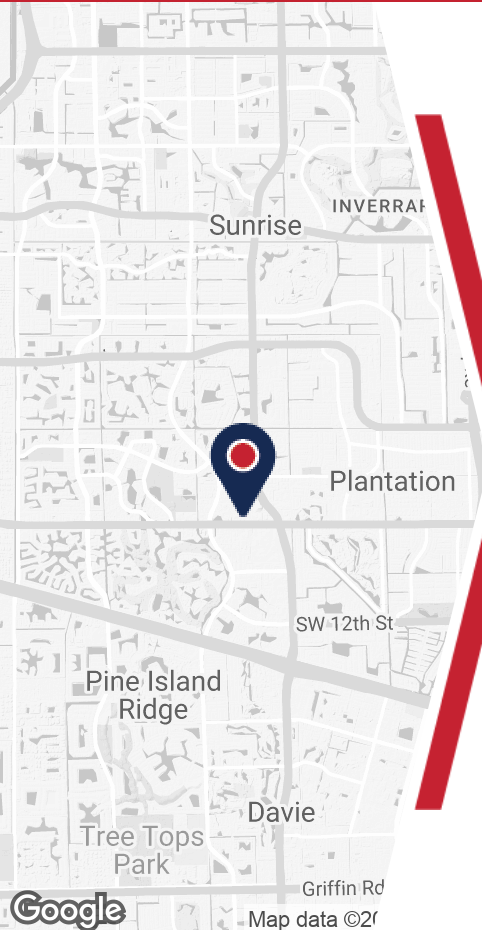


8211 W BROWARD BLVD.

8211 W BROWARD BLVD., PLANTATION, FL



PROPERTY DETAILS

- Immediate availability of premium office space
- Office suites ranging from approximately 2,229 to 2,925 SF
- Abundant surface parking, with the option for secured covered parking.
- Conveniently located in Plantation, just minutes from University Drive, I-595, FL Turnpike, I-95, I-75, and the Sawgrass Expressway.
- Approximately a 15-minute drive to downtown Fort Lauderdale and the International Airport.
- Surrounded by a plethora of restaurants, hotels, and shopping options, with adjacency to the Broward Mall and Fountains Shops.
- Opex: \$12.57 PSF

ABOUT PROPERTY



PRICE

\$20.00 SF/yr (NNN)



YEAR BUILT

1972



AVAILABLE SF

2,229 - 2,925 SF



PARKING

4/1,000



LOCATION

8211 W Broward Blvd., Plantation, FL 33324

For more information:

Joseph Byrnes

954.652.2048 | Jbyrnes@Bergercommercial.Com
bergercommercial.com

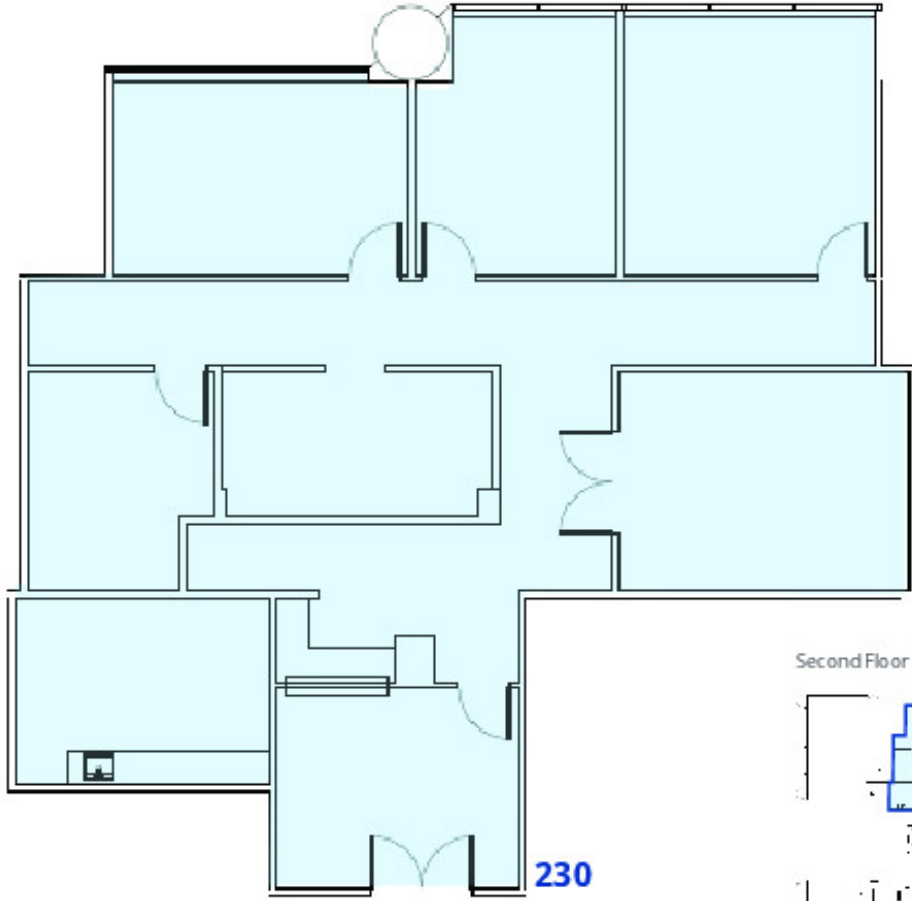
Jake Michels

954.652.2036 | Jmichels@Bergercommercial.Com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Suite 230
2,229 SF



Second Floor Overview



For more information:

Joseph Byrnes

954.652.2048 | jbyrnes@Bergercommercial.Com
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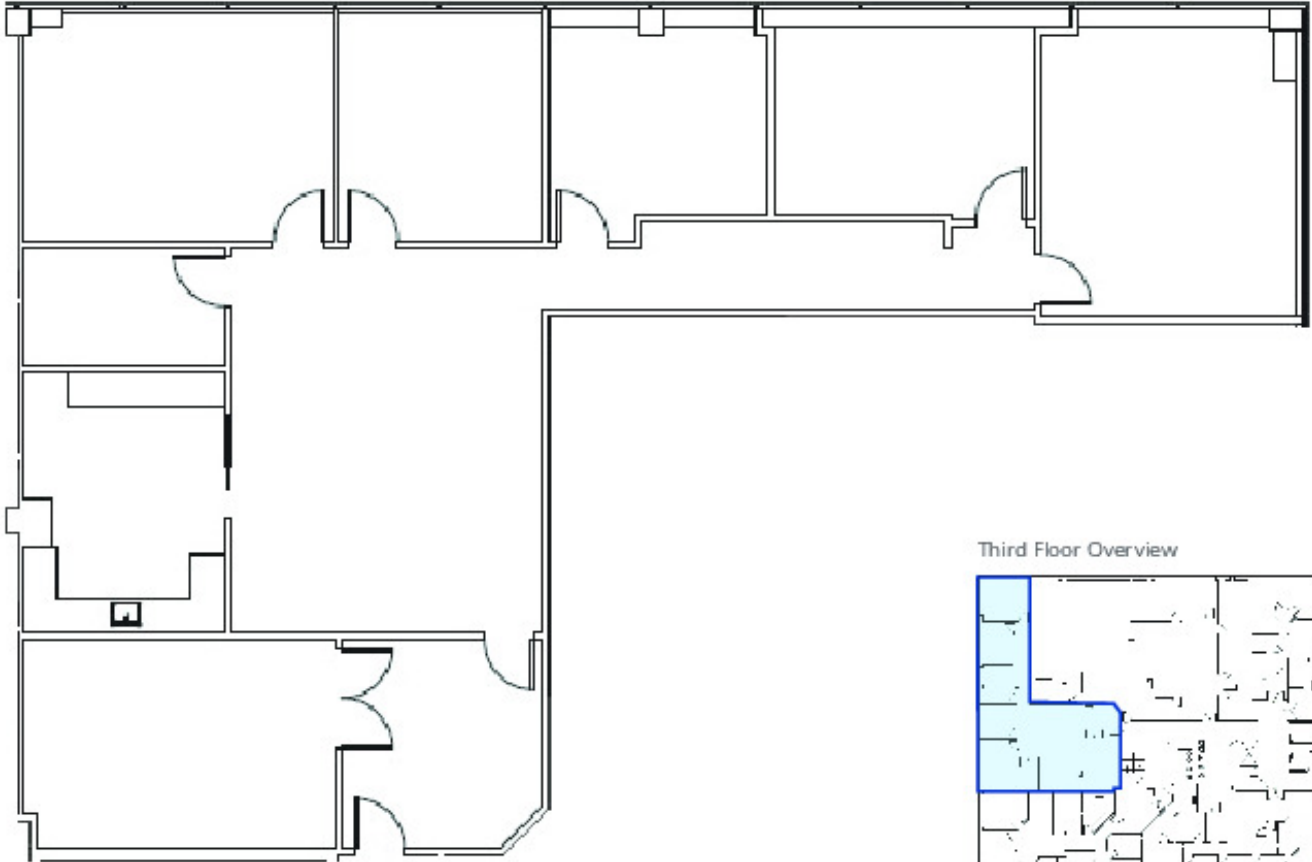
Jake Michels

954.652.2036 | jmichels@Bergercommercial.Com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Suite 340
2,925 SF



Third Floor Overview



For more information:

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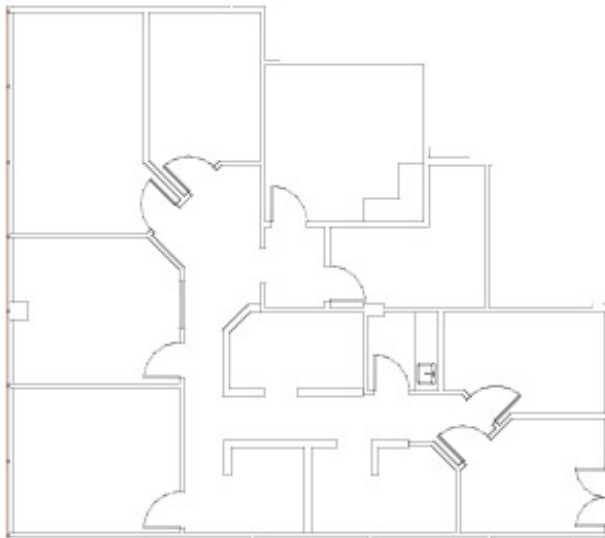
Jake Michels

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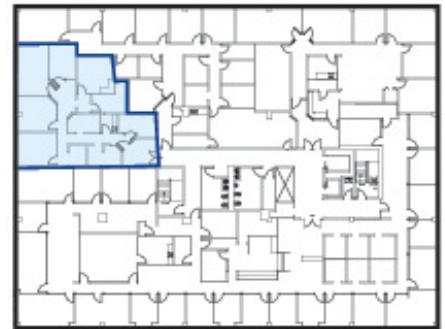


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Suite 504
2,230 SF



Fifth Floor Overview



For more information:

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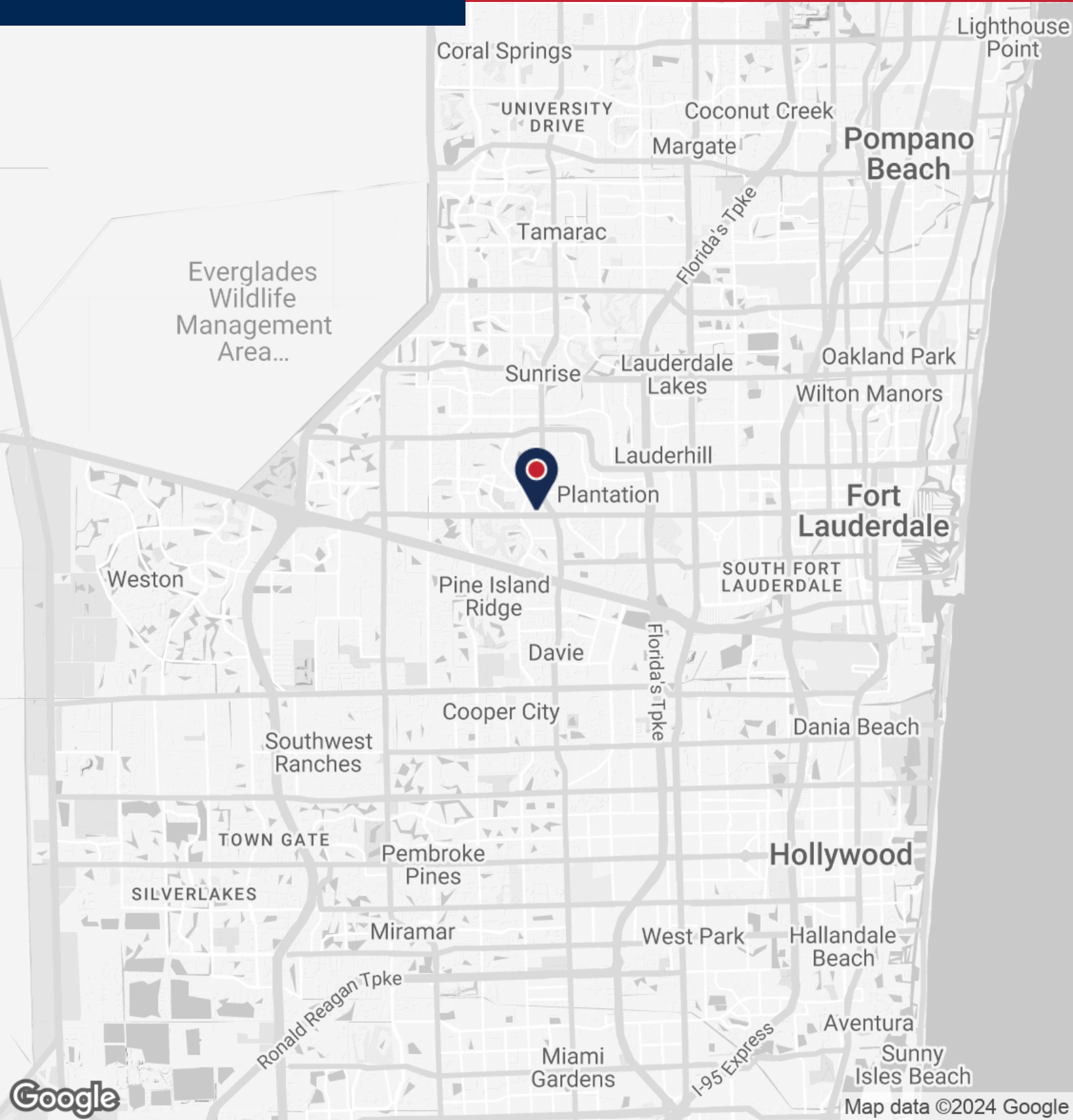
Jake Michels

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8211 W BROWARD BLVD.

LOCATION MAP



For more information:

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Jake Michels

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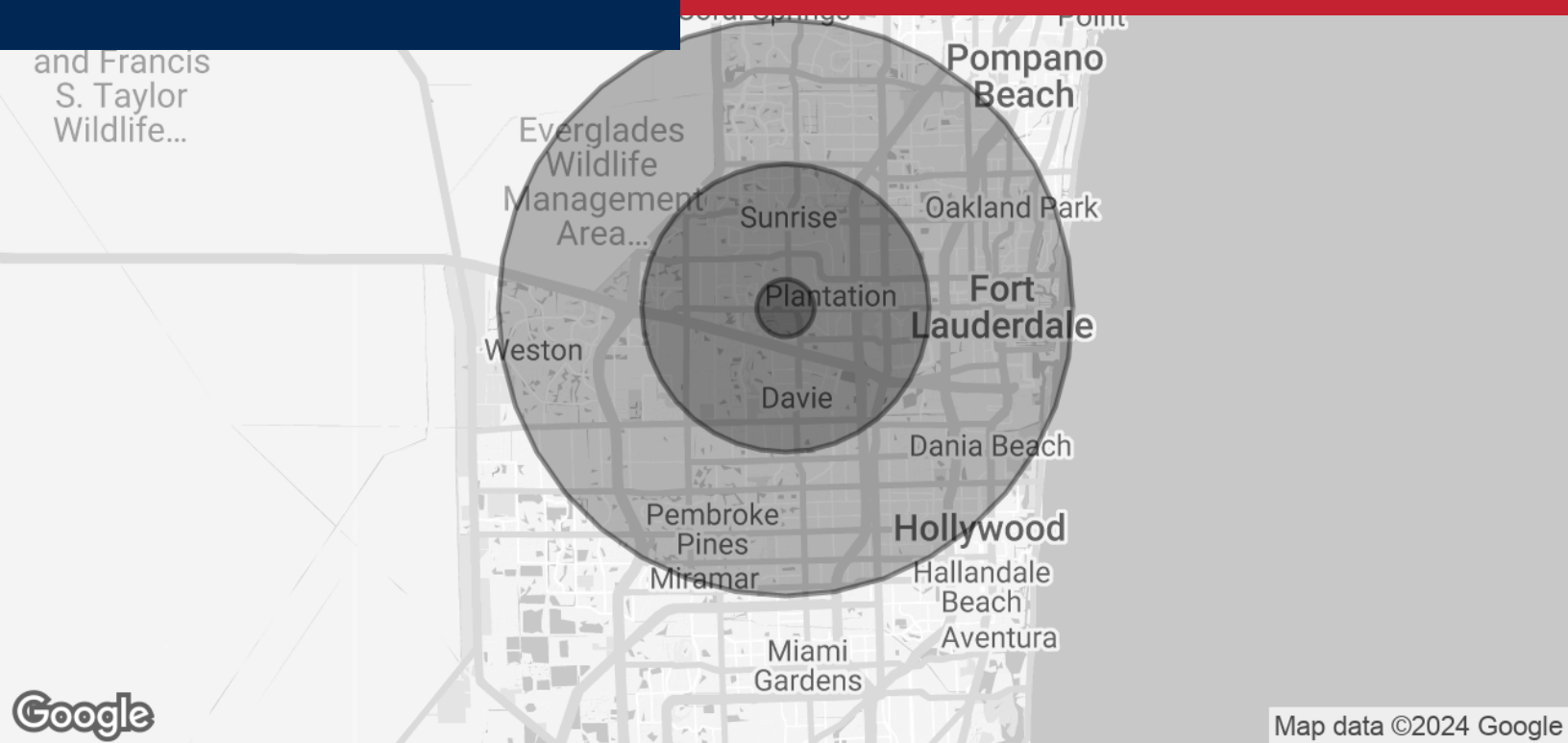


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

8211 W BROWARD BLVD.

DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|-----------|
| Total Population | 16,130 | 400,928 | 1,321,152 |
| Average Age | 37.3 | 39.0 | 40.6 |
| Average Age (Male) | 36.3 | 37.7 | 39.4 |
| Average Age (Female) | 39.3 | 40.1 | 41.3 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,973 | 157,248 | 542,303 |
| # of Persons per HH | 2.3 | 2.5 | 2.4 |
| Average HH Income | \$74,009 | \$71,551 | \$74,712 |
| Average House Value | \$207,452 | \$245,778 | \$284,307 |

2020 American Community Survey (ACS)

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8211 W BROWARD BLVD.

ADDITIONAL PHOTOS



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