

RE/MAX
COMMERCIAL



THE DEMARCO
REAL ESTATE GROUP



FOR LEASE

2ND FLOOR OFFICE SPACE

**219 N 21ST AVE
HOLLYWOOD FL**

FOR LEASE:

219 N 21ST AVE
HOLLYWOOD FL

PRICE: \$6,000 per month NNN

PROPERTY OVERVIEW:

Great 5,000 SF office is available for lease in downtown Hollywood located in the landmark former Hemmingways building. The landlord is installing a new private elevator, a new ADA bathroom, and a new central AC system. Ample street and city parking nearby. Perfect location for any professional office use. TI allowance available. CAM is at \$5.32 p/SF. Easy to show. Call broker for more information.

PROPERTY HIGHLIGHTS:

- A+++ Location in Downtown Hollywood
- Available for Lease : 5,000 SF
- Fully Built Out as Standard office
- 8' - 10' Finished Ceilings
- Private Ground Floor Entrance
- ADA Accessible Bathrooms
- New HVAC System
- Low CAM estimated at \$5.32 per sf

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Office: (954) 453-1000

john@demarcogroup.com

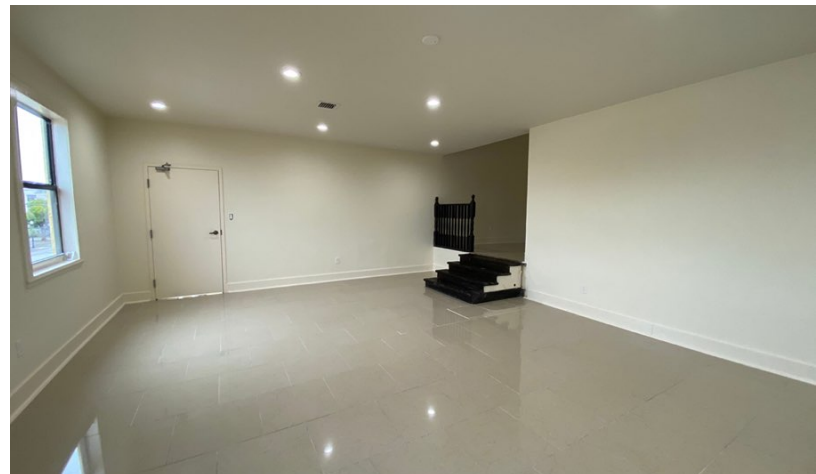
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1901 Harrison Street, Hollywood FL, 33020



PHOTOS:

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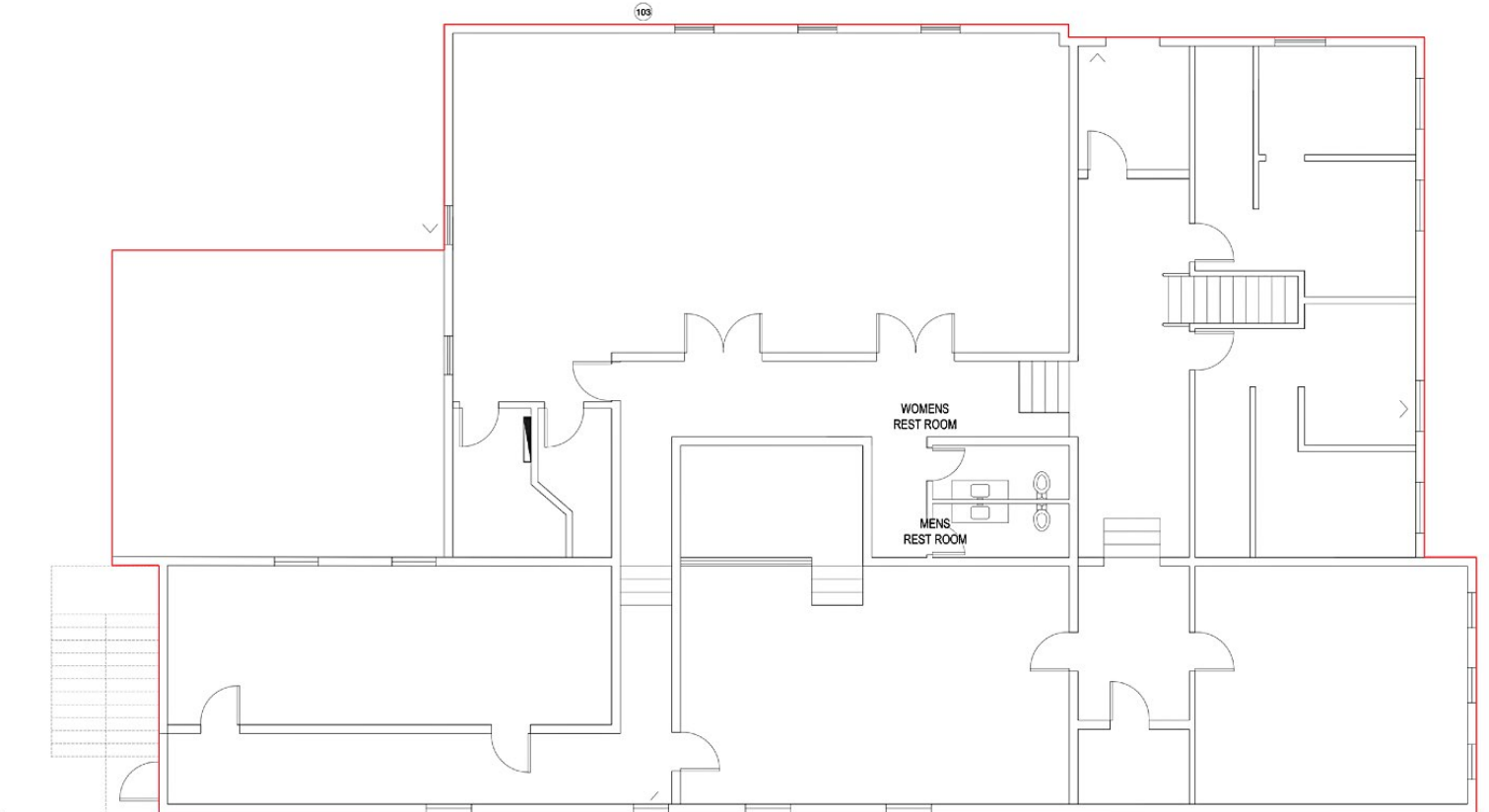
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FLOOR PLAN:



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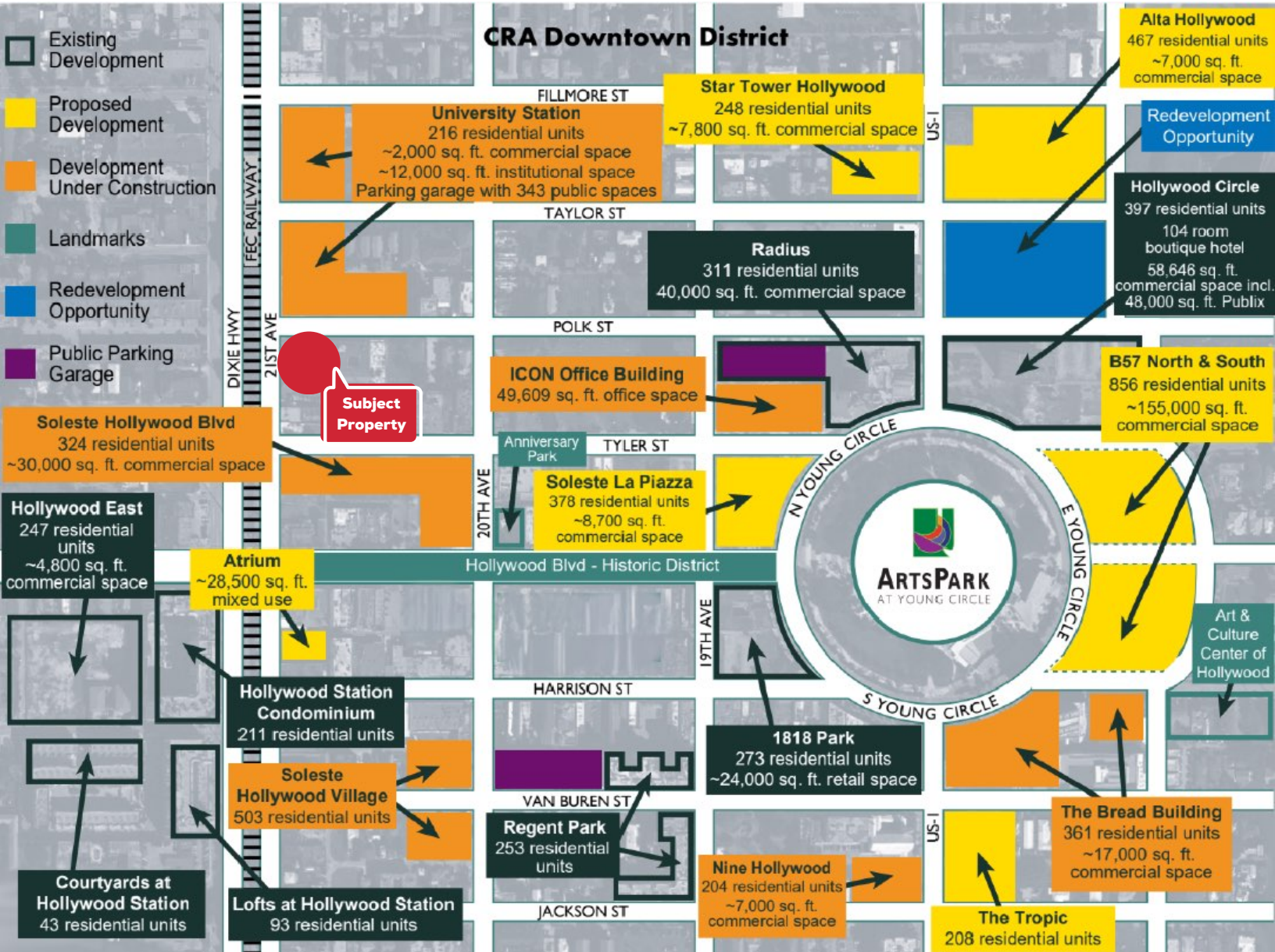
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AERIAL MAP: RECENT DEVELOPMENTS:



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