

MURRAY REALTIES, INC.

PLAZA at CITY HALL

FOR SALE

**PLAZA at CITY HALL
OFFICE BUILDING**

7301 NW 4th St.
PLANTATION, FL. 33317

ASKING \$4,300,000



CONTACT:

PAMELA A WETMORE- 954-614-7030 C.
WARREN J STEIN- 954-882-8491 C.

MURRAY REALTIES, INC.

MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL

NON-DISCLOSURE/CONFIDENTIALITY/NON-CIRCUMVENTION AGREEMENT

This package, for **Plaza at City Hall**, consists of approximately 12,550 sf, and by accepting this package you agree to the terms below. Located at 7301 NW 4th St. Plantation, FL. 33317, in Broward County, is presented exclusively, and confidential in nature, by Murray Realities, Inc.

The material contained herein is confidential and is presented strictly as background information for the exclusive use of the prospective purchaser. Acceptance of this package and Confidentiality/Non-Circumvention/Disclosure Agreement constitutes an agreement, for one (1) year, not to divulge, share or distribute the information to any other party, except purchaser's legal counsel and financial advisors; prospective Buyer(s), and/or Buyer's Broker(s), and/or Buyer's legal counsel, and/or Buyer's financial advisors, and/or anyone associated with Buyer(s) will not contact Owner or Lender, or anyone associated with the Owner or Lender, at any time, and will not circumvent Murray Realities, Inc., in any manner whatsoever, or at any time, ever.

Owner, and Murray Realities, Inc., make no representations or warranties, express or implied, as to the accuracy or completeness of any marketing information provided by them. Interested parties should perform their own investigations, analyses, estimates & projections, and otherwise satisfy any concerns regarding material aspects of the proposed transaction, including but not limited to legal, municipal, financial, environmental and physical issues affecting the property.

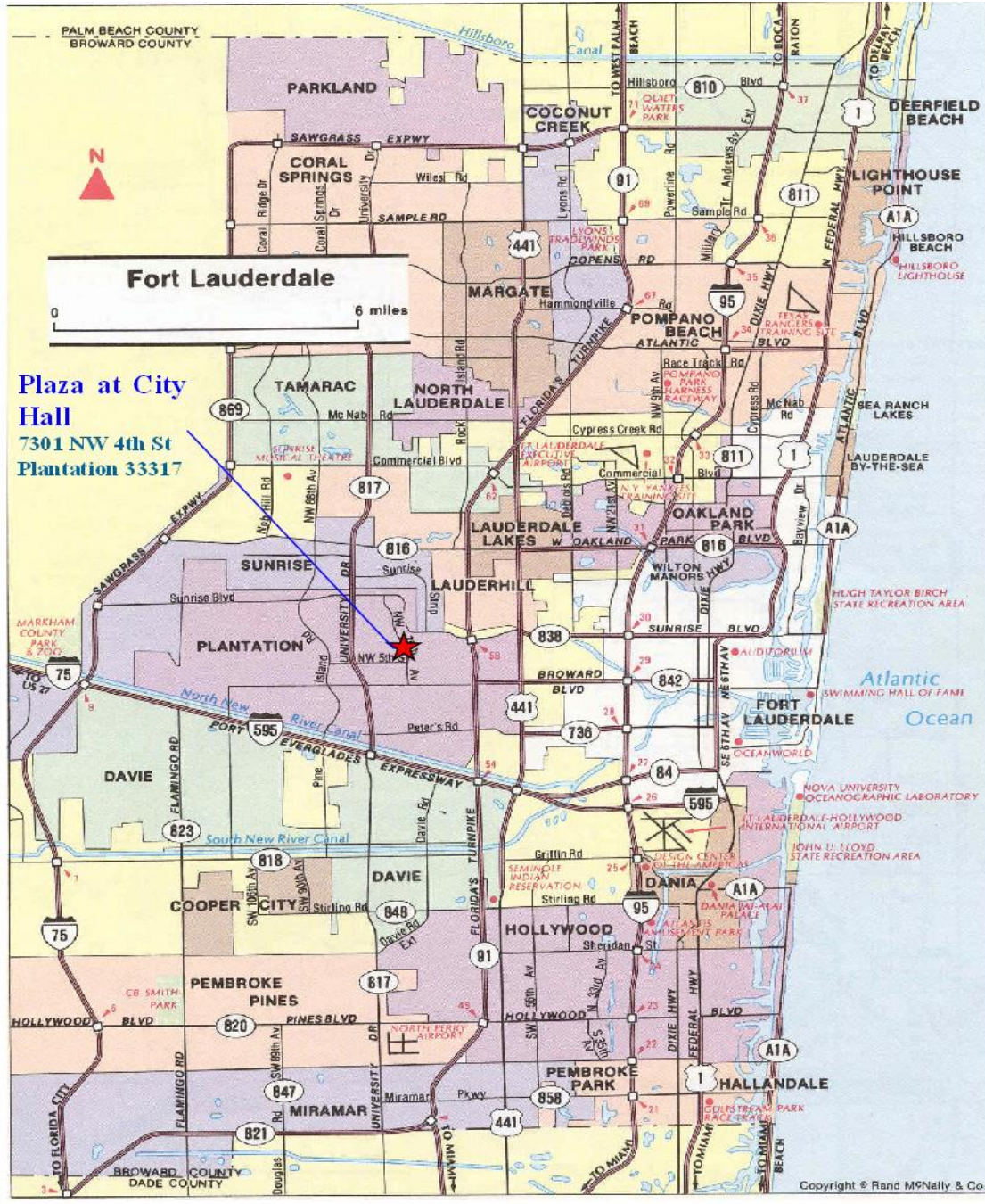
All Parties acknowledge that Murray Realities, Inc. is acting as a Transaction Broker.

MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL

EXECUTIVE SUMMARY

ASK PRICE: \$4,300,000

ADDRESS: Plaza at City Hall 7301 NW 4th St. Plantation, FL. 33317

SQ. FT.: 12,550 sf

YR. BUILT: 1981

OCCUPANCY: 100% Leased

ACREAGE: 1.08 acres

DESCRIPTION: Beautiful 1-story office building situated across from Plantation City Hall. Recently completed over **\$120,000** in renovations to the building and finished with all new lush land-scaping. Roof updated in 2022, new roof finishes and painting of exterior of building, decorative statue/figureheads to building, recoated, re-stripped, curbs painted, new flooring (brick/concrete) in courtyard area and halls. Painted outside of building 2023. Building well maintained.

Great location. Quiet neighborhood but near to everything-shopping, restaurants, hospitals, mall, I-595, I-95, etc.

Great Tenant mix- Professional & Medical.

Upside potential as rents have been below market. Also, if new owner wants to make all new leases to NNN (although there are tax & insurance stops and owner may elect to pass on any increases to tenants for their proportionate share), that would increase NOI.

MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL

- PARKING:** 58 spaces (includes 2 handicap spaces, 4.62 spaces per 1,000 sf).
Parking is on both sides of the building and in the back.
- ZONING:** **Zoned B-4P** Office
- NOI:** **\$252,734**
- CAP. RATE:** **6%**
- MORTGAGE:** Assumable
- DIRECTIONS:** From Broward Blvd. go North on NW 70th Ave. to second traffic light and make left on NW 4th St. Building on right just past Plantation City Hall.

MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL

INCOME & EXPENSES 2024

GROSS INCOME:	\$341,228
EXPENSES:	<u>\$88,494</u>
NOI:	\$252,734
CAP. RATE:	6%

MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL

EXPENSE BREAKDOWN (2024)

ACTUAL EXPENSES:

TAXES:	\$41,207	(paid 2024)
INSURANCE:	\$11,500	(no wind coverage)
WINDOW CLEAN:	\$1,152	
GARBAGE:	\$9,941	
ELECTRIC:	\$1,970	
LAWN/ROOF MAINTENANC:	\$6,000	
PEST CONTROL:	\$1,704	
WATER:	\$1,800	
FLOOD INSURANCE:	\$1,220	
PROPERTY MANAGEMENT:	<u>\$12,000</u>	
TOTAL EXP:	\$88,494	

Note: All leases are gross leases with each Tenant paying their proportionate share of Tax & Insurance Stops, plus Sales Tax. Tenants pay own electric. Akumin takes care of their own A/C.

MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

Nov-24

PLAZA at CITY HALL

7301 NW 4 St Plantation, FL 33317

<u>SUITE</u>	<u>TENANT</u>	<u>RENT ROLL</u>					
		<u>GROSS SF</u>	<u>RENT</u>	<u>BEGIN</u>	<u>END</u>	<u>OPTIONS</u>	<u>YEARLY INCREASES</u>
101	ONE WORLD INC.	1,433	\$2,167	3/15/2021	3/31/2027	renewed	3%
102	PROGRESSIVE TITLE	1,433	\$2,983	1/1/2024	1/31/2027	1-3 yr 5%	yr 1- \$25 sf, yr 2- \$26 sf, yr 3- \$27 sf
103	BROWARD GOLD	638	\$1,450	4/1/2023	3/31/2028	1-5 yr 5%	\$1 sf ea yr + start \$28 sf average \$30 sf
104	DNA DIAGNOSTIC CENTER, INC.	795	\$1,996	12/1/2023	12/31/2026	1- 3 yr 5%	5%
105	AKUMIN/DPI	5,071	\$13,328	8/1/2005	9/30/2025	4-5 yrs.	3%
107	AKUMIN/DPI					3%	
109	ODYSSEY MARKETING LLC	1,502	\$2,941	12/1/2024	11/30/2027	1- 3 yr	5%
110	C. KALIN ATTORNEY PA	<u>1,666</u>	<u>\$3,570</u>	7/1/2023	6/30/2025	1-2 yr.	5%
		GROSS SF	12,538	\$28,436	TOTAL MONTHLY INC.	YR. 24	\$341,228

Note:

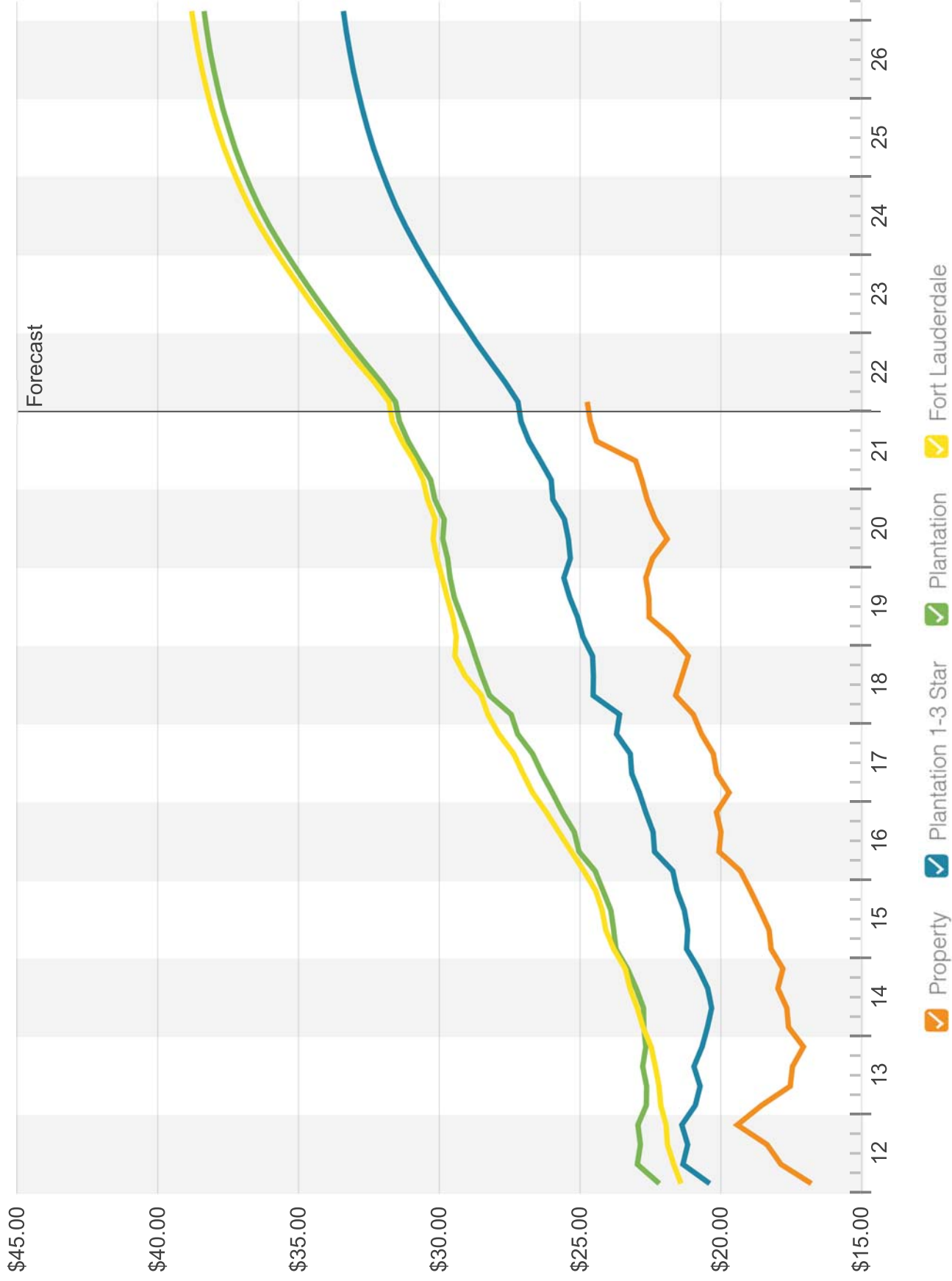
All leases are gross leases. Each tenant pays sales tax over and above the rent above, except Broward Gold, which is a non-profit.

All leases have yearly increases of approximately 3-5%.

All tenants pay their proportionate share of tax & insurance stops over base year, if any, and/or if Landlord decides to collect.

All tenants pay their own electric, as they have separate meters.

Market Rent Per SF



MURRAY REALTIES, INC.

PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

PLAZA at CITY HALL

OVERHEAD

PLAZA AT CITY HALL
7301 NW 4th ST
PLANTATION, FL 33317

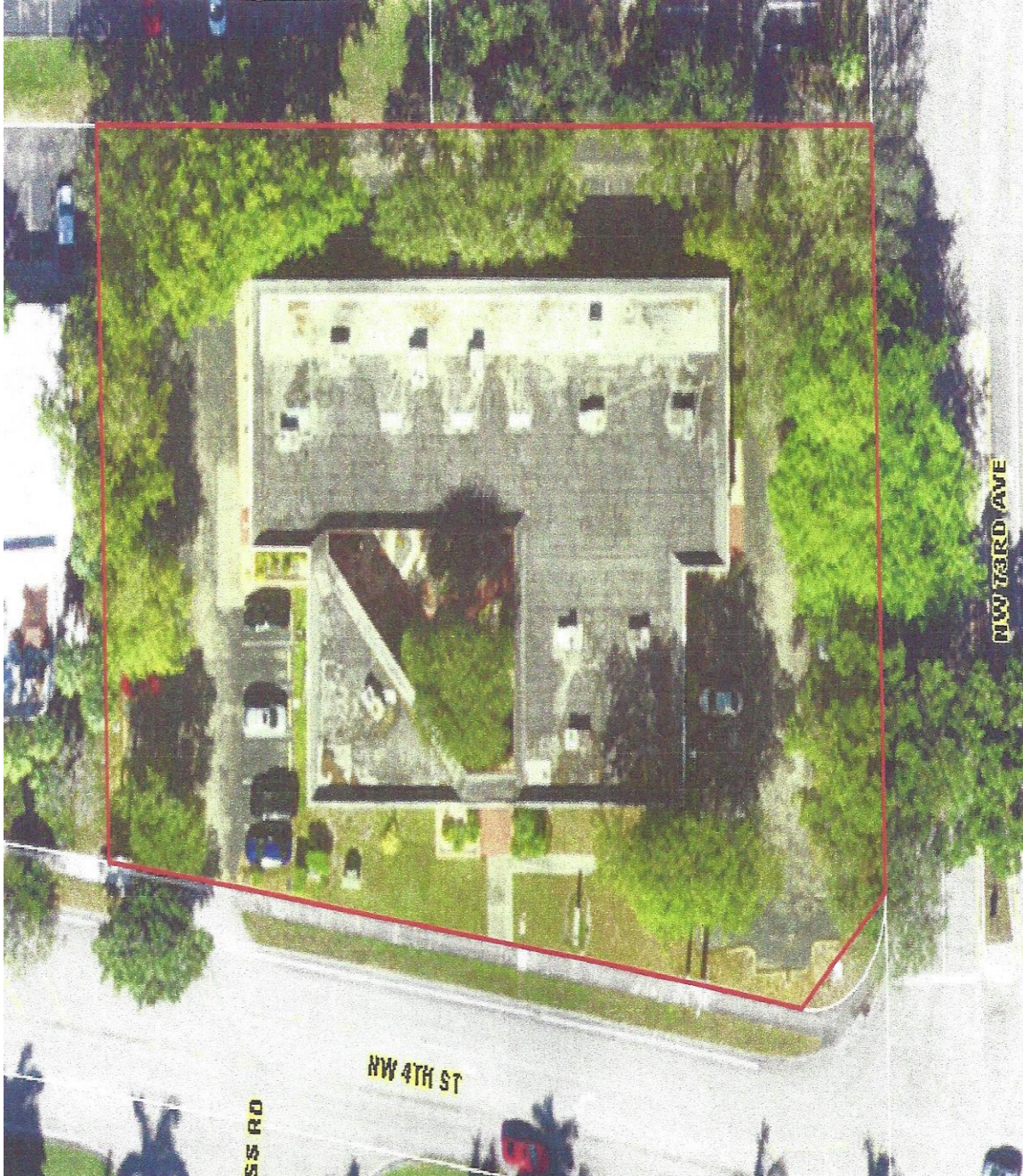


MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

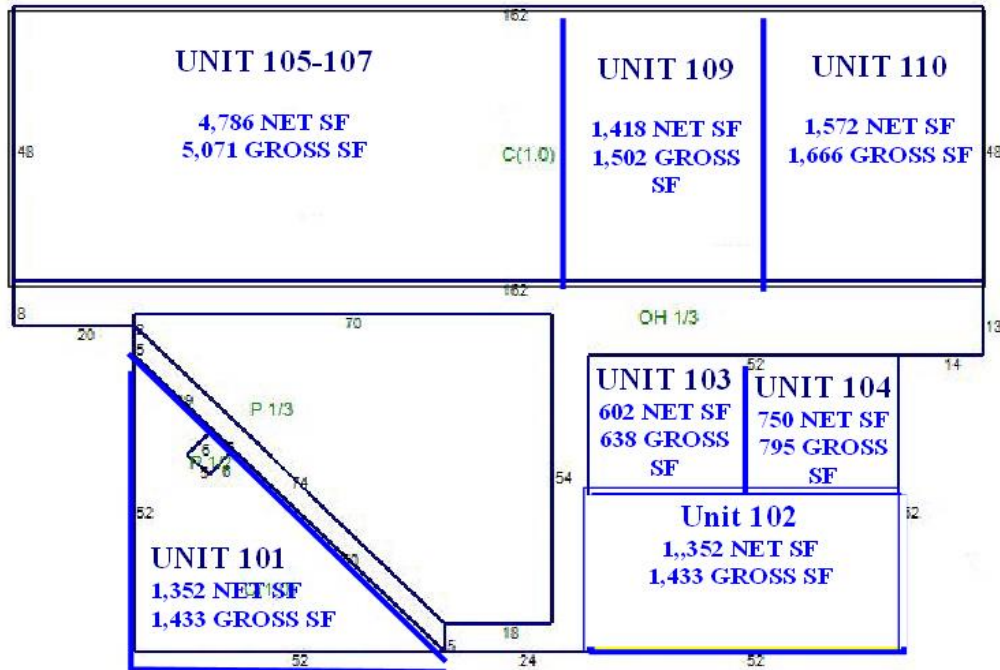
PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

PLAZA AT CITY HALL FLOOR PLAN



NOTE: DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. GROSS BUILDING SF APRX. 12,536 SF, NET SF APRX 11,832

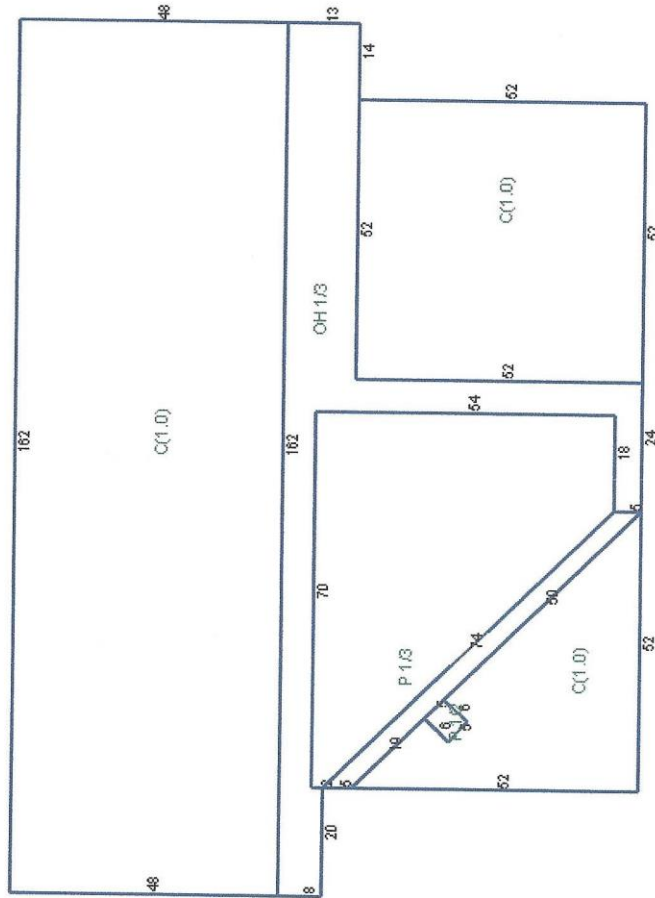
MURRAY REALTIES, INC.

PLAZA at CITY HALL

Code	Description	Long Description
C(1.0)	First Floor	First Floor
OH 1/3	Overhang 1/3	Overhang 1/3
P 1/2	Porch	Porch
P 1/3	Porch	Porch

BCPA Sketch

BCPA Sketch : 504103510010
Building 1 of 1

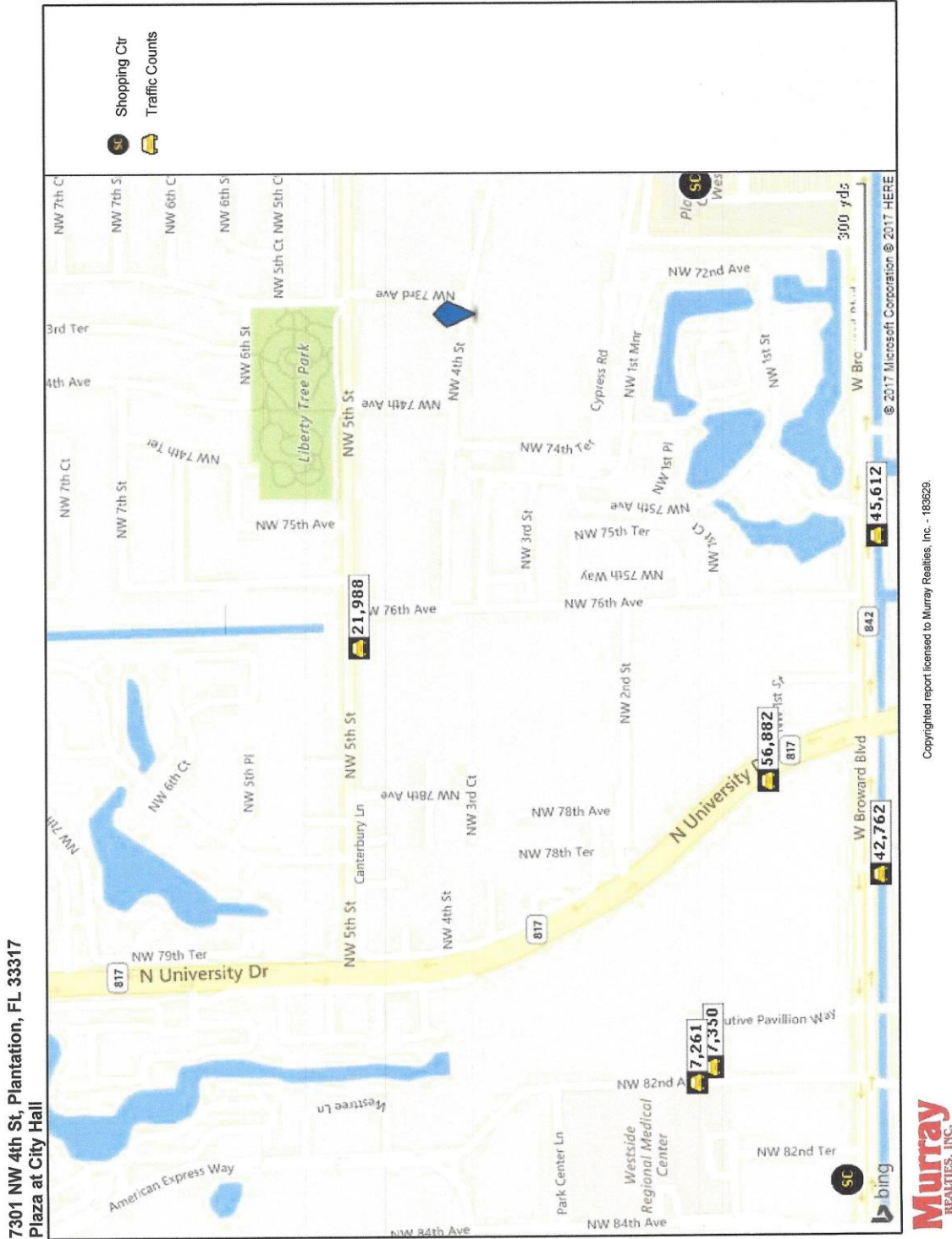


MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

MURRAY REALTIES, INC.

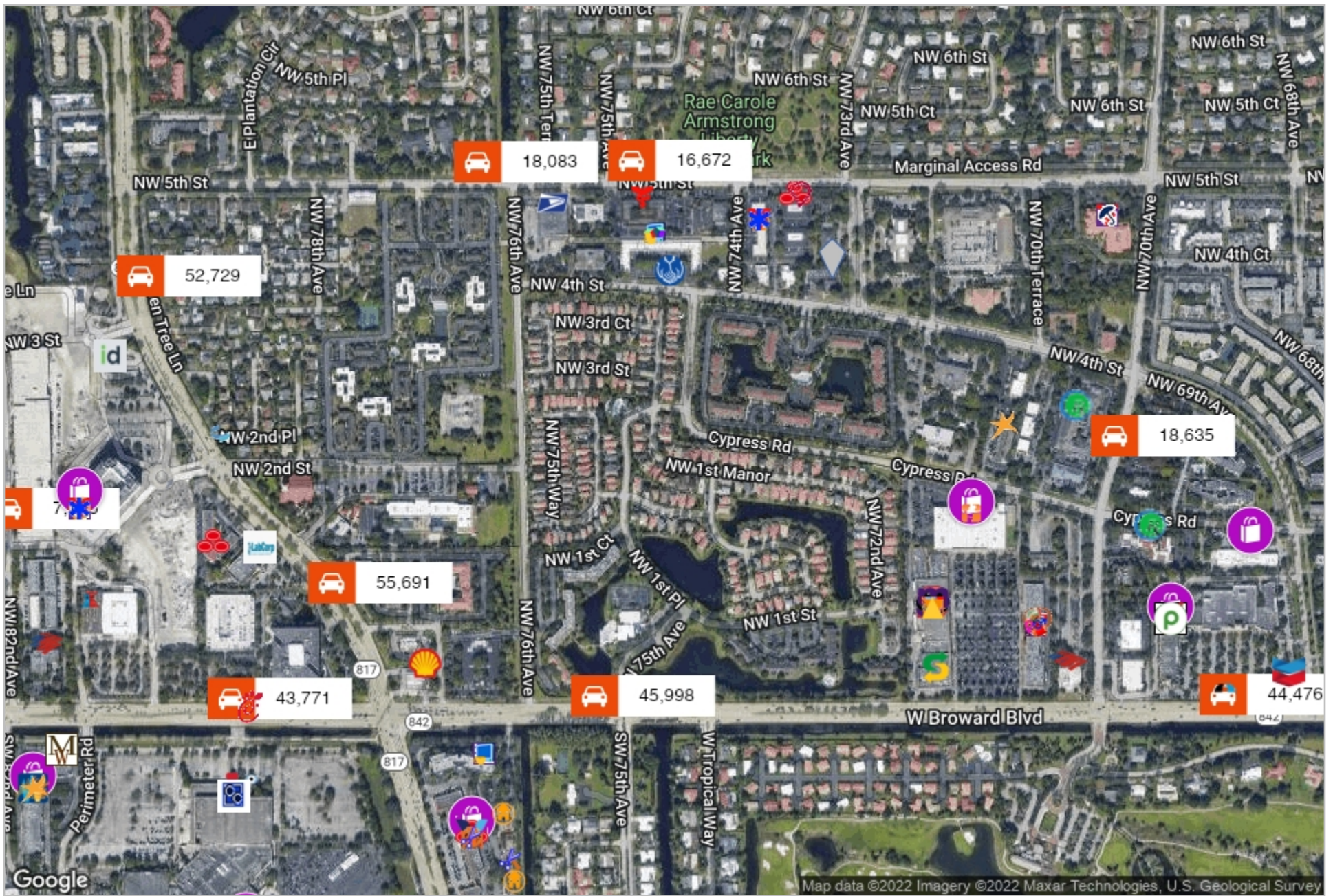
PLAZA at CITY HALL



MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
 954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.

overhead traffic retail



Copyrighted report licensed to Murray Realities, Inc. - 128297
 Logos are displayed to depict store locations only and are the property of their respective owners.

MURRAY REALTIES, INC.

PLAZA at CITY HALL

	1 Mi	3 Mi
Population	13,725	166,629
Households	5,679	66,075
Average Age	40.00	39.20
Median HH Income	\$63,912	\$49,840
Daytime Employees	12,408	74,677
Population Growth '18-'23	5.4%	5.3%
Household Growth '18-'23	5.3%	5.1%

Demographics Traffic

Collection Street	Cross Street	Traffic Vol	Year	Distance
NW 70th Ave	2nd St S	15,400	2017	0.32 mi
NW 5th St	NW 76th Ave E	16,500	2017	0.36 mi
W Broward Blvd	SW 75th Ave E	46,500	2017	0.48 mi
W Broward Blvd	NW 69th Ave E	45,500	2017	0.56 mi
N University Dr	NW 1st St SE	55,337	2017	0.58 mi

MURRAY REALTIES, INC. 941 NW 92nd Terr. Plantation, FL. 33324
954-474-8585 O., MurrayREInc@aol.com

Note: This offering subject to errors, omissions, change of price or status, or withdrawal from market without notice.