

For Lease
±2,176-7,282 SF
Medical Office Space

**FREE RENT &
BROKER BONUS** Details
on Pg. 3



Coral Ridge Medical Plaza

5301 N Dixie Hwy
Oakland Park, FL 33334

Property Features

- Move-in ready space in the Oakland Park/Coral Ridge medical district
- Anchored by Tenet Healthcare AMSC and 1.5 miles to Holy Cross Hospital
- Shared lab for tenant use
- Covered porte-cochère for convenient patient drop-off and pick-up
- Minutes from I-95 and US-1, near popular dining and conveniences
- Surrounded by dense residential and strong demographics

Key Features:



Great location in a thriving healthcare hub



Move-in ready space



**Excellent parking ratio
5.19/1,000 SF**

For More Information:

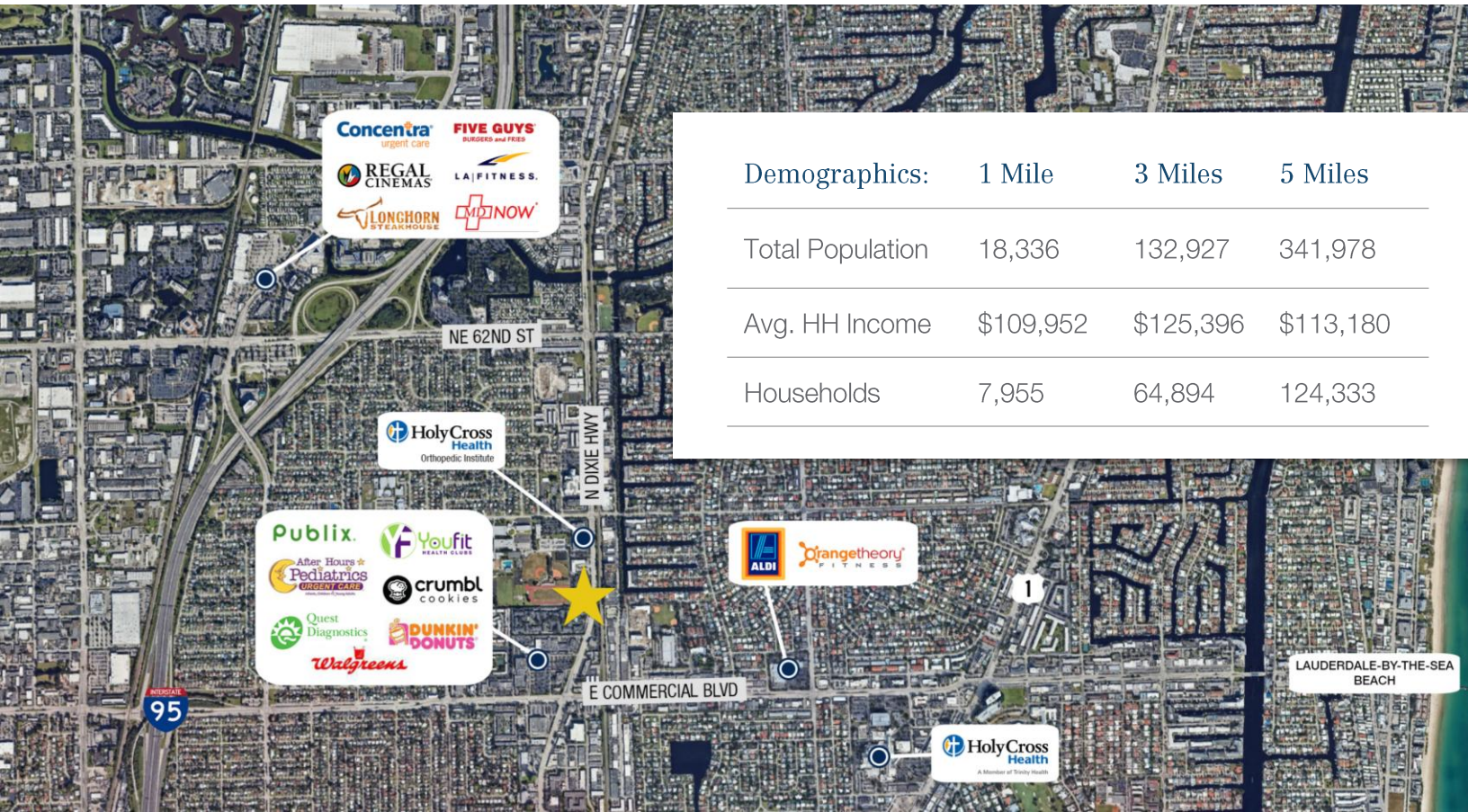
Lesley Sheinberg, Managing Director
C: 561 254 7810 | lsheinberg@mhcreal.com

Julia Piatek, Associate
C: 954 939 1444 | jpiatek@mhcreal.com



FOR LEASE: CORAL RIDGE MEDICAL PLAZA

Medical Office Space in a Healthcare Hub



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	18,336	132,927	341,978
Avg. HH Income	\$109,952	\$125,396	\$113,180
Households	7,955	64,894	124,333

Proven Healthcare Demand with Built-In Patient Base

- Over \$534 million in annual healthcare spending within a 3-mile radius
- 25%+ of surrounding residents are age 65 and older – a key driver for ongoing medical services
- 132,000+ residents within 3-miles, with continued growth projected

Available Space: Suite 201: ±5,106 SF
Suite 202: ±2,176 SF

Rental Rate: \$28.00/SF NNN
\$16.00/SF Est. CAM

Parking: Ample surface parking (5.19/1,000 SF)



For More Information:

Lesley Sheinberg | lsheinberg@mhcreal.com
Julia Piatek | jpiatek@mhcreal.com

FOR LEASE: CORAL RIDGE MEDICAL PLAZA
 Move-In Ready Suites – Choose Your Layout

SUITE 201
 ±5,106 SF



*Not to scale. Subject to error.

FREE RENT

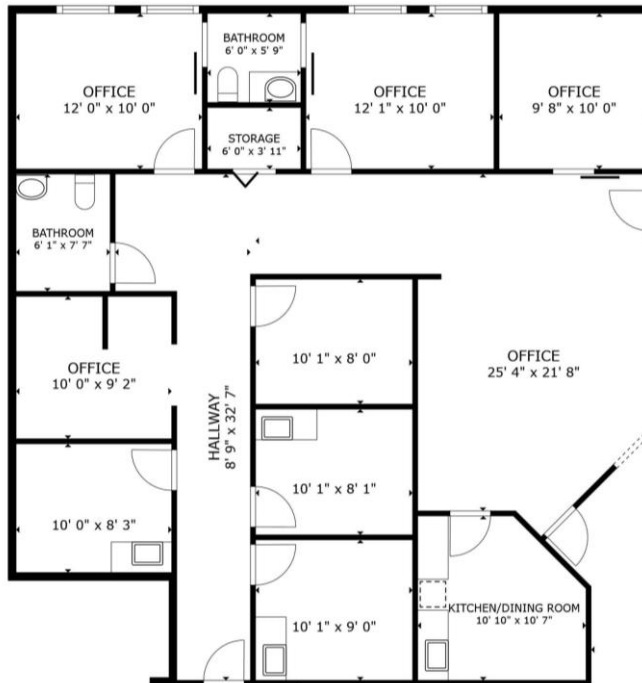
- **TWO MONTHS OF FREE BASE RENT** with a min. 3-year lease term, signed by 6/30/26

BROKER BONUS



- **150% COMMISSION** for referring brokers with fully executed leases signed by 6/30/26

SUITE 202
 ±2,176 SF



*Not to scale. Subject to error.

SCHEDULE YOUR TOUR TODAY!
561 471 8000

For More Information:
 Lesley Sheinberg | lsheinberg@mhcreal.com
 Julia Piatek | jpiatek@mhcreal.com