

STAND ALONE OFFICE/WAREHOUSE

6151 PEMBROKE RD, HOLLYWOOD, FL



PROPERTY DETAILS

- Prime location on Pembroke Rd in Hollywood, FL
- Spacious Office layout (first and second floor)
- 1,000 SF of drive through flex warehouse space
- Modern and attractive curb appeal
- High visibility for signage and branding
- Versatile space suitable for various businesses
- Well-maintained property
- Close proximity to major transportation routes I-95 & 441
- Enhanced security features for peace of mind
- Flexible lease terms to accommodate your needs

ABOUT PROPERTY



PRICE

\$29.75 SF/yr (MG)



YEAR BUILT

1952



AVAILABLE SF

3,300 SF



PARKING

Ample Parking



LOCATION

6151 Pembroke Road, Hollywood, FL 33023

For more information:

Jake Michels

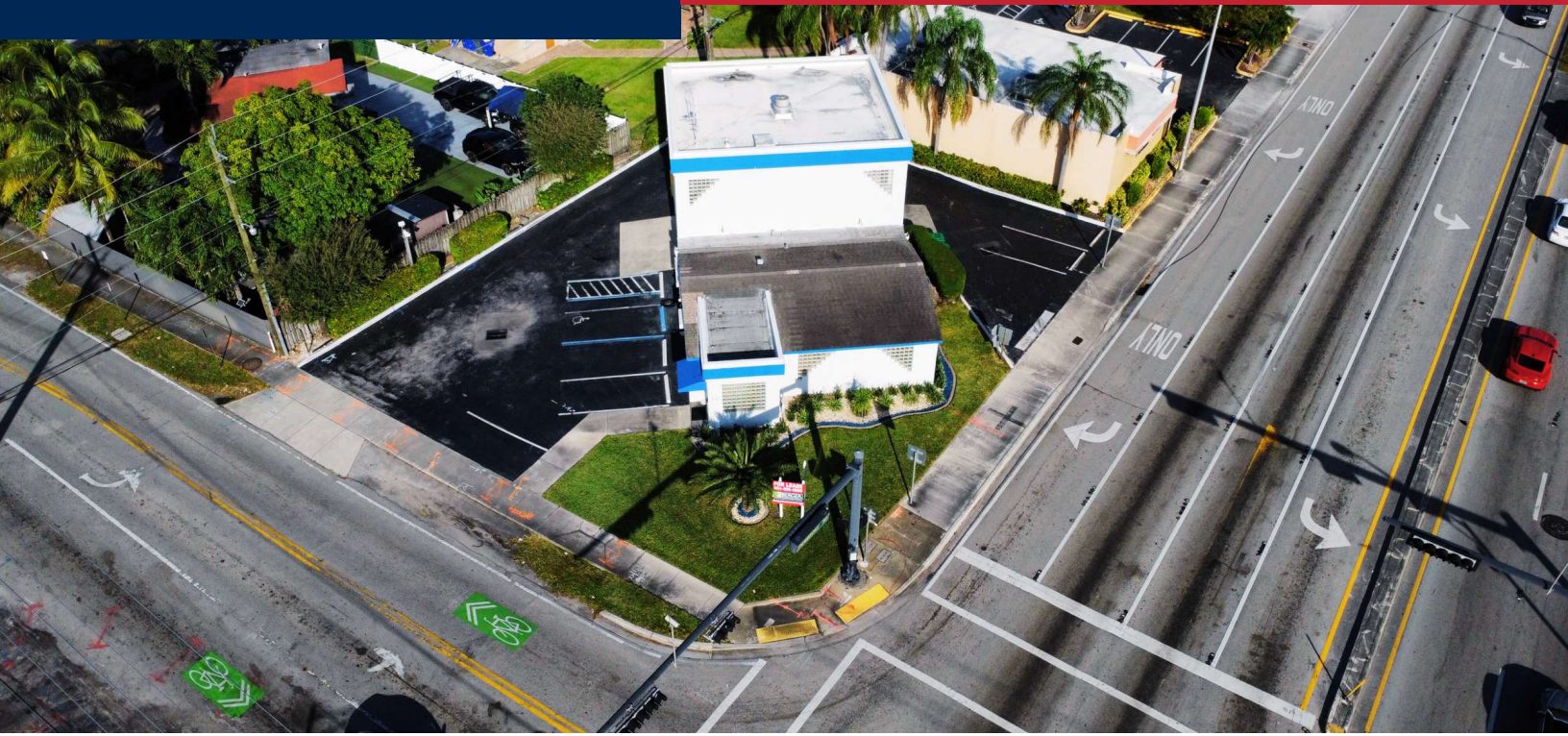
954.652.2036 | jmichels@Bergercommercial.Com
bergercommercial.com

Joseph Byrnes

954.652.2048 | jbyrnes@Bergercommercial.Com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



PROPERTY DESCRIPTION

Discover a premier leasing opportunity at 6151 Pembroke Rd in Hollywood, FL. This exceptional property features multi-story office spaces designed to elevate your business operations. Additionally, the multi-use property includes approximately 1,000 sf of drive-through warehouse space with a twelve-foot clear height and two grade-level garage doors. This location caters to the diverse needs of businesses and provides top-tier signage opportunities with frontage on a busy intersection. The property also offers security features and convenient accessibility for both employees and visitors. Whether you're seeking a sophisticated corporate setting or a versatile warehouse environment, this property provides the ideal space for your organization to thrive. Elevate your business presence in Hollywood at this prime leasing opportunity on Pembroke Rd.

OFFERING SUMMARY

Lease Rate:	\$29.75 SF/yr (MG)
Number of Units:	1
Available SF:	3,300 SF
Lot Size:	9,431 SF
Building Size:	3,300 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	691	1,670	7,139
Total Population	2,140	5,246	21,782
Average HH Income	\$71,153	\$73,212	\$75,570

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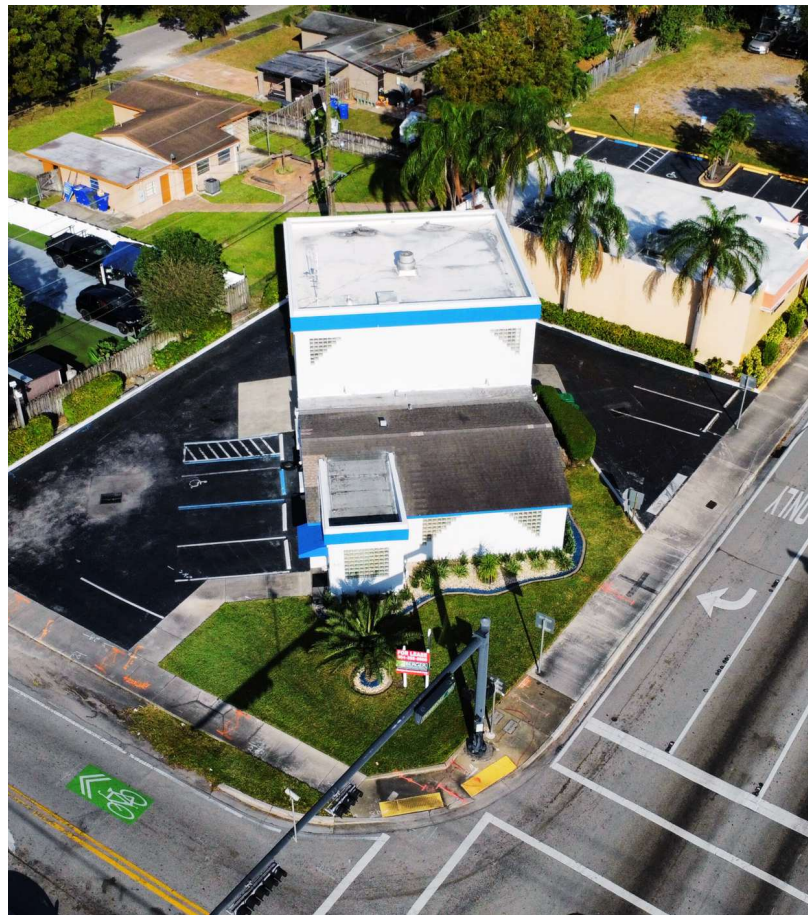
954.652.2048 | Jbyrnes@Bergercommercial.Com



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ADDITIONAL PHOTOS



For more information:

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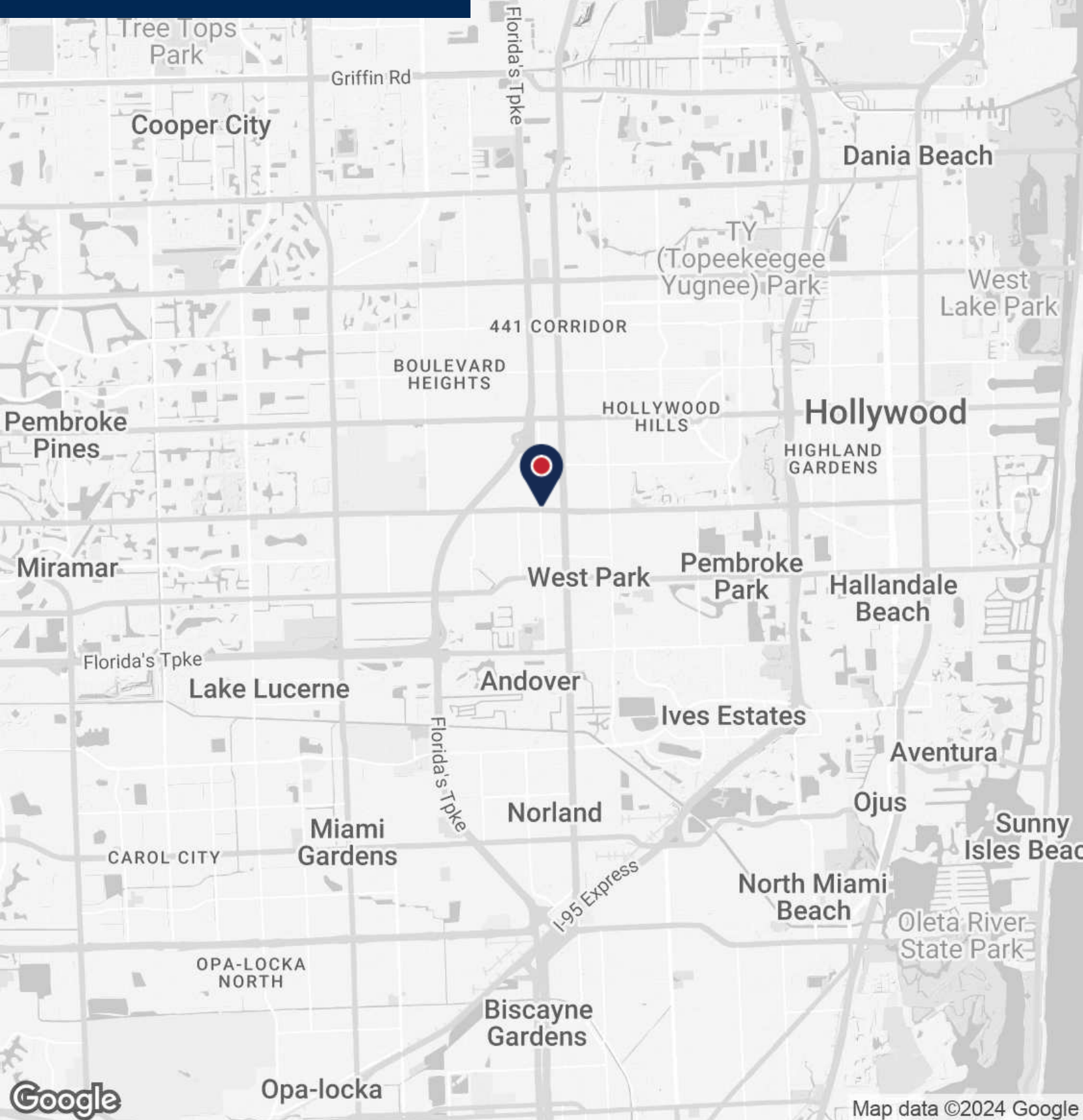
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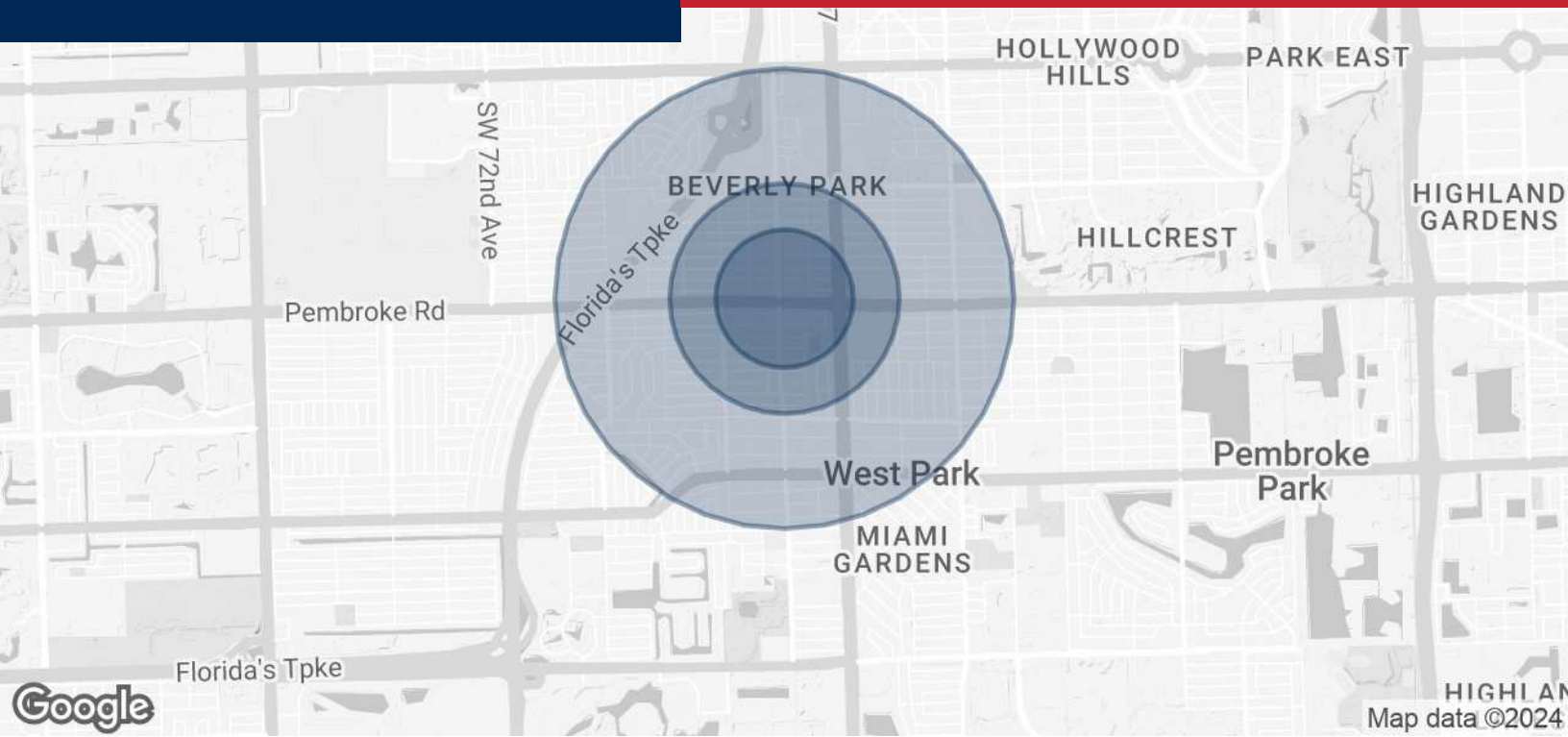
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,140	5,246	21,782
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	691	1,670	7,139
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$71,153	\$73,212	\$75,570
Average House Value	\$347,262	\$349,687	\$336,196

Demographics data derived from AlphaMap

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