



Cooper City Plaza

11050 Griffin Rd, Cooper City, FL 33328



Jason Scott

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Cooper City Plaza

\$34.00 /SF/YR

Welcome to the newest addition to Cooper City's bustling commercial landscape - a state-of-the-art retail center strategically positioned on the primary thoroughfare of 11050 Griffin Rd. This newly constructed development offers a prime location adjacent to the renowned Walmart, ensuring high visibility and a steady stream of traffic.

Location: Situated on the highly sought-after Griffin Rd, this retail center enjoys unparalleled exposure and accessibility. Its proximity to major arterial roads ensures seamless connectivity, making it a convenient destination for both commuters and residents.

Size: Spanning a generous footprint, the retail center offers ample space for a variety of businesses. With customizable...

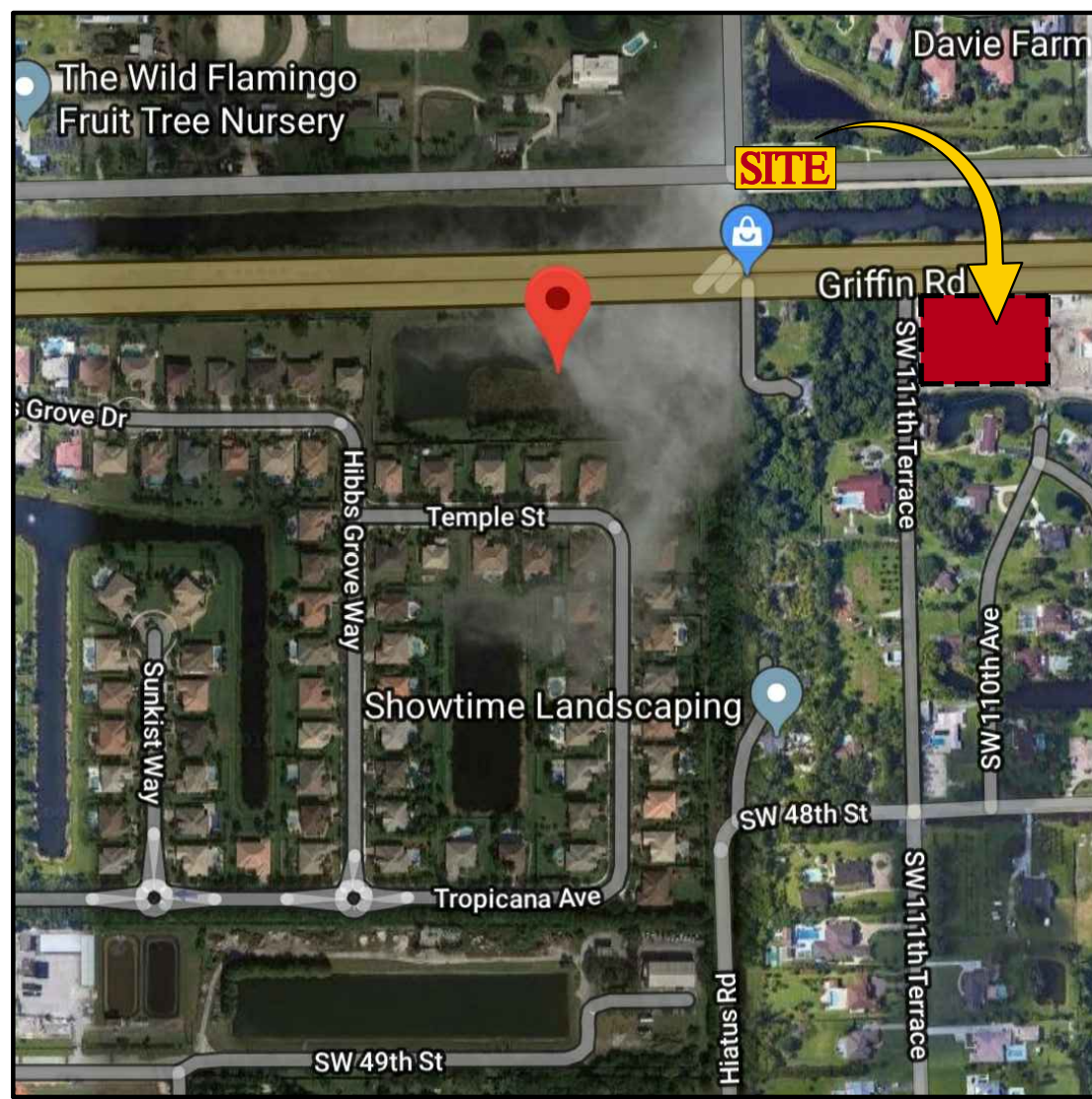
- Heavy vehicle traffic
- Endcap unit
- Existing medical office build out but can easily be converted to any use

For more information visit:

<https://www.loopnet.com/Listing/11050-Griffin-Rd-Cooper-City-FL/30947247/>



| | |
|----------------------|--------------------|
| Rental Rate: | \$34.00 /SF/YR |
| Property Type: | Retail |
| Property Subtype: | Freestanding |
| Gross Leasable Area: | 9,232 SF |
| Year Built: | 2019 |
| Walk Score ®: | 28 (Car-Dependent) |
| Rental Rate Mo: | \$2.83 /SF/MO |



LOCATION MAP

SCALE: NTS

BUILDING CODE DATA

| | |
|---|--------------------------|
| CODE INFORMATION THE APPLICABLE DESIGN CODES ARE: THE 2011 6TH EDITION FBC, AND THE 2011 6TH EDITION OF THE FLORIDA FIRE PREVENTION CODE (NFPA 101 6TH EDITION) | |
| A. OCCUPANCY GROUP (FFPC) NEW BUSINESS OCCUPANCY (CHAPTER 30) (FBC) BUSINESS GROUP 'B' (SECTION 304) | |
| B. TYPE OF CONSTRUCTION (SOUTH FLORIDA BUILDING CODE) TYPE III - B FLOOR: CONCRETE SLAB WALLS: REINFORCED CONCRETE BLOCK ROOF: METAL JOISTS AND DECK | |
| C. BUILDING HEIGHT | ONE STORY |
| D. AREA | TENANT DATA 3,884 SF. |
| E. OCCUPANT LOAD | 33 PERSONS |
| F. MAX. TRAVEL DISTANCE TO EXIT ALLOWED MAX. COMMON PATH OF TRAVEL ALLOWED | 200' 75' |
| G. NUMBER OF EXITS | 2 REQUIRED 2 PROVIDED |
| H. FIRE SUPPRESSION / ALARM: FIRE SPRINKLER: FIRE ALARM: | NO NO |
| I. WORK CLASSIFICATION | ALTERATION LEVEL 2 |
| J. BUILDING REHABILITATION | MODIFICATION |

GENERAL NOTES

- ALL CONTRACTORS SHALL VISIT THE SITE, REVIEW EXISTING CONDITIONS AND REPORT TO ARCHITECT ANY DISCREPANCIES WITH THE PLANS PRIOR SUBMITTING THEIR BID.
- PROVIDE BACKING FOR DENTAL EQUIPMENT
- FRAMER TO LAYOUT SPACE ON FLOOR AND CONSULT ARCHITECT OF ANY DISCREPANCIES BEFORE FRAMING. FRAMER TO CONSULT/COORD. W/ ARCHITECT, FINAL VERTICAL FRAMING OF ALL WALLS, SOFFIT, OPENINGS ETC. TO PROPERLY ACCOMMODATE ALL MILLWORK & FINISH DETAILS REQUIRED.
- DOOR HARDWARE MUST MEET A.D.A. STANDARD. COMPLY W/ FBC 11.4.13.9 PROVIDE DOOR STOPS @ ALL DOORS.
- PROVIDE DOOR CLOSERS
- DOOR HARDWARE MUST COMPLY W/ N.F.P.A. 101, SECT. 7-2.1(B.1)
- COORDINATE HARDWARE SELECTION W/ OWNER
- INTERIOR WALLS & CEILING FINISH SHALL BE CLASS 'C' (FLA. 2011 FIRE PREVENTION CODE - NFPA 101 303.3.2) / (FBC 803.1 TABLE 803.3)
- INTERIOR FLOOR FINISH SHALL BE CLASS '1'
- FOR CEILING LAYOUT & IMPORTANT ADDITIONAL FRAMING INFORMATION REFER TO SHEET E-2.
- MTL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLE OR 20 GA. MIN. AS PER FBC, BUILDINGS 2911.5.11 COORDINATE WITH FRAMING CONTRACTOR.
- PROVIDE 1"x6" BACKING BETWEEN STUDS FOR WALL-HUNG 'UPPER' CABINETS. SEE PLAN FOR LOCATIONS. COORDINATE WITH CABINET MAKER.
- ALL DOORS IN THE MEANS OF EGRESS SHALL BE SINGLE ACTION RELEASE. SHALL COMPLY WITH F.A.C. AND SHALL NOT REQUIRE THE USE OF A KEY, TOOL, OR SPECIAL KNOWLEDGE TO OPEN FROM THE EGRESS SIDE
- THIS UNIT IS LOCATED IN THE GROUND FLOOR
- ALL EXPOSED METAL STUDS IN BUILDING AREA TO BE FINISHED WITH GYPSUM WALL BOARD. USE 5/8" AT PARTITIONS UNLESS OTHERWISE NOTED.
- REPAIR EXISTING WALLS TO MEET CODE AND MATCH NEW WALL FINISH.
- ALL CHANGES IN FLOOR LEVEL IN ANY PART OF THE ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2".

LEGEND

- WALL TAG (REFER TO SHEET A-2)
- DOOR TAG
- EXISTING WALLS TO REMAIN
- DEMOLITION
- NEW GYPSUM BOARD PARTITION
- NEW SOUND ATTENUATION INSULATED PARTITION
- 1-HOUR FIRE RATED PARTITIONS
- TD - TRAVEL DISTANCE
- EXISTING DOOR TO REMAIN
- NEW DOOR
- TV WITH BACKING, SEE FLOOR PLAN FOR LOCATION.

DRAWING INDEX

- ARCHITECTURAL**
- A-1 GENERAL NOTES / FLOOR PLAN
 - A-2 SCHEDULES/ DETAILS & INTERIOR ELEVATIONS
- PLUMBING**
- P-1 PLUMBING PLAN, SCHEDULES & ISOMETRICS
- MECHANICAL**
- M-1 MECHANICAL PLAN/ GENERAL NOTES & SCHEDULES
- ELECTRICAL**
- E-1 ELECTRICAL PLAN & GENERAL NOTES
 - E-2 REFLECTED CEILING PLAN/ SCHEDULES & RISER DIAGRAMS
- FIRE SAFETY**
- LS-1 LIFE SAFETY PLAN

CONCRETE SLAB NOTE

FLOOR IN PT. AREA TO BE PAINTED EXPOSED CONCRETE.

CONCRETE SLAB NOTE

NOTE:
THERE IS NO CONCRETE SLAB ON THIS TENANT. POUR NEW 4" THICK CONCRETE SLAB W/ 6" x 6" 10/10 W/M OVER 6 MIL MIN. POLYETHYLENE VAPOR BARRIER OVER WELL COMPACTED TERMITES TREATED FILL. PROVIDE 1/2" PREMOLDED EXPANSION JOINT COMPRESSIBLE FILLER.

IMPORTANT COORDINATION NOTES :

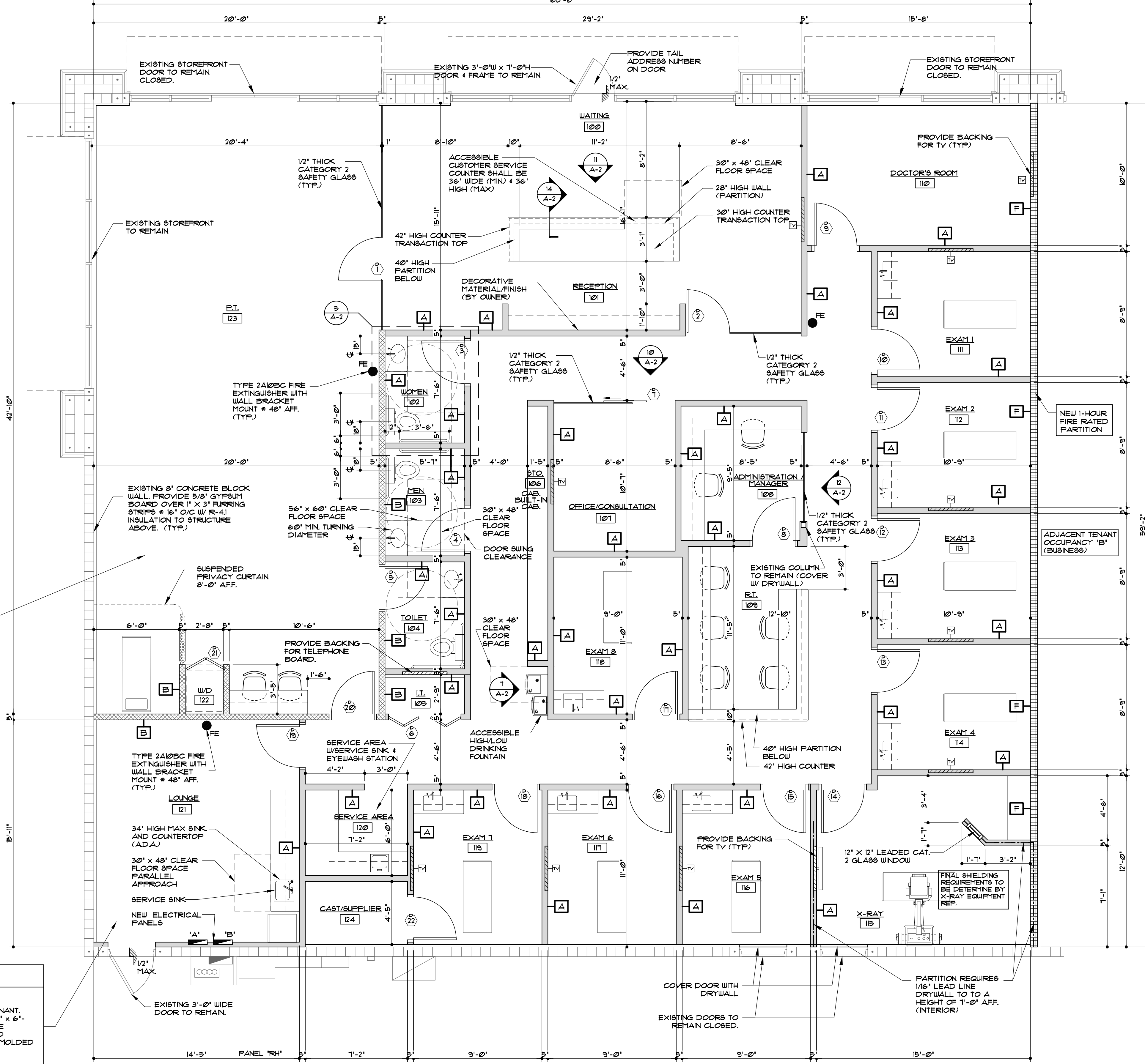
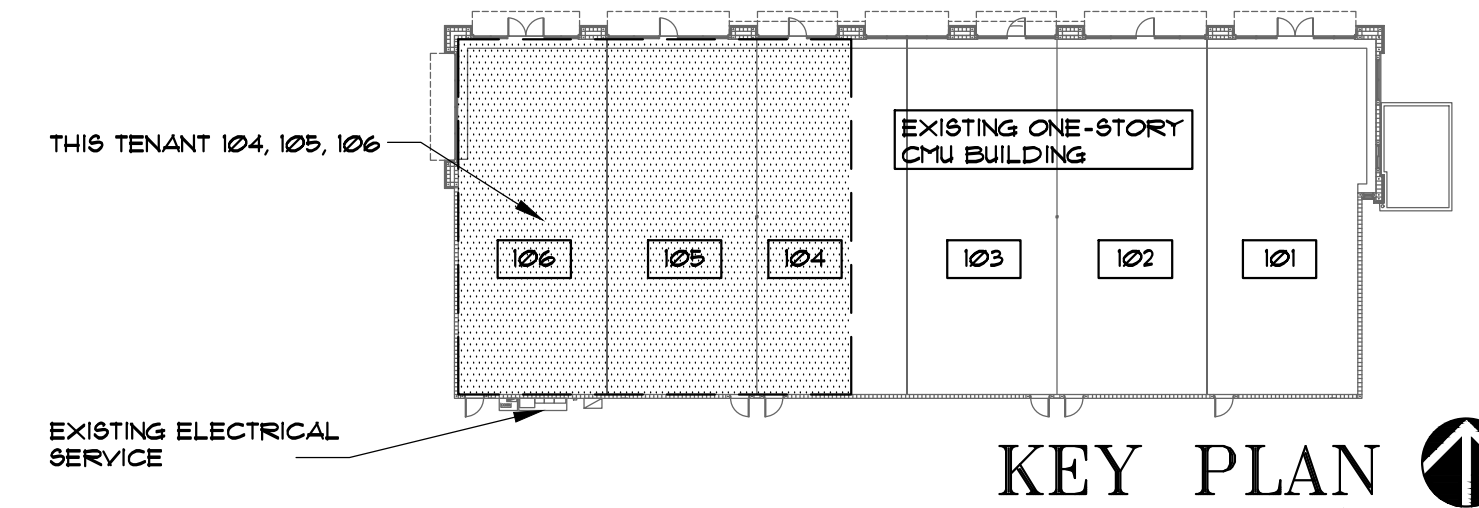
- EXACT PLACEMENT AND LOCATION OF ALL DENTAL EQUIPMENT AND SERVICES, INCLUDING BUT NOT LIMITED TO DENTAL CHAIRS, X-RAYS, VIEW BOXES, DENTAL LIGHTS, VACUUM, COMPRESSED AIR SYSTEM, WATER SOLENOID FLOOR OUTLETS, ETC. MUST BE COORDINATED WITH DENTAL EQUIP. REPRESENTATIVE, OWNER, CABINET MAKER, AND OTHERS TRADES.
- LOCATION OF ALL ELECTRICAL, TELEPHONE, COMPUTER/ DATA OUTLETS MUST BE ALSO COORDINATED WITH DENTAL EQUIP. REPRESENTATIVE, OWNER, CABINET MAKER, AND OTHERS TRADES.
- IT IS IMPERATIVE THAT ALL MEP PIPING AND EQUIPMENT INSTALLATION SHALL BE COORDINATED PRIOR CONSTRUCTION.

FIRE DEPARTMENT NOTES:

- * EXIT SIGNS AND EMERGENCY LIGHTS SHALL BE LABELED ON THE ELECTRICAL BREAKER PANEL.

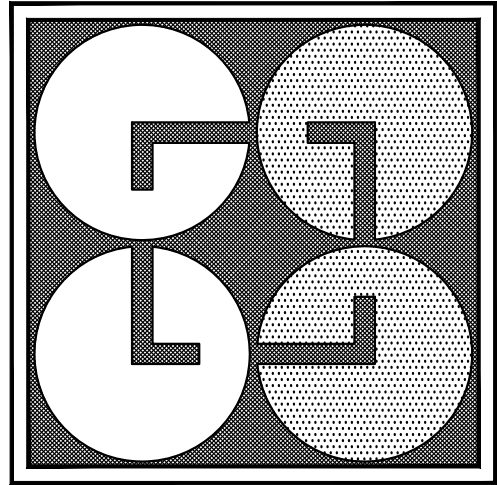
DERM NOTES:

THE IMAGES TAKEN BY THE X-RAY EQUIPMENT WILL BE DIGITAL. THEY WILL BE PROCESSED, STORED AND VIEWED IN COMPUTERS AND COMPUTER MONITORS. IMAGES WILL NOT BE WET PROCESSED AND DEVELOPED ONTO FILM @ SITE.



FLOOR PLAN

SCALE: 1/4" = 1'-0"



GUTIERREZ & LOZANO ARCHITECTS

2830 W. STATE ROAD 84, SUITE 117
FT. LAUDERDALE, FL. 33312
PHONE: (954) 321-3442
FAX: (954) 321-3864

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
| | |
| | |
| | |
| | |

MANUEL GUTIERREZ
STATE OF FLA. REG. No. 8253

SEAL

CARLOS LOZANO
STATE OF FLA. REG. No. 0014722

COOPER CITY WALK-IN ORTHOPEDICS & SPORTS MEDICINE

AT:
11050 GRIFFIN ROAD, SUITES 104, 105, 106
COOPER CITY, FLORIDA 33330

SHEET TITLE :

FLOOR PLAN

JOB No.:

DATE: 11/25/19

SHEET

A-1

OF

1st Floor

| | |
|-----------------|------------------|
| Space Available | 4,028 SF |
| Rental Rate | \$34.00 /SF/YR |
| Date Available | Now |
| Service Type | Triple Net (NNN) |
| Built Out As | Standard Medical |
| Space Type | Sublet |
| Space Use | Office/Medical |
| Lease Term | Negotiable |

Welcome to this impressive property, where contemporary design meets practical functionality in a space tailored to meet your professional needs. Upon entry, you're greeted by a spacious and inviting lobby, adorned with modern finishes and flooded with natural light, setting the tone for the rest of the property. Inside, you'll find 8 well-appointed exam rooms, each thoughtfully designed to accommodate various medical procedures and consultations. With ample space and equipped with the latest medical technology, these rooms provide an optimal environment for patient care. Adjacent to the exam rooms is a versatile conference room, perfect for team meetings, training sessions, or client presentations. The consultation office offers a private and comfortable space for one-on-one discussions with patients, ensuring confidentiality and personalized attention. For diagnostic needs, the X-ray room is equipped with advanced imaging equipment, facilitating accurate diagnoses and efficient treatment planning. Meanwhile, the large kitchen provides a convenient space for staff to prepare meals and unwind during breaks. With three bathrooms conveniently located throughout the property, both clients and staff are catered to with comfort and convenience in mind. The large work station offers a centralized area for administrative tasks, promoting organization and productivity. Finally, the administration office serves as the command center of the property, providing a quiet and professional space for managing operations, scheduling appointments, and handling paperwork. With its modern buildout, sleek finishings, and practical layout, this property offers a perfect blend of style and functionality for your professional endeavors. Experience the epitome of contemporary workspace design in this exceptional property.



South Florida
Walk-In Orthopedics
& Sports Medicine

South Florida
Walk-In Orthopedics
& Sports Medicine

11050



South Florida
**Walk-In Orthopedics
& Sports Medicine**



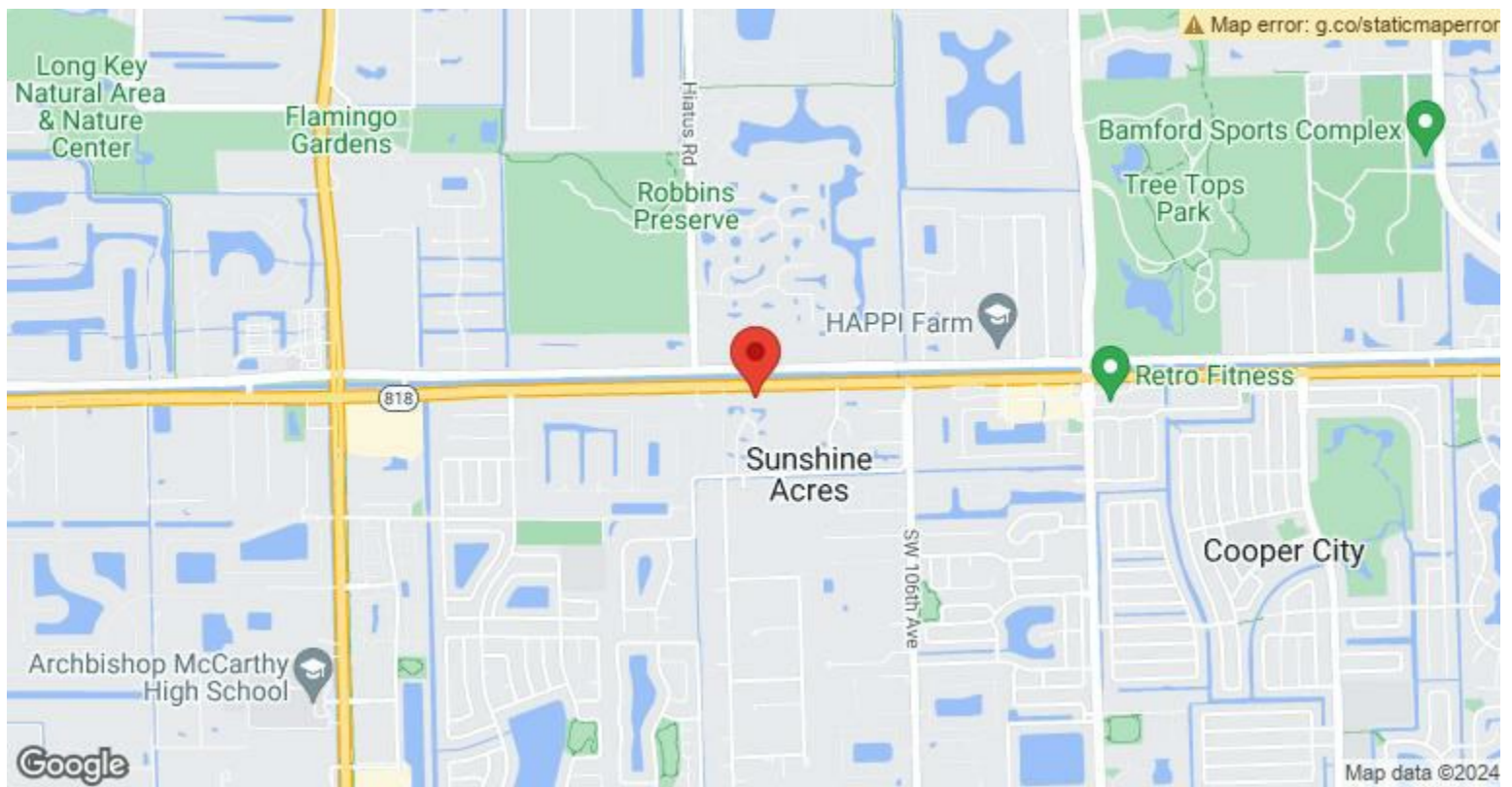


EXIT









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Location: Situated on the highly sought-after Griffin Rd, this retail center enjoys unparalleled exposure and accessibility. Its proximity to major arterial roads ensures seamless connectivity, making it a convenient destination for both commuters and residents.

Size: Spanning a generous footprint, the retail center offers ample space for a variety of businesses. With customizable leasing options, tenants have the flexibility to tailor their space according to their specific requirements, whether it's for a medical clinic, retail outlet, or professional office.

Amenities: Designed with the modern consumer in mind, the retail center boasts contemporary architecture and premium amenities. Ample parking facilities provide convenience for patrons, while landscaped surroundings create an inviting atmosphere conducive to shopping and leisure.

Tenant Mix: The retail center is poised to become a dynamic hub for commerce and healthcare services. From boutique shops to specialty medical practices, the diverse tenant mix caters to a wide range of consumer needs, fostering a vibrant and thriving business community.

Accessibility: With its strategic location on a primary road and close proximity to Walmart, the retail center offers unmatched visibility and accessibility. The high traffic volume ensures a steady flow of potential customers, presenting unparalleled opportunities for businesses to thrive and grow.