

FORTUNE
INTERNATIONAL
REALTY

Stabilized Medical Office Investment For Sale



7061 Cypress Rd
Plantation, FL



RICARDO DU POND, P.A.
Broker Associate (305) 588-7187
rd@fir.com

CONFIDENTIALITY & DISCLAIMER

By acceptance of this Offering Memorandum (The "Memorandum"), you (The Recipient) agree to the following conditions.

This Memorandum is only provided with the understanding that you (The Recipient) agree to these conditions. If you (The Recipient) do not agree to these conditions, you must promptly return this Memorandum to the address below.

Attention: **RICARDO DU POND, P.A.**
Broker Associate
Fortune International Realty
2666 Brickell Avenue. Miami FL 33129

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All information has been secured from sources we believe to be reliable and the accuracy is not guaranteed. Buyer/lessee must verify all the information and bears all risk for any inaccuracies. All information is subject to errors, omissions, change, and withdrawal without notice. Any reference to age or square footage must be verified and are not guaranteed. Buyer/lessee assumes all risks. All product and company names are trademarks™ or registered® trademarks of their respective holders. Use of them does not imply any affiliation with or endorsement by them.

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Property Overview

Fortune International Realty is being retained by ownership to promote and arrange the sale of a Professional Medical plaza in Plantation, FL. The property consists of +/- 58,309 SF of land and +/- 12,910 of RSF and is being offered as pure investment. The building is fully leased with three medical tenants.



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EXECUTIVE SUMMARY

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EXECUTIVE SUMMARY

This offering presents a rare opportunity to acquire a fully leased medical office building in Plantation, Florida, one of Broward County's most established healthcare markets.

The property consists of approximately 12,910 square feet of medical office space situated on a +/- 58,309 SF parcel, providing excellent accessibility and patient convenience with approximately 80 surface parking spaces.

The building is 100% occupied by three established medical tenants, generating \$536,211 in gross annual rental income and a projected NOI of approximately \$242,000. Lease terms include 3% annual rent escalations, creating built-in income growth for investors.

The lease structure includes one NNN lease and two modified gross leases, where tenants reimburse ownership for expense increases above a base year. One tenant pays all operating expenses, providing stable and predictable cash flow.

Strategically located in Plantation's growing medical corridor, the property benefits from proximity to major healthcare providers including: Baptist Health Plantation, University of Miami Health System (UHealth Plantation), Florida Medical Center, Sanitas Medical Center, Plantation Medical Center, and HCA Florida Healthcare facilities.

Surrounded by dense residential neighborhoods and strong demographics, the asset provides immediate passive income with long-term demand for medical services in the area.

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INVESTMENT HIGHLIGHTS

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INVESTMENT HIGHLIGHTS

- **100% leased medical plaza with 3 established tenants.**
- **Offering Price \$4,283,186**
- **\$242K NOI | 5.65% Cap rate**
- **3% annual escalations**
- **Strong medical mix:** dialysis / behavioral / medical retail
- **Located in high dense Broward submarket**
- **Proximity to major medical centers and hospitals**
- **Favorable parking ratio**
- **Stable medical tenancy**

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PROPERTY OVERVIEW

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PROPERTY OVERVIEW

- **Property Address:** 7061 Cypress Road, Plantation, FL 33317
- **Property ID:** 5041- 03-61-0010
- **Building Size:** 12,910 SF
- **Land Size:** 58,309 SF
- **Year Built:** 1989-1992
- **Parking:** 80 surface spots
- **Construction:** CBS
- **Zoning:** B-2P Central Business
- **Roof:** CBS
- **Terms:** Cash or Third Party Financing..
- **Site Description:** Mixed used medical professional office building.



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LOCATION

RICARDO DU POND, P.A.

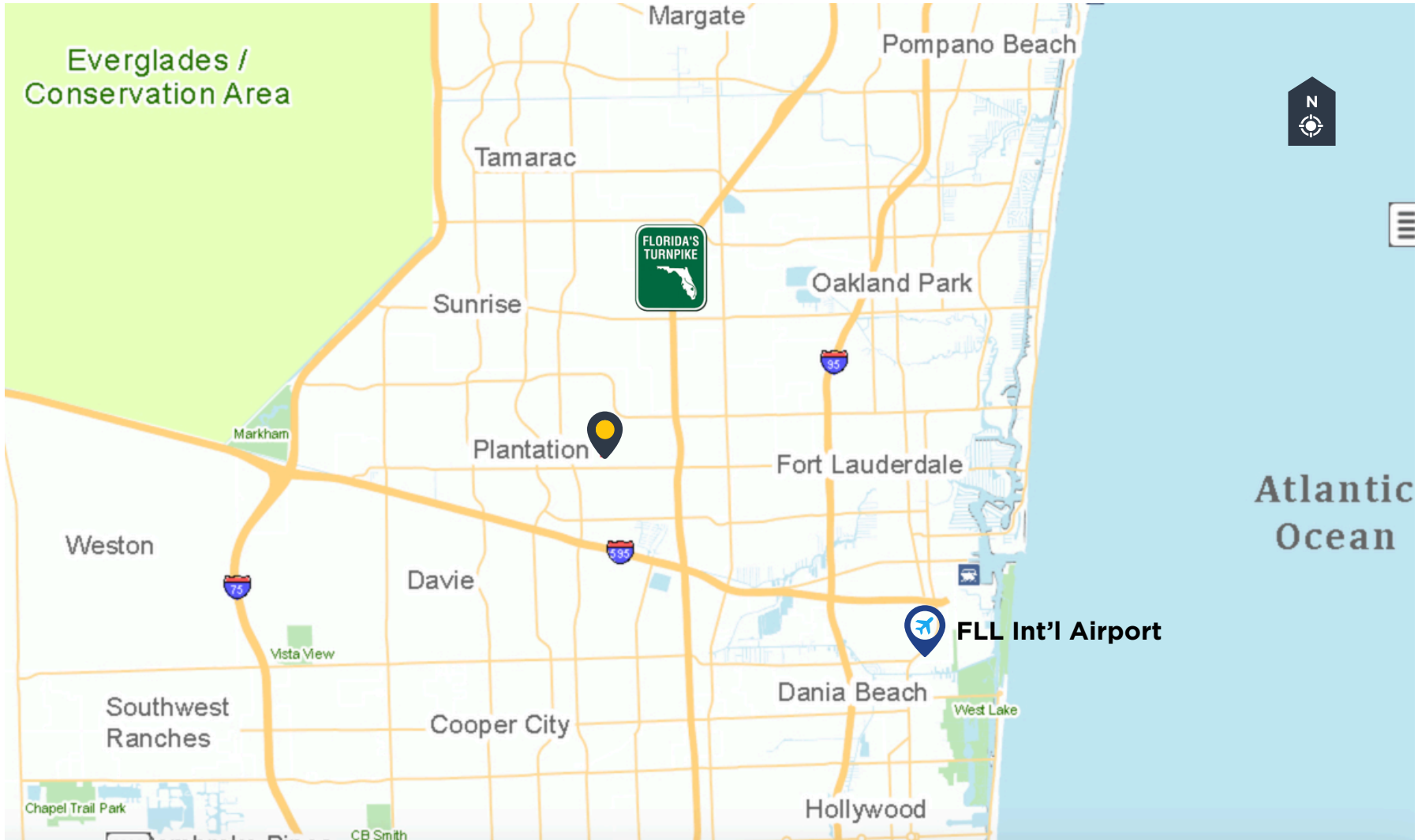
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Location

Local Map



Your paragraph text

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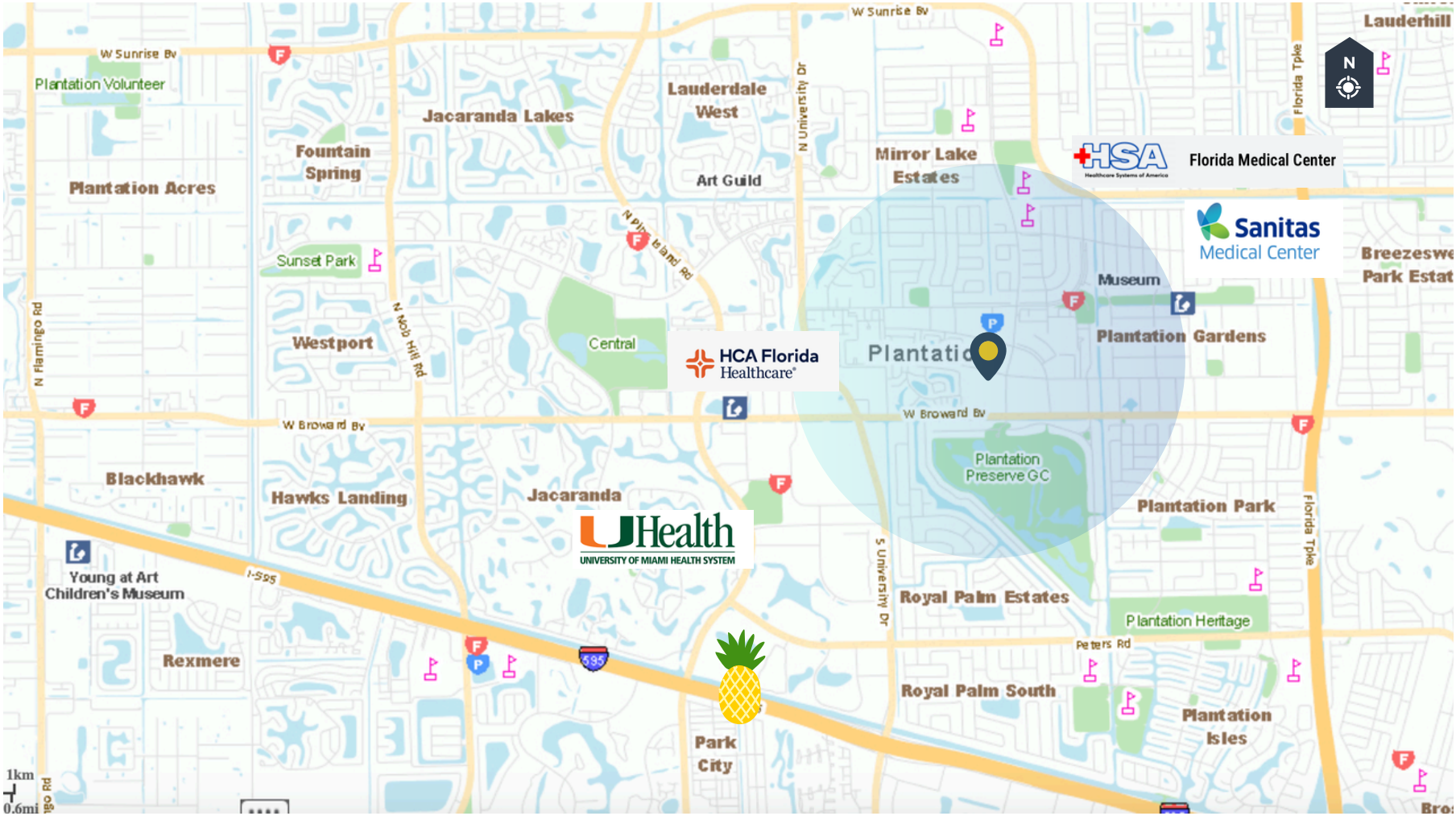
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Location

Local Map

Major Medical Centers



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Aerial Views

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Tenant Overview

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FLORIDA BEHAVIORAL CENTER



Top-rated Mental Health Treatment

FHE Health is a mental and behavioral health treatment center utilizing the newest techniques available in the treatment field. Our medically integrated model delivers quality care for those suffering from mental disorders and co-occurring disorders. We offer compassionate, experienced care from stabilization to outpatient treatment. Our state-of-the-art treatment center is recognized as providing the most comprehensive evidence-based care available today and cutting-edge medical and clinical interventions. Our center has experience treating a wide variety of conditions including:

- Depression
- Anxiety
- Bipolar Disorder
- Post-Traumatic Stress Disorder (PTSD)
- Obsessive-Compulsive Disorder (OCD)
- ADD/ADHD
- Schizoaffective Disorder
- Schizophrenia
- Personality Disorders



DVA Renal Healthcare Inc. is a subsidiary of DaVita Inc., a leading provider of kidney dialysis services in the United States, operating numerous outpatient centers and offering comprehensive care for patients with chronic kidney failure and end-stage renal disease. It was previously known as Total Renal Care Holdings, Inc..

NPPES NPI Registry (.gov) +3

Key details regarding DaVita/DVA Renal Healthcare include:

- **Services:** Provides outpatient, home, and acute inpatient hemodialysis services, along with kidney disease education.
- **Operations:** Operates over 2,700 locations across the US.
- **Structure:** DaVita Inc. is a Fortune 500 company based in Denver, Colorado.
- **Location/NPI:** DVA Renal Healthcare Inc. has operated in locations such as St. Petersburg, FL, under its NPI registry.

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SportPharm is dedicated to delivering pharmaceutical excellence for athletes, high-performing individuals, and the sports medicine professionals. We blend clinical expertise with advanced technology and a deep understanding of performance demands to provide safe, effective, and compliant therapeutic solutions. Every product and relationship reflects our unwavering commitment to precision, integrity, and the pursuit of peak performance.

With a relentless commitment to excellence, SportPharm is the trusted partner for professional teams, athletic trainers, and sports medicine providers seeking efficiency, reliability, and expertise in medication management.



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