



For Sale / Lease

Office & Medical Space

5300-5350 W Hillsboro Blvd, Coconut Creek, FL 33073



LOCATION SUMMARY

A 61,000sf two-story suburban style well maintained office park built to hurricane codes, located in Northern Broward County within a burgeoning municipality known as Coconut Creek with many newly developed residential communities near by. This property has easy access to all the major highways, and is surrounded by many local businesses, banking, retail and medical facilities.

PROPERTY HIGHLIGHTS

This property has second generation office and medical condos for sale and lease from 850 sf and up. There is currently one 1,127 sf second floor suite available for sale or lease. The sale price is \$445,165 (\$395.00 PSF). The lease rate is \$35.00 PSF Gross, tenant pays for their electric, janitorial and internet services within the suite. Water and sewer is included. The property manager / developer is onsite.



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PROPERTY DESCRIPTION

A suburban style office complex with lush paver courtyards, decorative fountains that offers a tranquil work environment setting. Contemporary CBS construction with hurricane impact windows, ample surface parking and 24/7 access.




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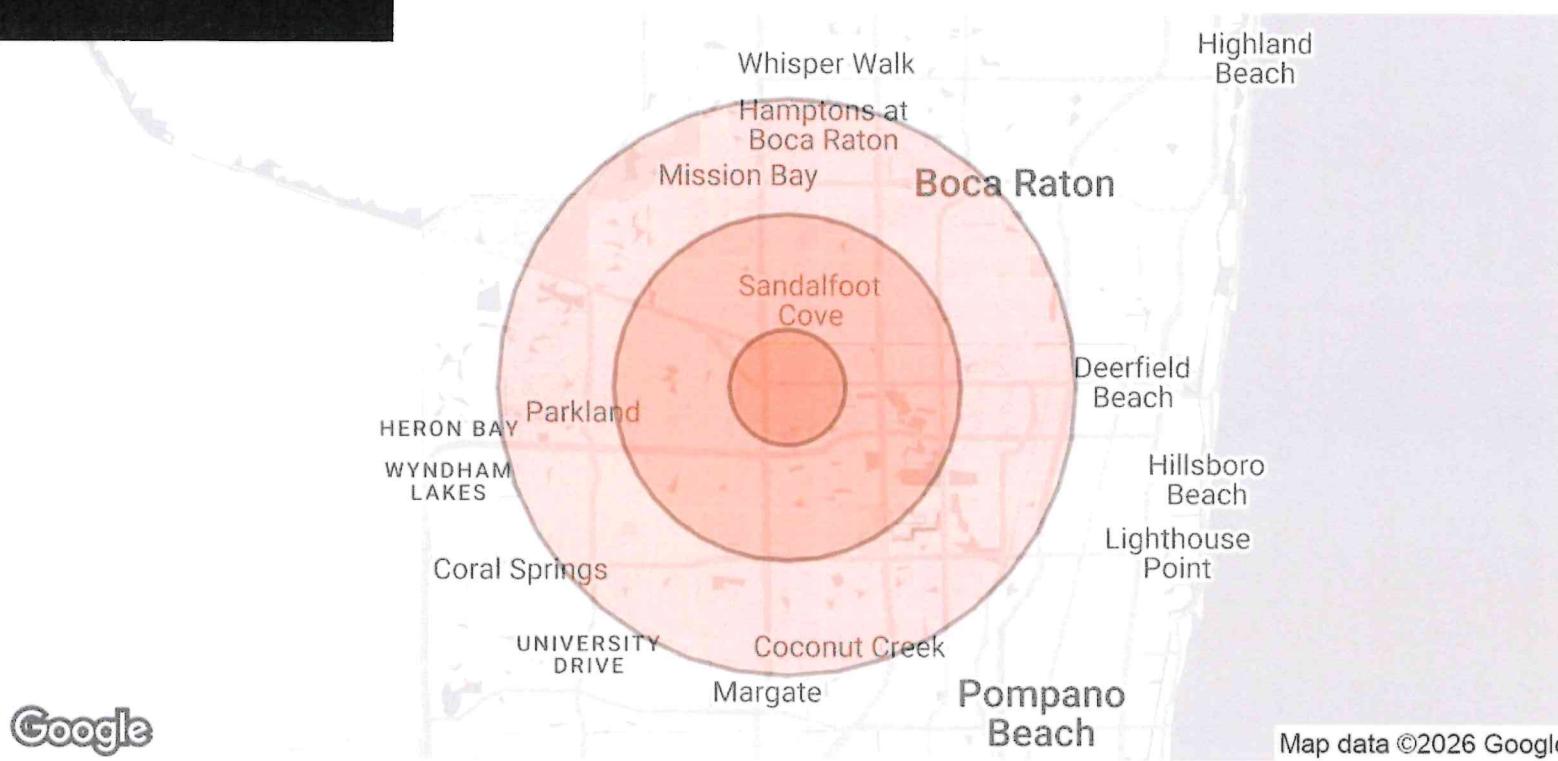


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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	13,584	115,153	351,713
AVERAGE AGE	40	42	43
AVERAGE AGE (MALE)	39	40	42
AVERAGE AGE (FEMALE)	40	43	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,040	43,026	137,081
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$122,767	\$125,250	\$119,021
AVERAGE HOUSE VALUE	\$540,688	\$491,075	\$471,635

Demographics data derived from AlphaMap



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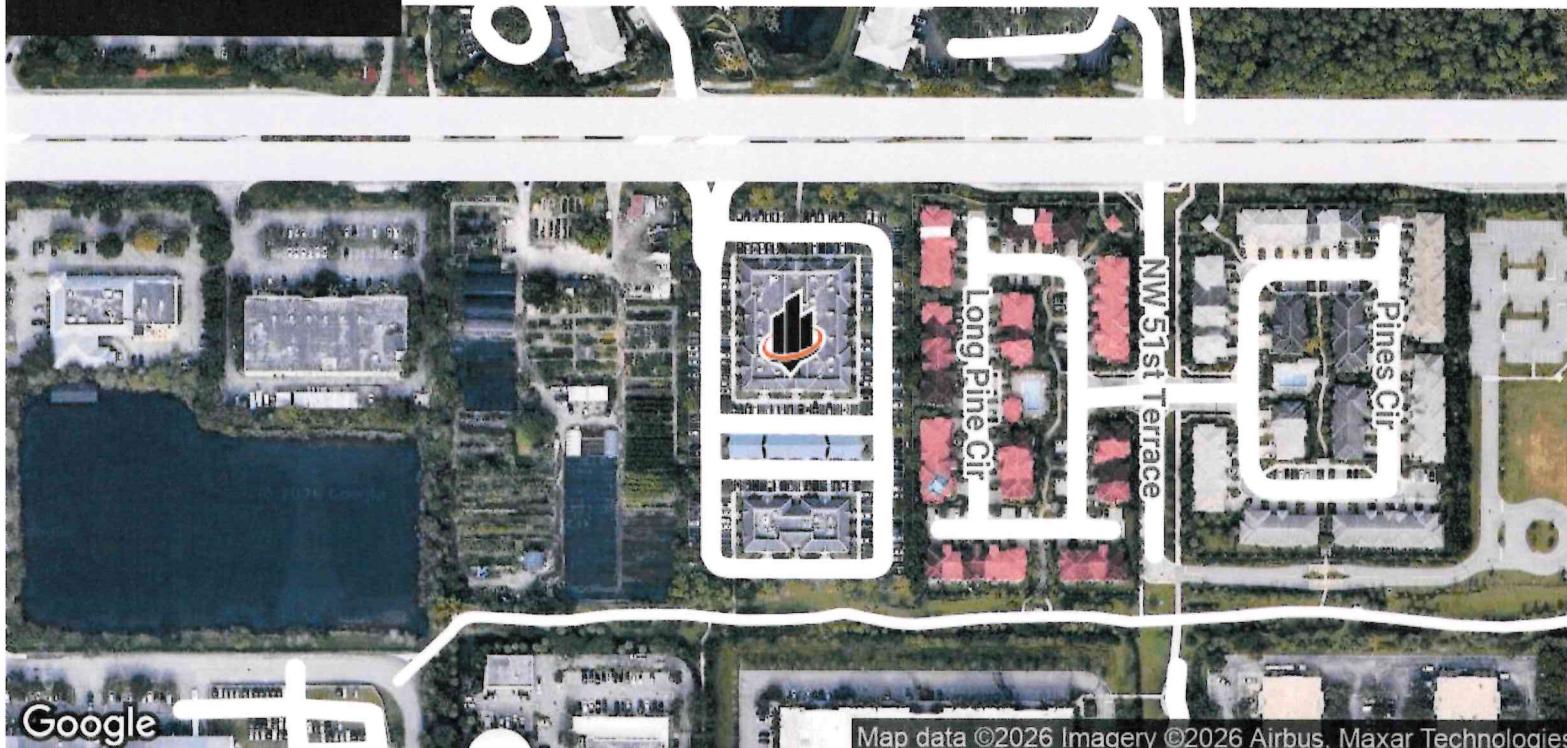




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