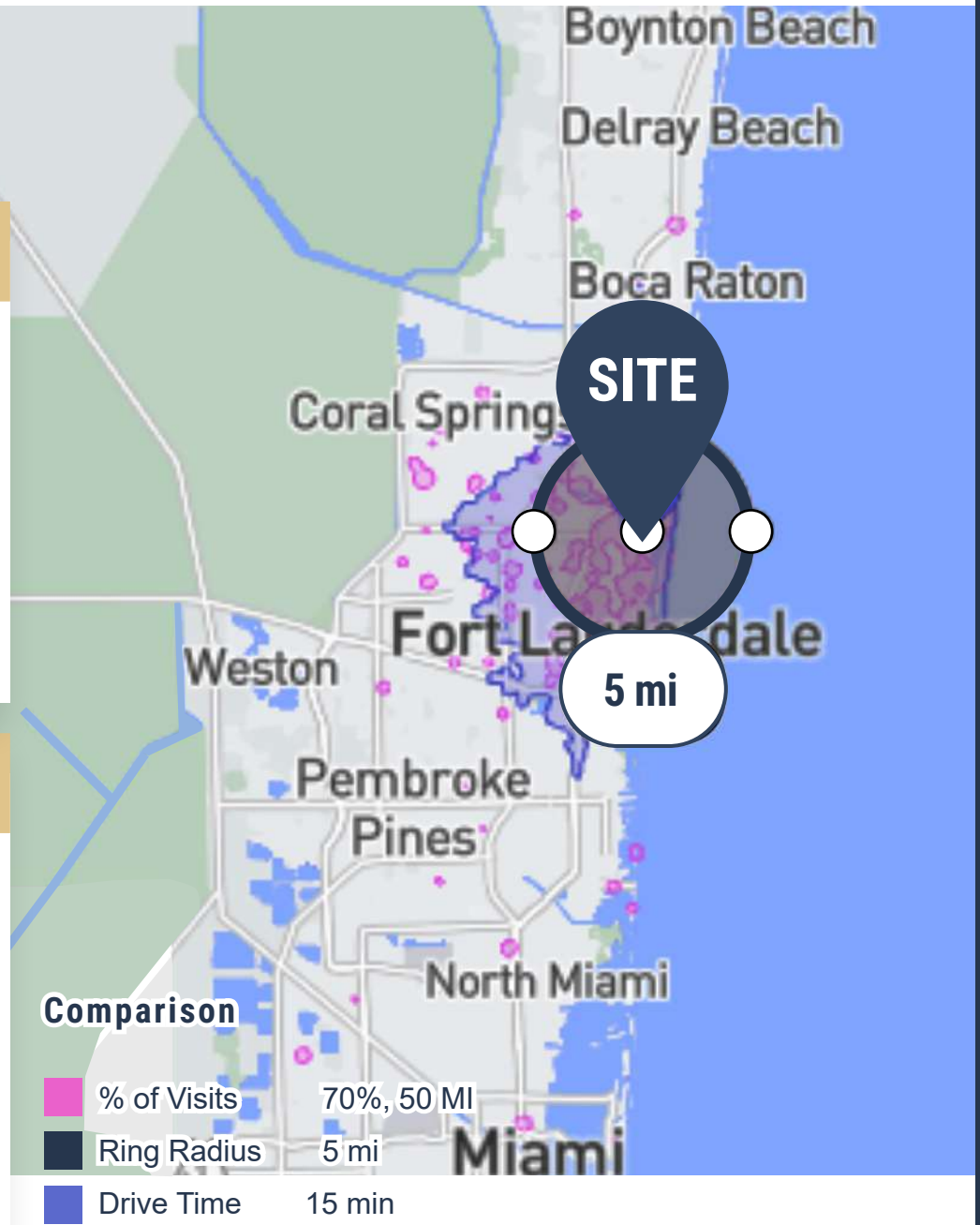
\$98,340.04

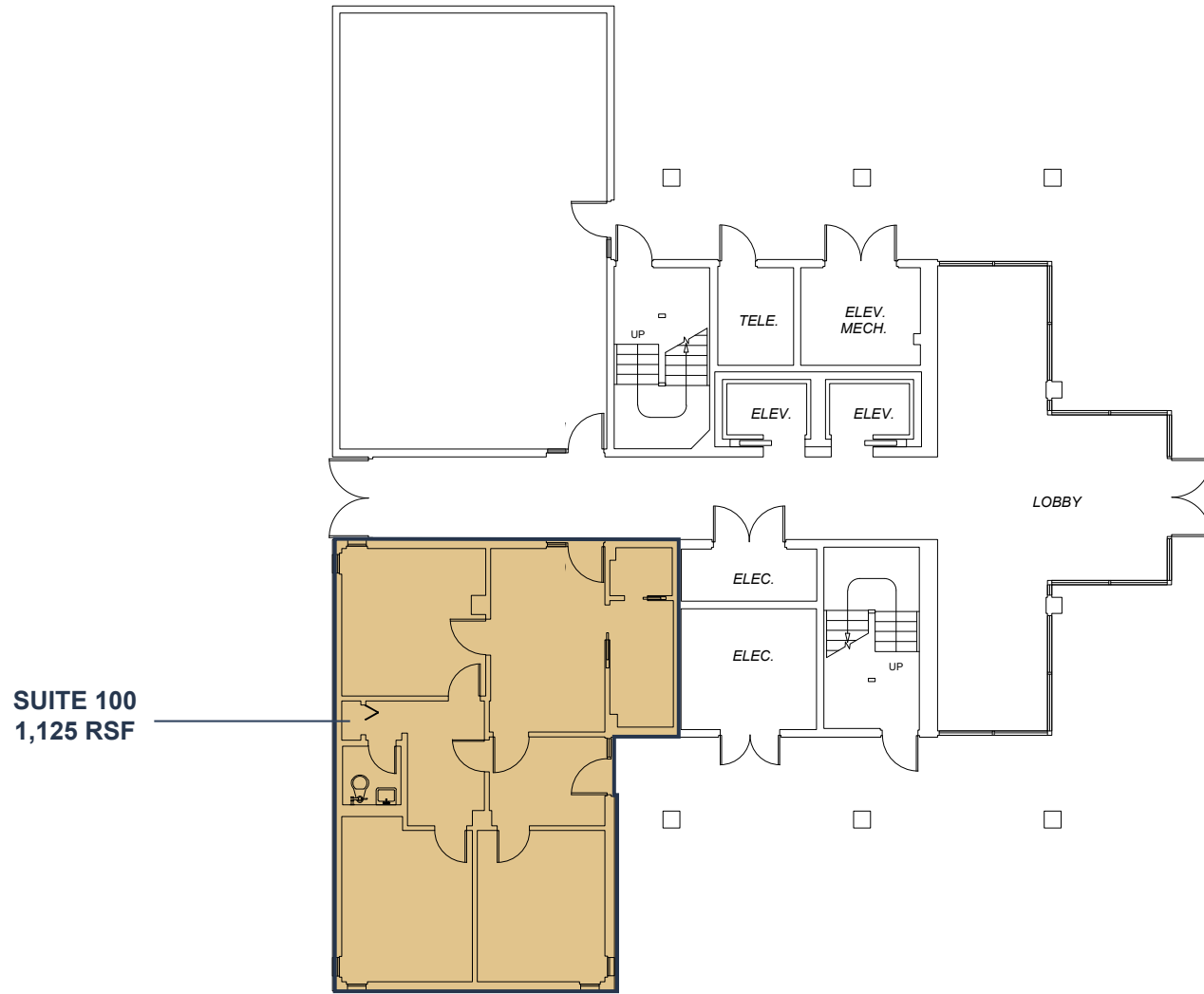
Data Source:  Placer.ai

PAYOR MIX Within 15 Min Drive

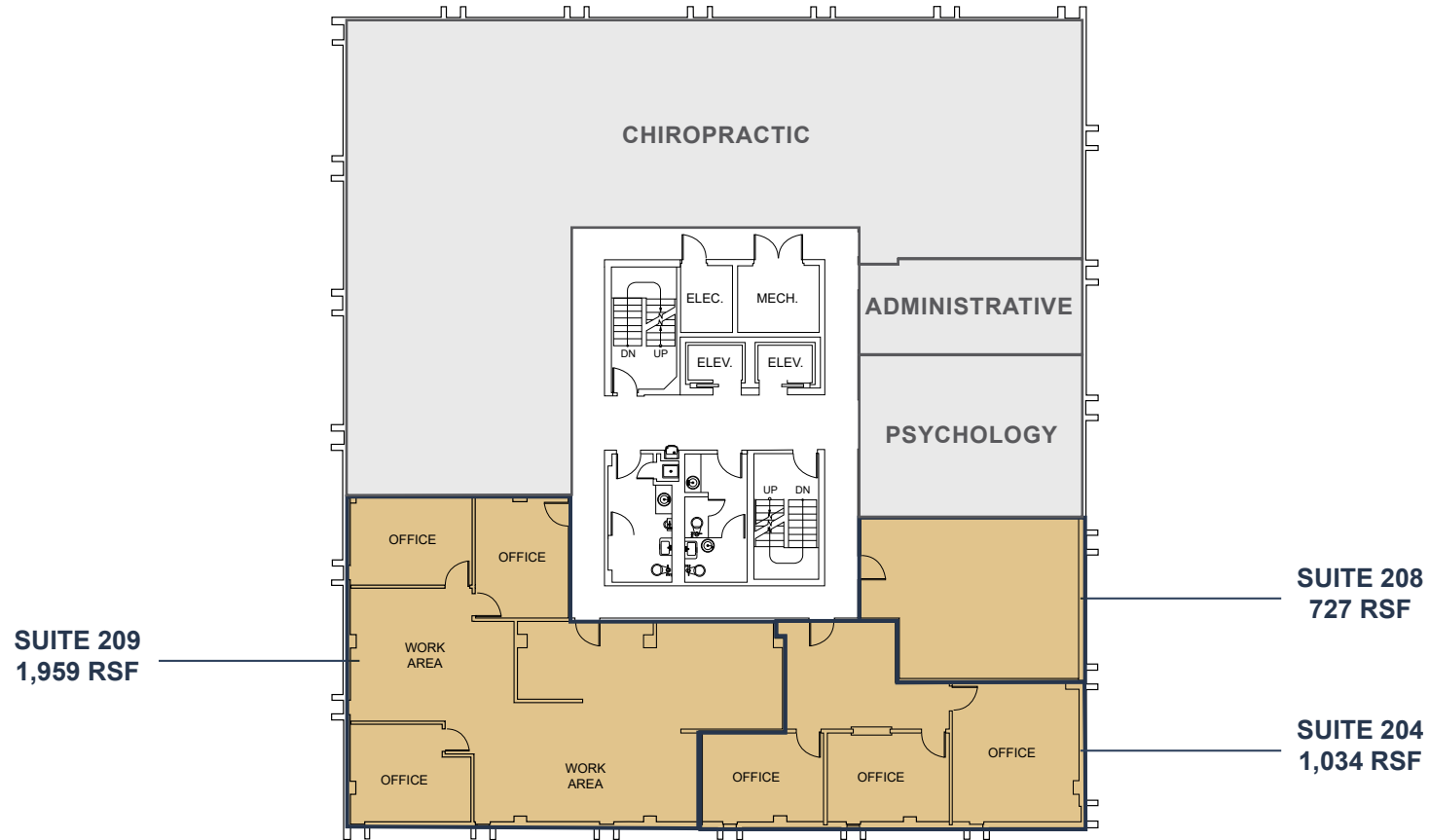
COMMERCIAL	14.8%
EMPLOYER BASED	36.5%
GOVERNMENT	27.1%
MULTIPLE	4.7%
SELF PAY	16.8%

Data Source:  Placer.ai





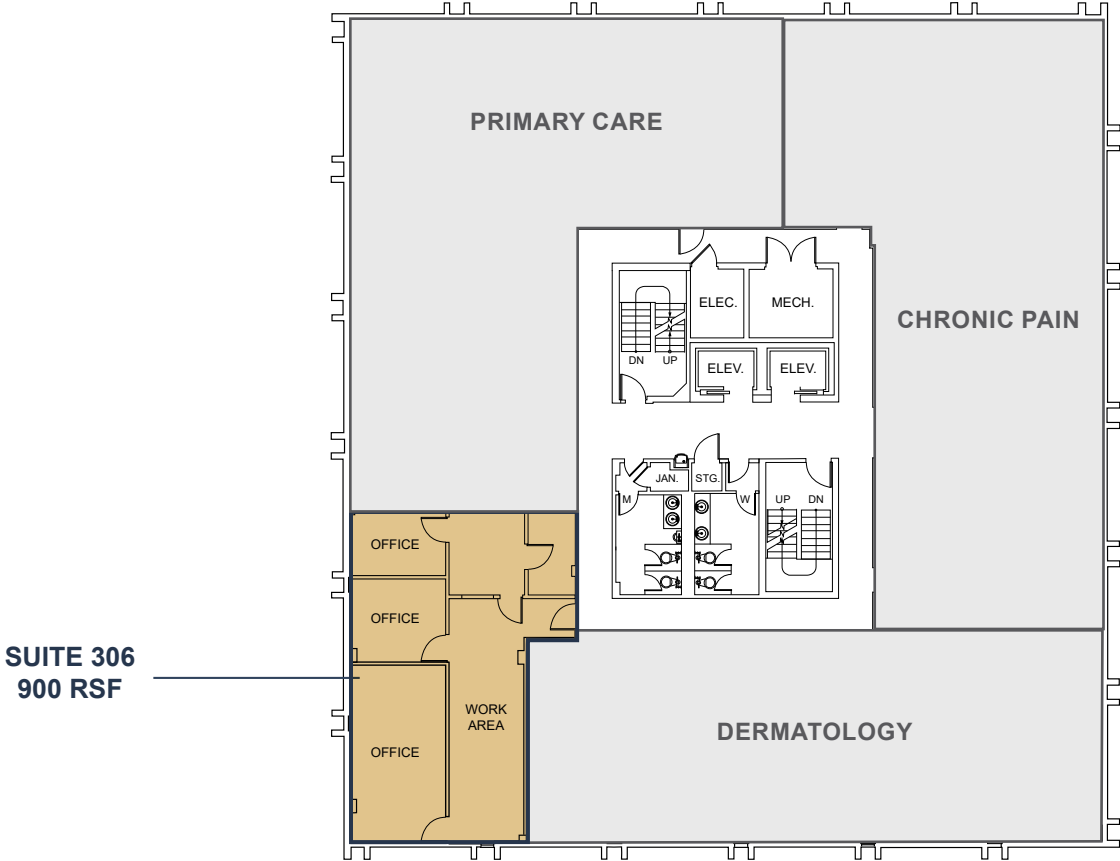
AVAILABLE SUITE	
SUITE	RSF
100	1,125



AVAILABLE SUITES

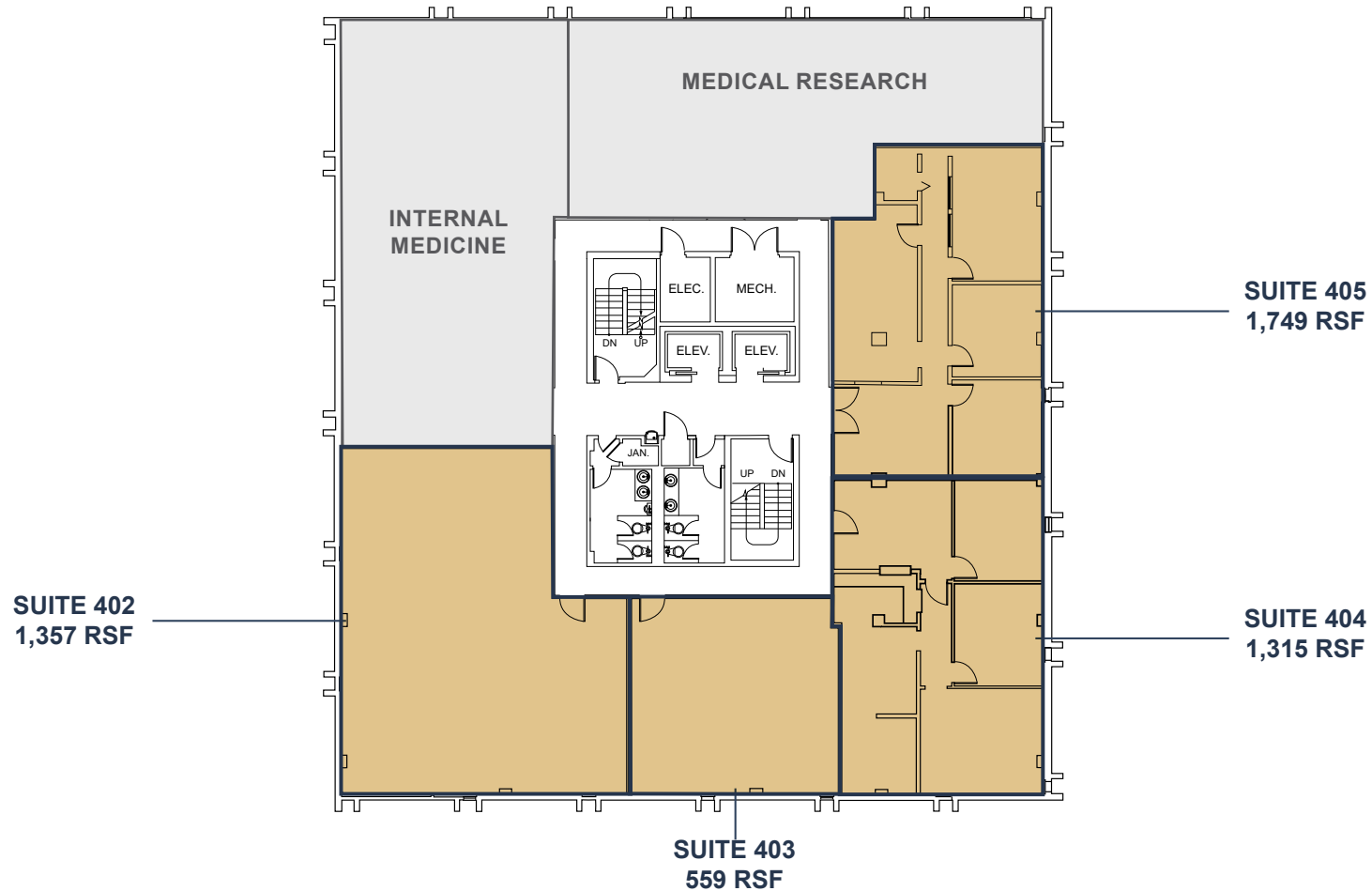
SUITE	RSF
204	1,034
208	727
209	1,959

**Contiguous up to 3,720 rsf*



SUITE 306
900 RSF

AVAILABLE SUITE	
SUITE	RSF
306	900



AVAILABLE SUITES

SUITE	RSF
402	1,357
403	559
404	1,315
405	1,749

**Contiguous up to 4,980 rsf*



44,500
cars/day

SITE

870

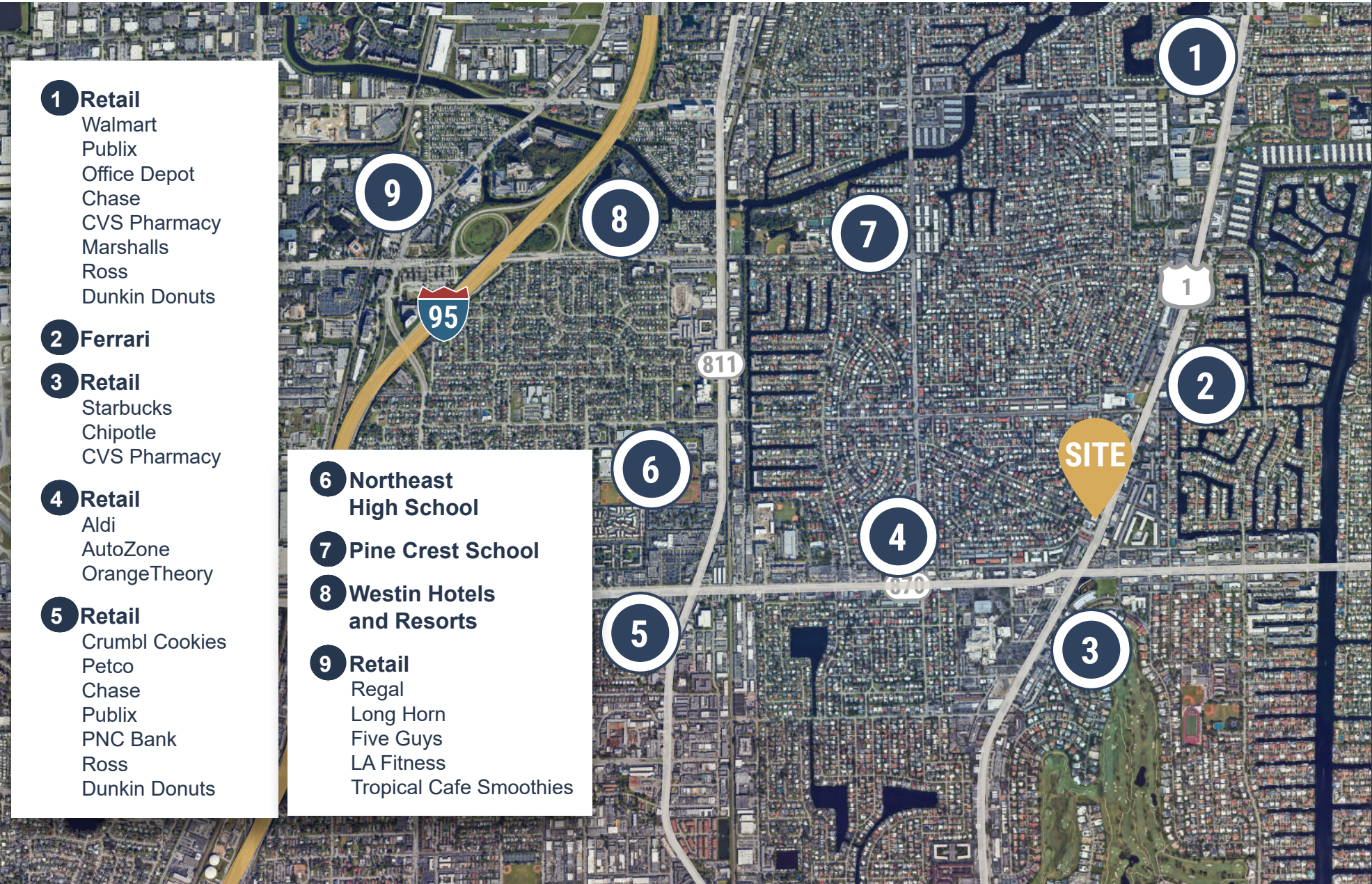
E COMMERCIAL BLVD

FEDERAL HWY

Holy Cross
Health

LOCAL HOSPITAL DISTANCE MAP







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