

Office Space Sublease

1111 Old Griffin Rd , Dania Beach, FL 33004

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Property Summary

- Office Building For Lease



PROPERTY DESCRIPTION

Approximately 770 SF second-floor office space available for sublease at 1111 Old Griffin Road in Dania Beach. The space is part of an established commercial/industrial property with convenient access to major South Florida transportation corridors.

PROPERTY HIGHLIGHTS

- 770 SF second-floor office space
- Private office environment
- Ample parking
- Convenient access to I-95, I-595, Florida's Turnpike, Fort Lauderdale-Hollywood International Airport and Port Everglades.
- The overall property is an industrial/distribution facility.

OFFERING SUMMARY

Lease Rate:	\$20 PSF
Available SF:	770 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	238	813	2,692
Total Population	732	2,092	6,075
Average HH Income	\$42,429	\$53,197	\$98,705



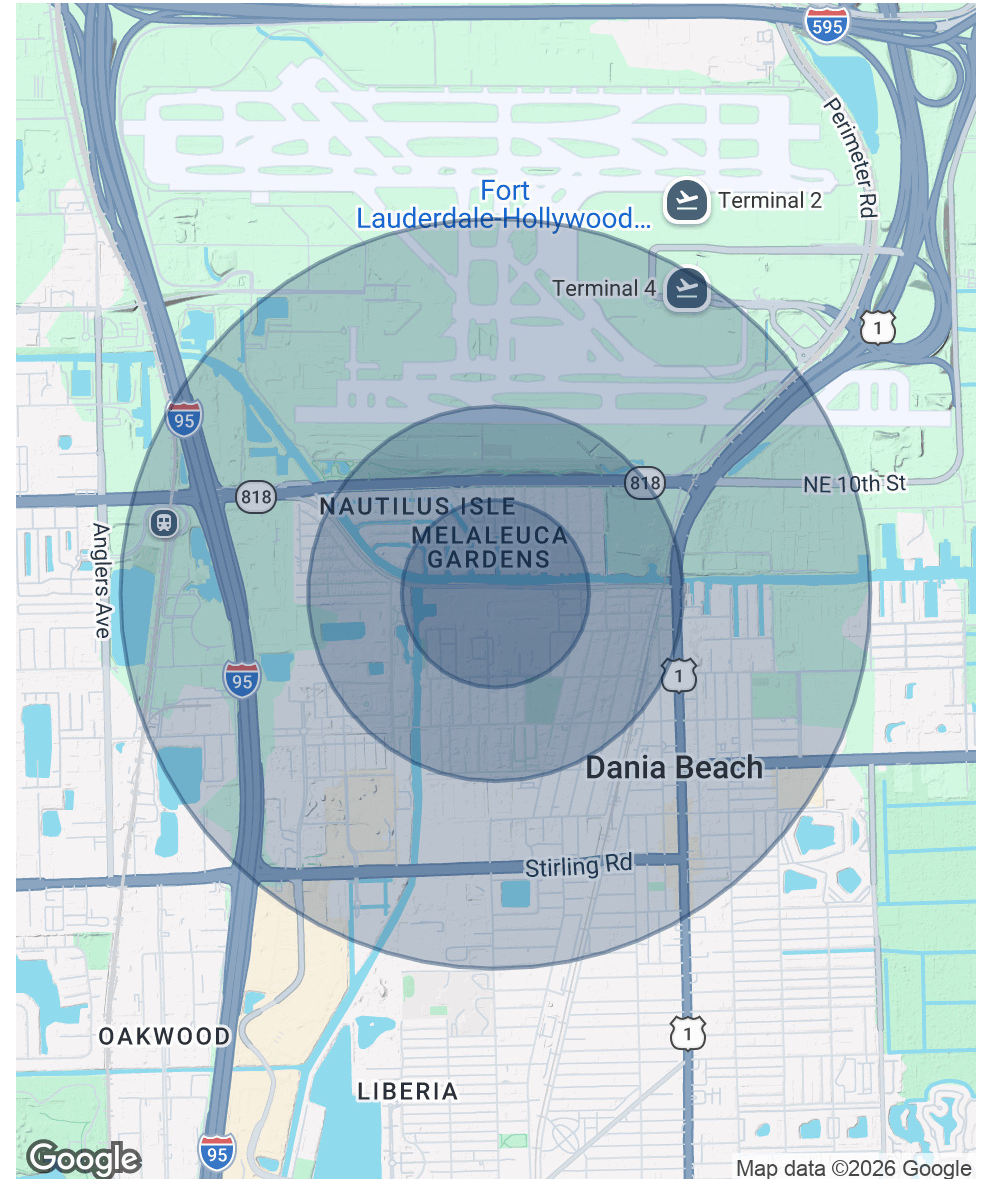
Demographics Map & Report

- Office Building For Lease

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	732	2,092	6,075
Average Age	34.9	34.4	40.0
Average Age (Male)	32.0	30.7	37.0
Average Age (Female)	43.8	41.1	42.6

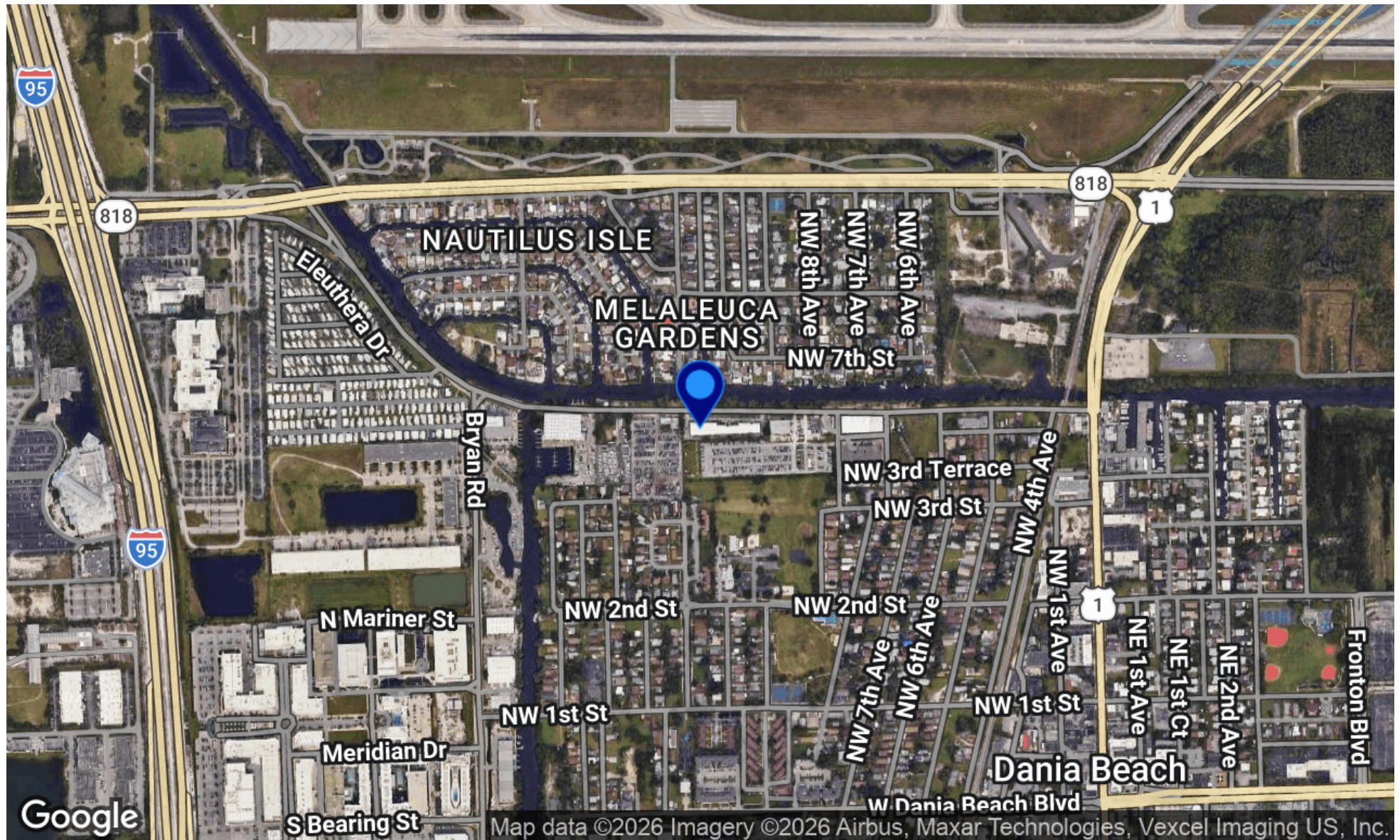
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	238	813	2,692
# of Persons per HH	3.1	2.6	2.3
Average HH Income	\$42,429	\$53,197	\$98,705
Average House Value	\$314,712	\$367,086	\$457,782

2023 American Community Survey (ACS)



Aerial Map

- Office Building For Lease

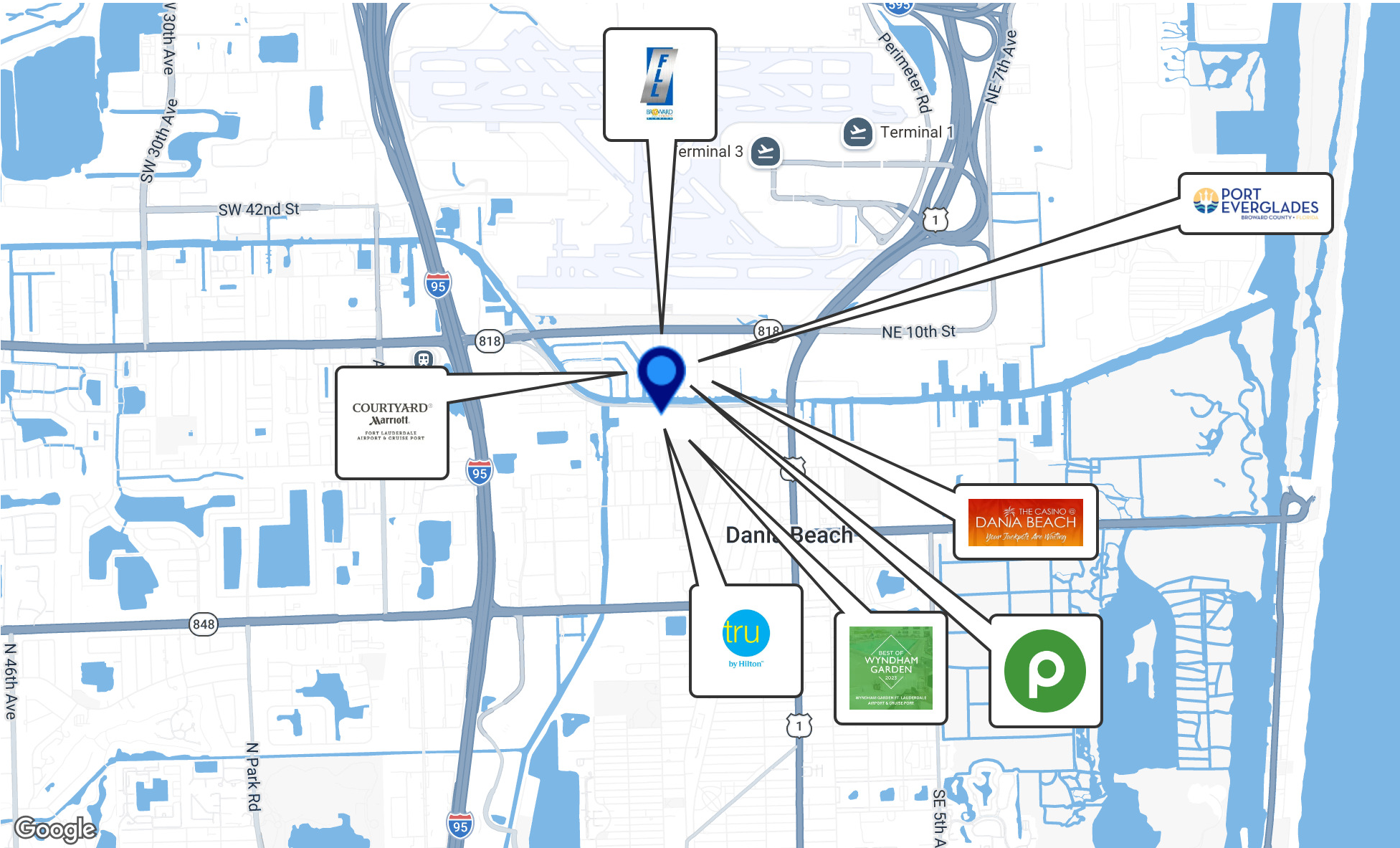


MARTINEZ TEAM



Retailer Map

- Office Building For Lease



Additional Photos

- Office Building For Lease



Additional Photos

- Office Building For Lease



Floor Plans

- Office Building For Lease

