



Office Building For Lease

# Prominent and Accessible Four-Story Office and Retail

4350 W Hallandale Beach Blvd, Pembroke Park, FL 33023

## GUS MARTINEZ

Managing Director  
954.394.7078

[gus@martinezteamcommercial.com](mailto:gus@martinezteamcommercial.com)

## CHRIS SEBOK

Commercial Associate  
862.259.4990  
[chris@martinezteamcommercial.com](mailto:chris@martinezteamcommercial.com)



# Property Summary

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease



## 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

## OFFERING SUMMARY

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

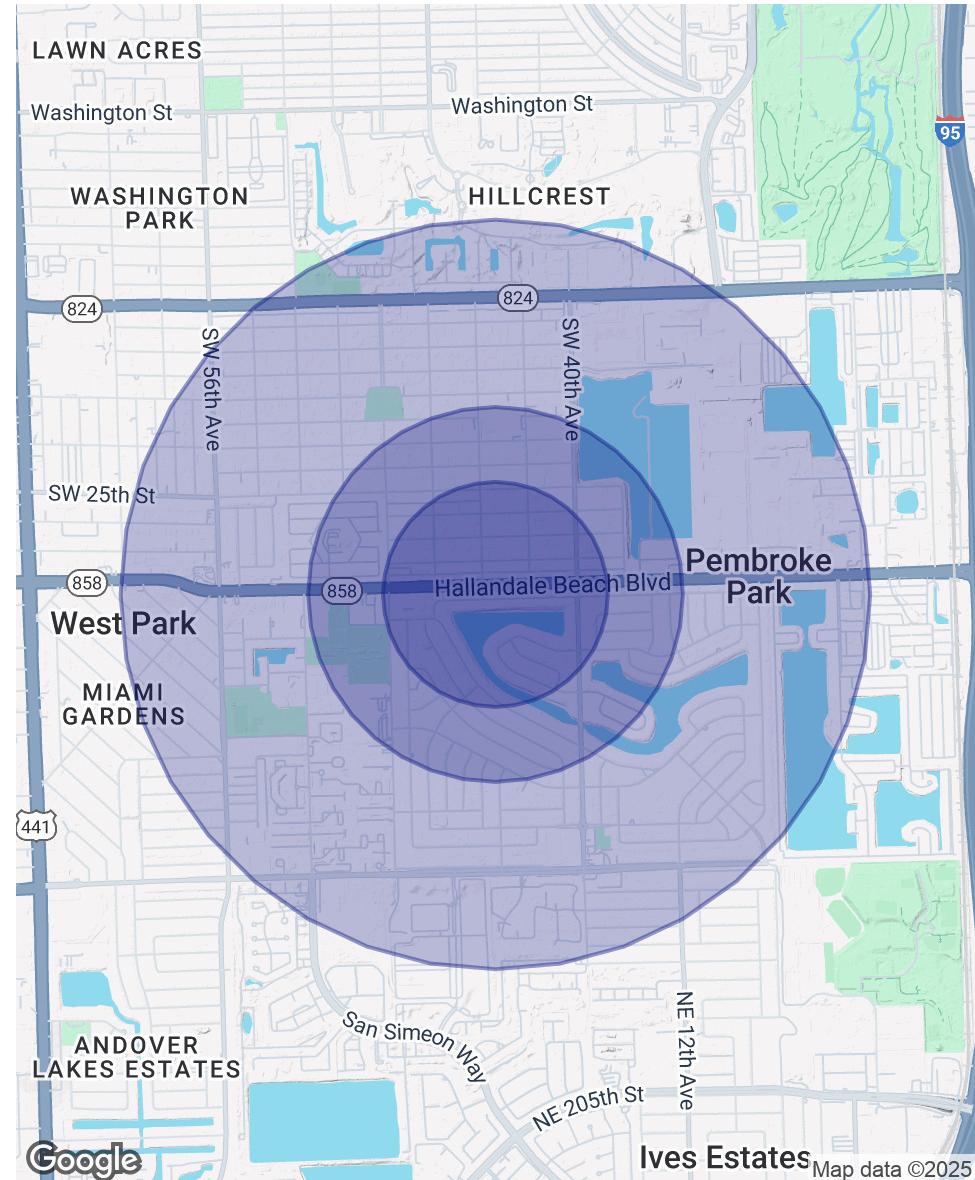
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,512	7,466
Total Population	1,632	4,794	21,793
Average HH Income	\$64,806	\$65,411	\$70,573

# Demographics Map & Report

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease

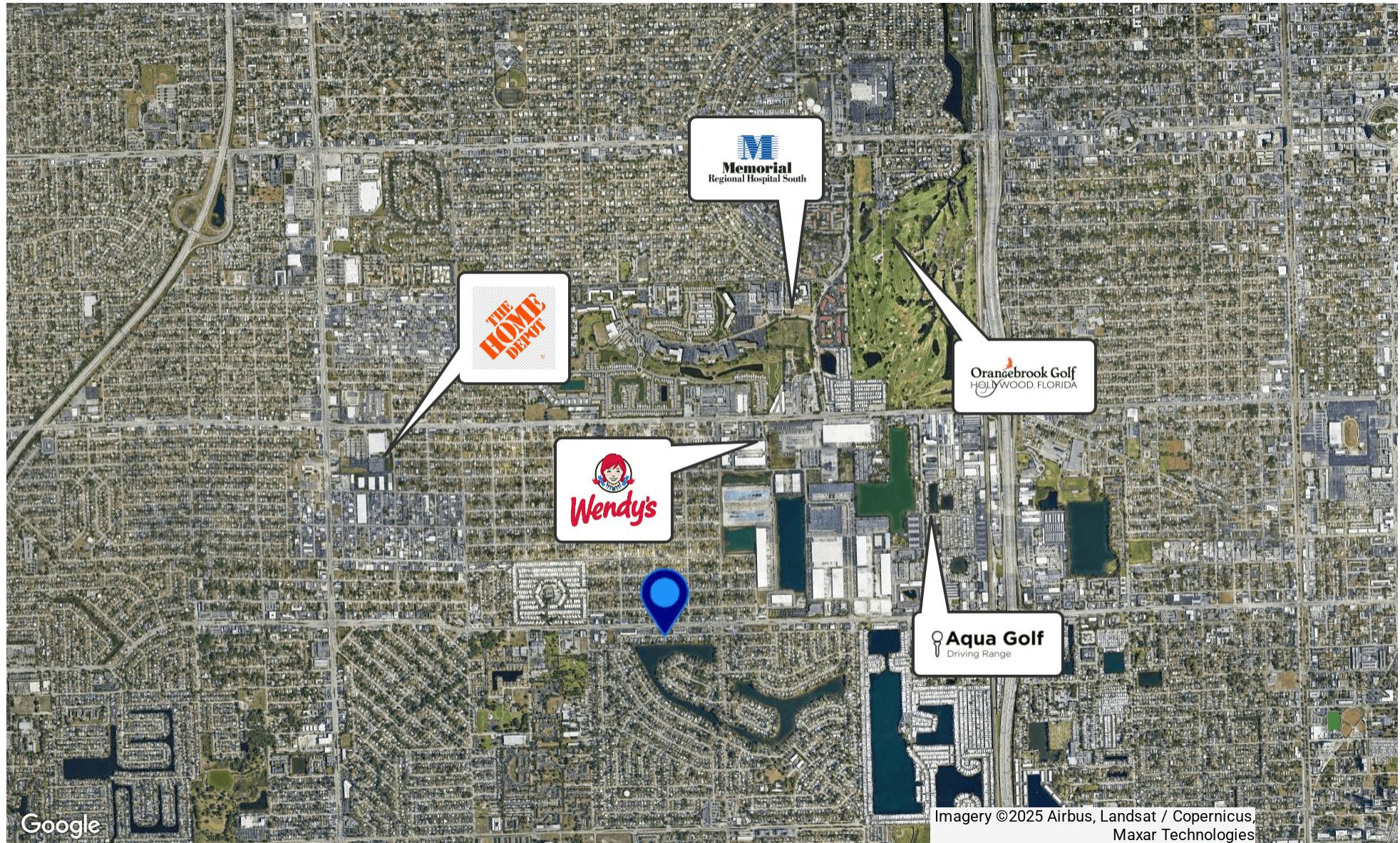
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,632	4,794	21,793
Average Age	39	39	39
Average Age (Male)	38	38	37
Average Age (Female)	40	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	501	1,512	7,466
# of Persons per HH	3.3	3.2	2.9
Average HH Income	\$64,806	\$65,411	\$70,573
Average House Value	\$315,241	\$334,099	\$320,220

Demographics data derived from AlphaMap



# Retailer Map

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease



# Additional Photos

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease



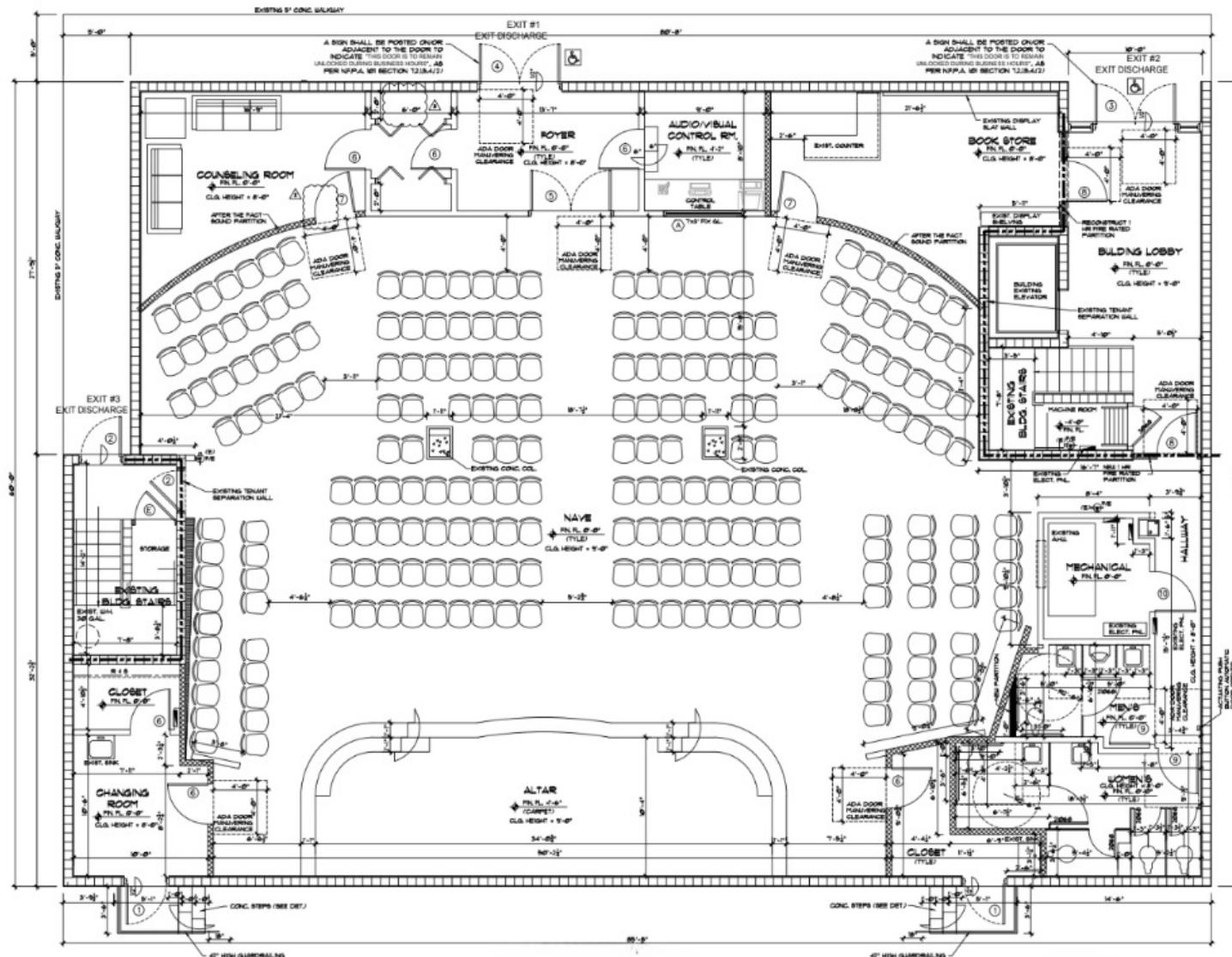
# Additional Photos

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease



## Floor Plan

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease



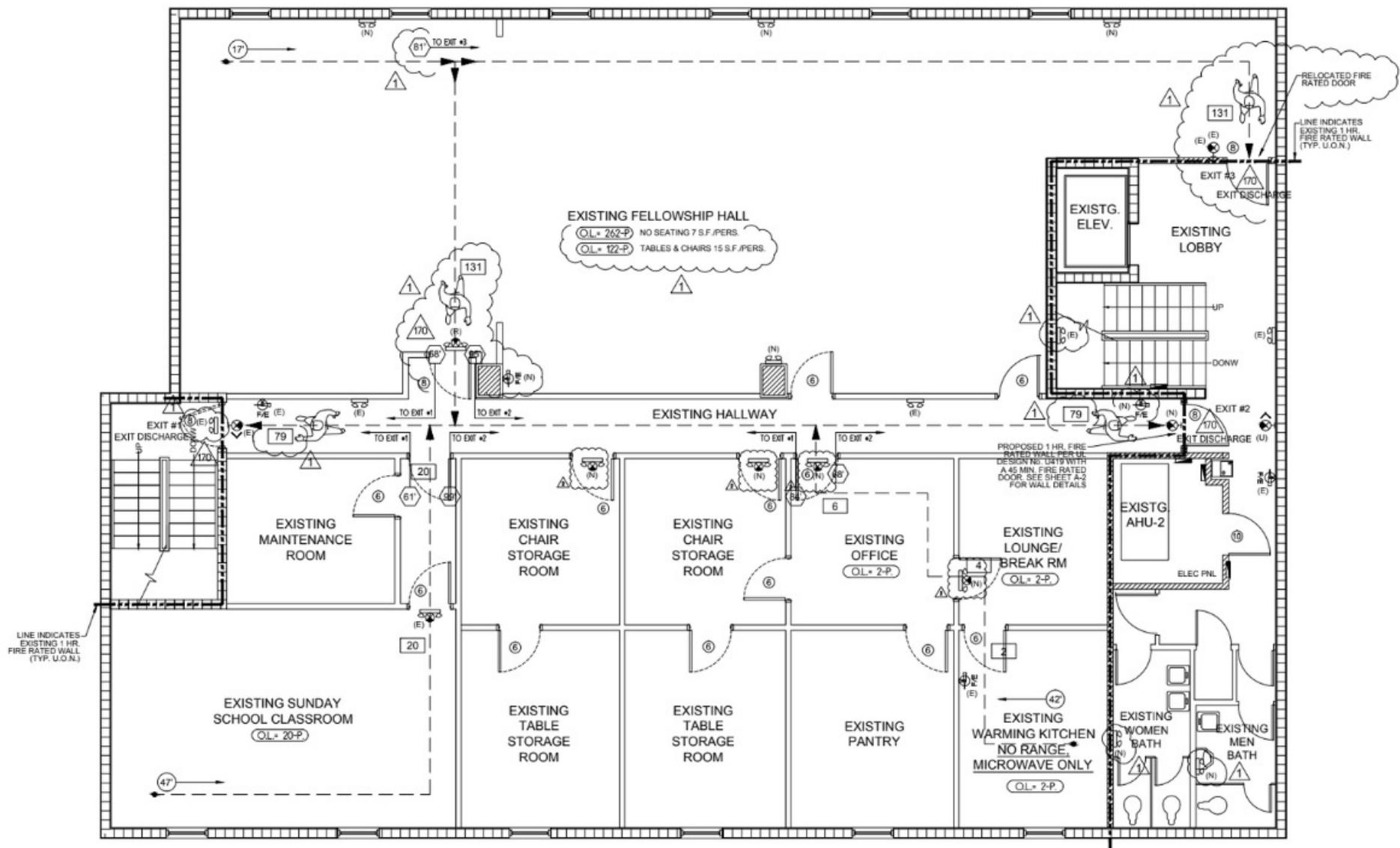
7 • Brochure

**CMV**  
COMMERCIAL

[martinezteamcommercial.com](http://martinezteamcommercial.com) • 954.604.9588

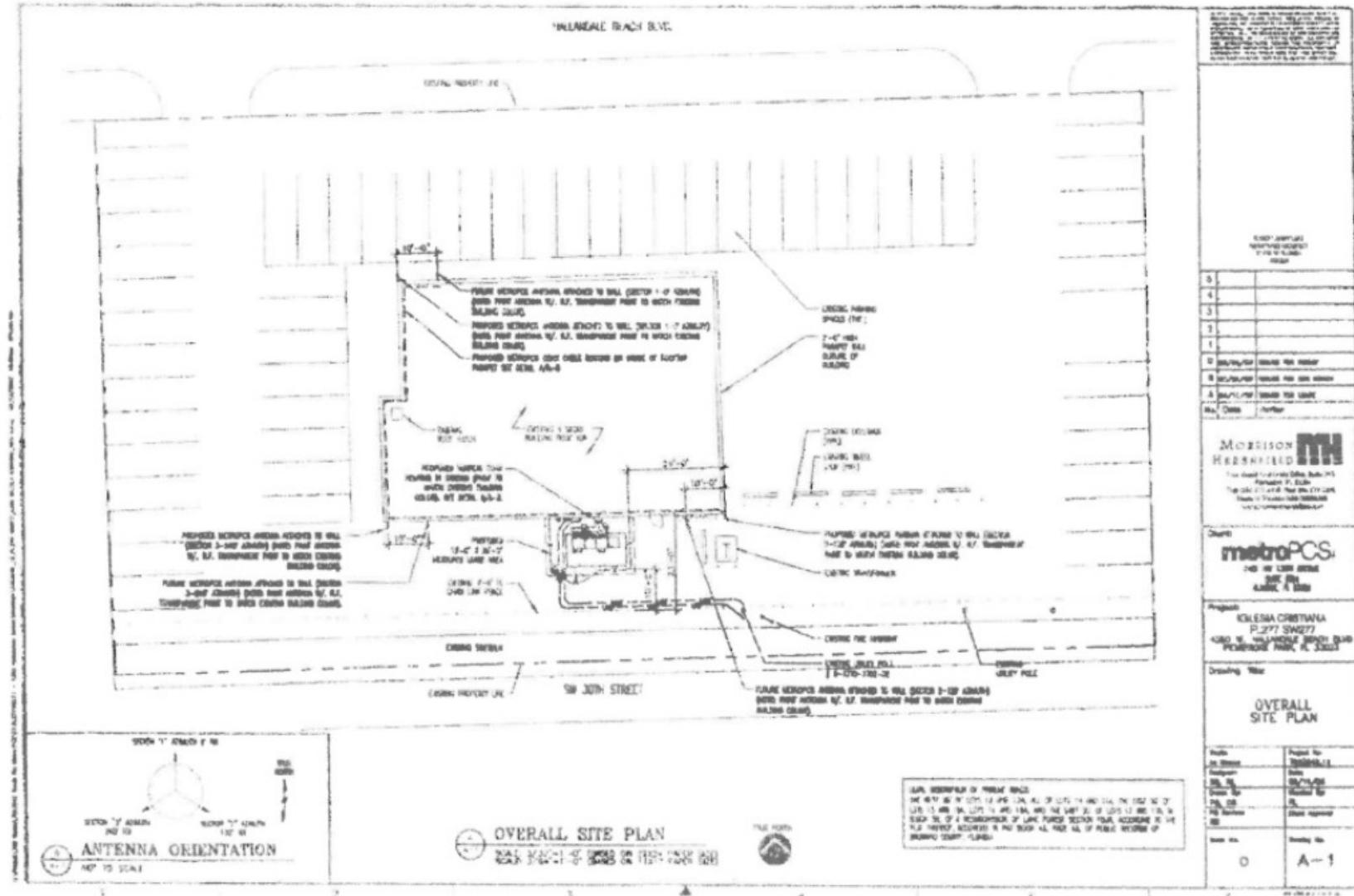
# 2nd Floor Life Safety Plan

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease



# Site Plan

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease



9 • Brochure

[martinezteamcommercial.com](http://martinezteamcommercial.com) • 954.604.9588

# Aerial View

Prominent and Accessible Four-Story Office and Retail • Office Building For Lease

