

## MEDICAL & OFFICE SUITES FOR LEASE OR SALE



5300 HILLBORO BLVD., COCONUT CREEK, FL 33073

### Features:

- SECOND FLOOR 955 SF(3 OFFICES ON WINDOWS, SMALL OPEN WORK AREA, ONE ADA RESTROOM,FURNISHED); SECOND FLOOR 1,127 SF(WIDE OPEN SPACE WITH MANY WINDOWS, ONE ADA RESTROOM)
- LEASE RATE: **\$33.00PSF/GROSS + SALES TAX**. TENANT PAYS FOR OWN ELECTRIC, JANITORIAL, PHONE AND INTERNET SERVICES WITHIN THE SUITE. **SALE PRICE: \$375PSF.**
- BOTH SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY.
- AMPLE SURFACE PARKING WITH 24/7 ACCESS. HURRICANE IMPACT WINDOWS.
- PROPERTY LOCATED ACROSS THE STREET FROM A SUPER WALMART STORE. LOCATED MINUTES FROM THE SAWGRASS EXPRESSWAY GIVING ACCESS TO OTHER MAJOR HIGHWAYS. LOCATED MINUTES FROM NORTHWEST REGIONAL HOSPITAL AND WEST BOCA MEDICAL CENTER. LOCATED NEAR MANY NEW HIGH END RENTAL COMMUNITIES, RETAIL STORES, RESTAURANTS AND BANKING.

For additional information or to schedule an appointment, contact:

**HENRY GLUCKSTERN**

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