MEDICAL & PROFESSIONAL OFFICE SUITES AVAILABLE

THE CENTRE AT STIRLING & PALM

9900 Stirling Road
Cooper City, FL 33024

FOR LEASE

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PRESENTED BY:

Elias Porras, SIOR | Principal
M: 954.325.8784
eporras@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida is pleased to present the Centre at Stirling & Palm Medical Office Park, offering 64,436 SF of prime medical suites for lease. The two buildings feature flexible and functional suites ranging from 2,300 SF to 2,650 SF, with Building One (9900) providing 44,609 SF and Building Two (10000) offering 19,827 SF. This property boasts an on-site restaurant and proximity to numerous major retailers, including Walmart, Publix, CVS, and Walgreens, along with a variety of dining and service amenities. With multiple points of ingress/egress from Stirling Road, NW 100th Avenue, and NW 101st Avenue, the property is designed for ease of access and convenience.

Situated directly on Stirling Road, the property benefits from high visibility with over 33,000 vehicles passing daily. The location is strategically positioned between I-75 and Florida's Turnpike, offering easy access to key thoroughfares. Just 1.5 miles north of Griffin Road and 4.8 miles from the popular Seminole Hard Rock Hotel and Casino, the property is surrounded by a mix of residential and commercial developments, making it an ideal spot for medical and office tenants.

For more information, please contact one of the following individuals:

MARKET ADVISORS

ELIAS PORRAS, SIOR
Principal
954.325.8784
eporras@lee-associates.com

LEASE RATE: $25.00 SF/YR

The Centre at Stirling & Palm:
Building Size: 64,436 SF
Available SF: 2,300-2,650 SF
Lot Size: 5.65 Acres
Zoning: B02 General Commercial Business

Highlights:
On-site restaurant for tenant convenience.
Multiple points of ingress/egress for ease of access.
Located on high-traffic Stirling Road with 33,000 vehicles per day.

Exceptional Freeway Access:
Between I-75 and Florida's Turnpike for excellent regional connectivity

Join our Group of Medical Tenants:
- **IVFMD South Florida**
- **Gastro Health Group**
- **Select Medical Physical Therapy**
- **Dental Associates S. Broward**
- **Quest Diagnostics**
- **Neurological Testing Centers**
- **Podiatry Health Services**
- **Dolphin Pediatrics**

COMPLETE HIGHLIGHTS

LOCATION INFORMATION

BUILDING NAME	The Centre at Stirling & Palm
STREET ADDRESS	9900-10000 Stirling Road
CITY, STATE, ZIP	Hollywood, FL 33024
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Hollywood

BUILDING INFORMATION

BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	2,079 SF
NUMBER OF BUILDINGS	2

PROPERTY HIGHLIGHTS

- 64,436 SF total across two buildings
- Flexible suites from 2,300 SF to 2,650 SF
- On-site restaurant for tenant convenience
- Close to major retailers like Walmart, Publix, and CVS
- Multiple points of ingress/egress for ease of access
- Located on high-traffic Stirling Road with 33,000 vehicles per day
- Between I-75 and Florida's Turnpike for excellent regional connectivity

9900 - SUITE 300

LEASE INFORMATION

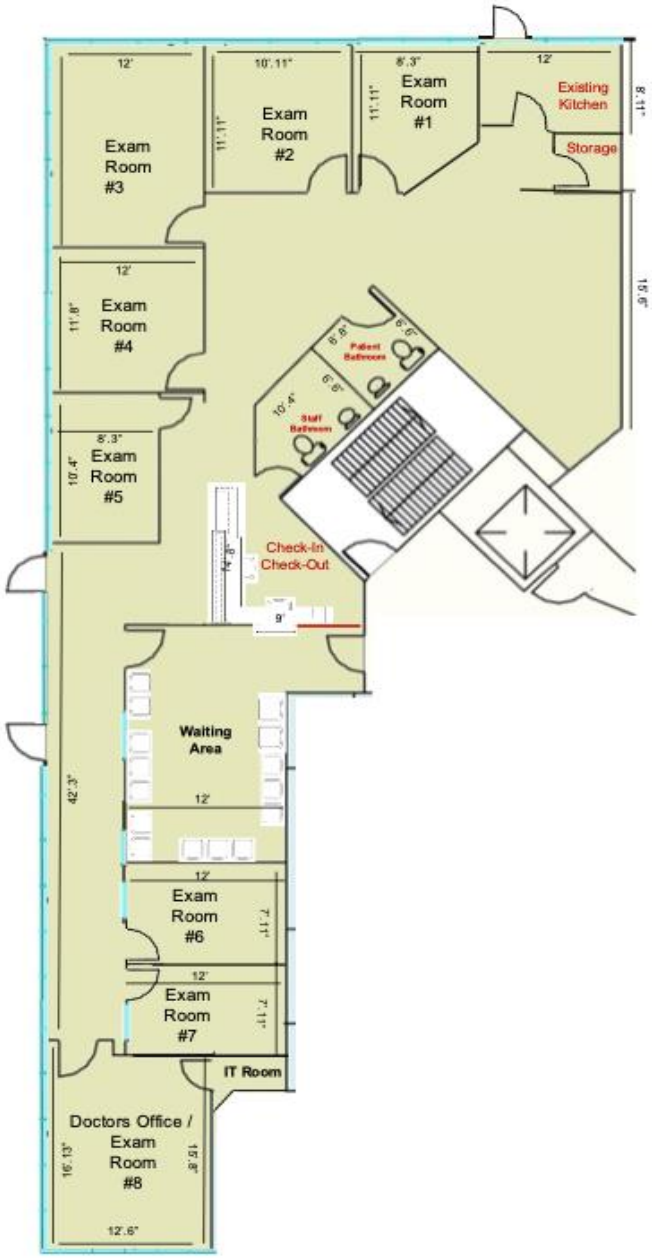
CAM: $11.96 psf (Net of Electric and Janitorial)

TERMS: 5-10-yeras

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RAT
9900 - Suite 300	Available	2,650 SF	NNN	$25.00 SF/y

Suite 300
2,650 SF



10000 - SUITE 2

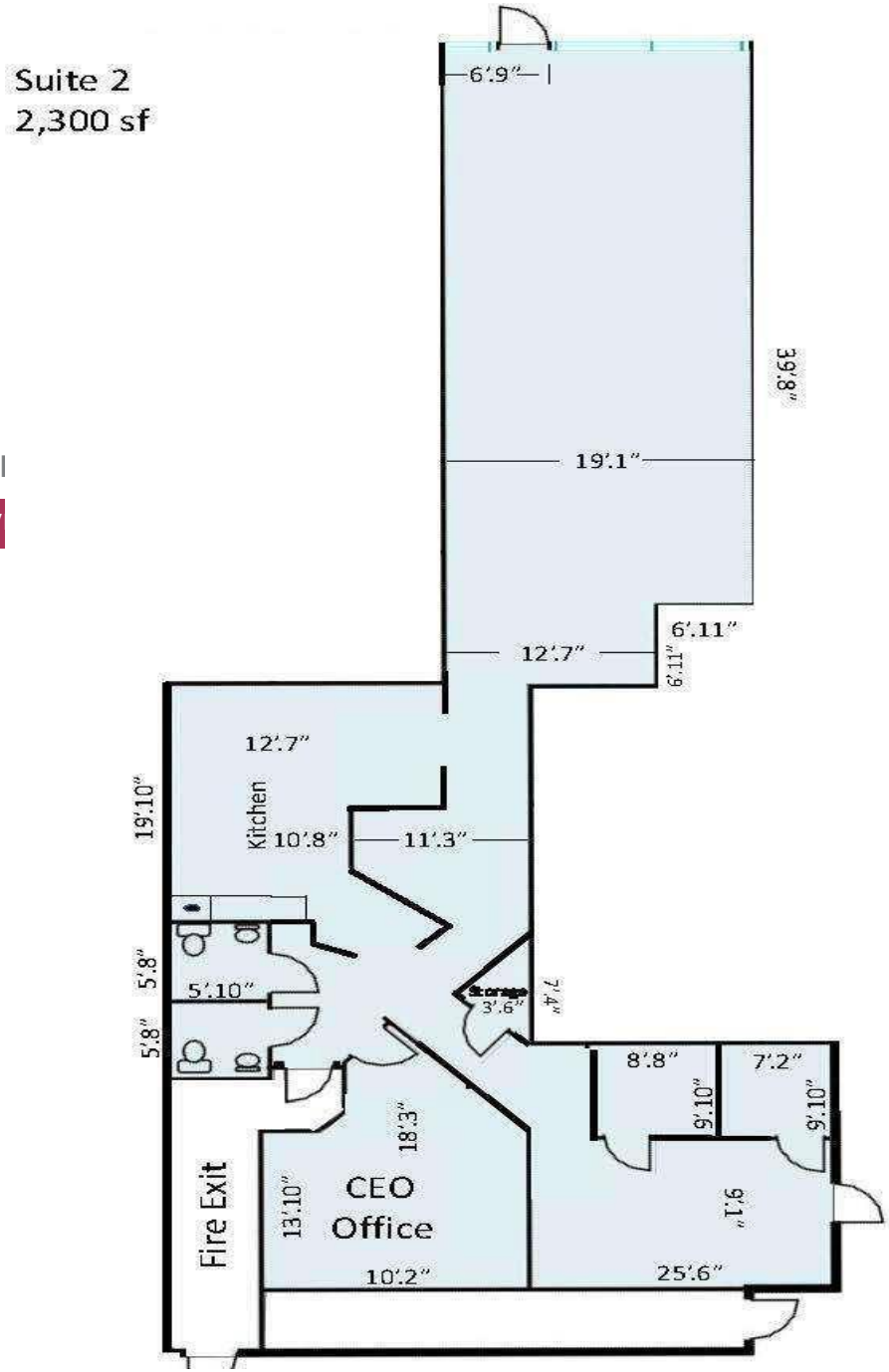
LEASE INFORMATION

CAM: $11.96 psf (Net of Electric and Janitorial)

TERMS: 5-10-years

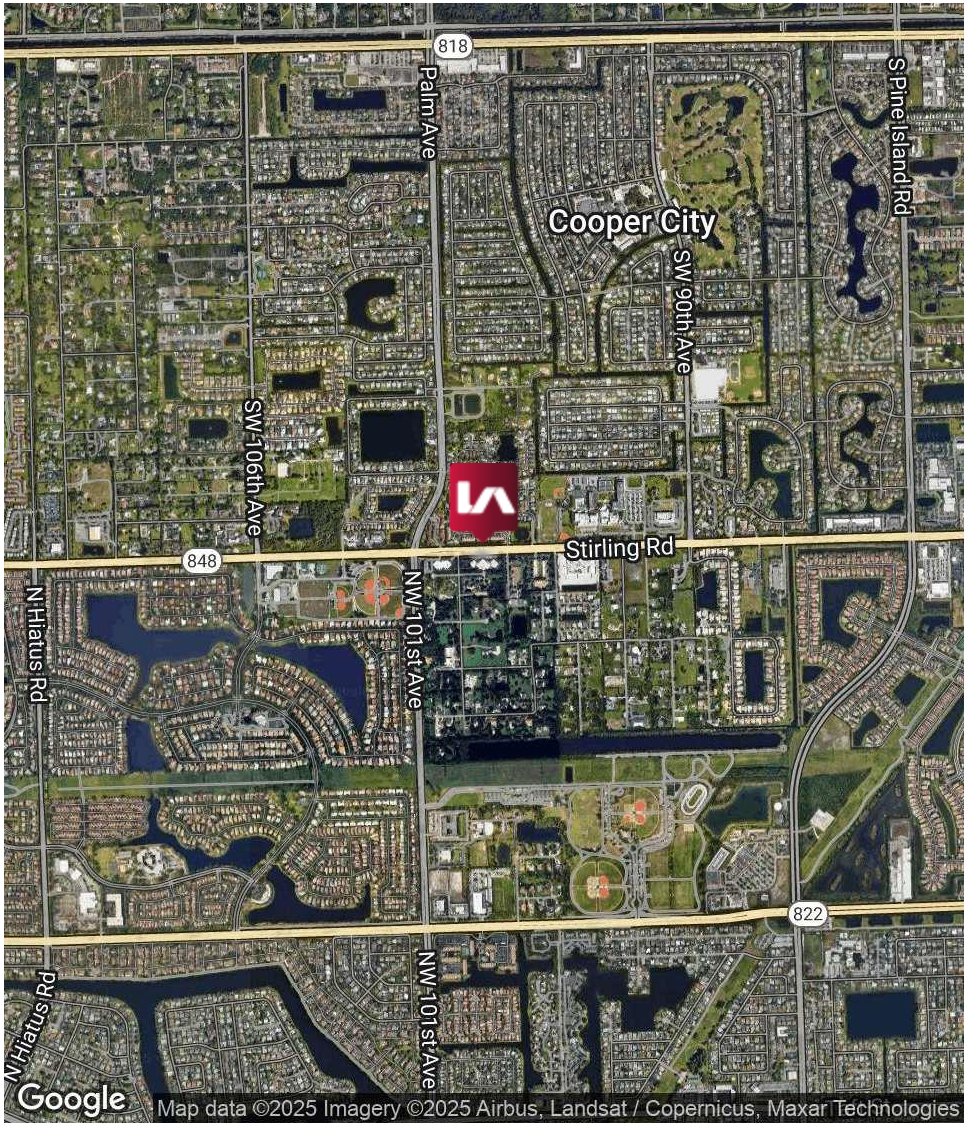
AVAILABLE SPACES

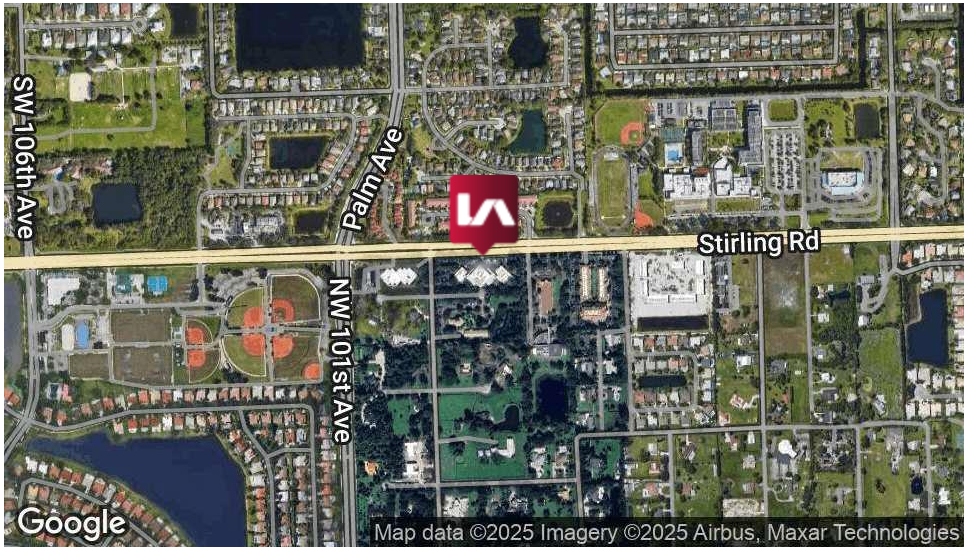
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
10000 - Suite 2	Available	2,300 SF	NNN	$25.00 SF/y



ADDITIONAL PHOTOS

REGIONAL MAP





LOCATION OVERVIEW

The property is conveniently located in the heart of Broward County, The Centre at Stirling & Palm enjoys direct exposure on Stirling road with visibility to nearly 33,000 vehicles per day. The Office Park has excellent access just 5 miles to Florida's Turnpike, 5.5 miles to 75, 8.3 miles to I-95, and 9.4 miles to US-1. Memorial Hospital Pembroke is located 3.4 miles roughly 8 minutes away, Memorial Hospital West is just 4.4 miles and NSU Sanford L. Ziff Center 4.8 miles

CITY INFORMATION

CITY:	Hollywood
TRAFFIC COUNT:	33,000
SUBMARKET:	Hollywood

AERIAL MAP

THE CENTRE
AT STIRLING & PALM
BUILDING 9900
SIZE: 44,609 SF
FLOORS: 3
YEAR BUILT: 1990
BUILDING 10000
SIZE: 19,827 SF
FLOORS: 1
YEAR BUILT: 1988
The Centre

HOSPITALS AND PHARMACIES

DEMOGRAPHIC PROFILE

KEY FACTS

123,468 Total Population

$122,386 Average Household Income

41.2 Median Age

2.7 Average Household Size

EDUCATION

6% No High School Diploma

24% High School Graduate

29% Some College

40% Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

EMPLOYMENT TRENDS

15% White Collar

70% Blue Collar

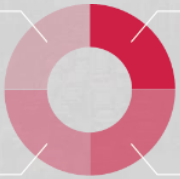
15% Services

Unemployment Rate **3.1%**

COMMUTING TRENDS

1% Took Public Transportation

9% Carpooled



Walked **1%**

Bicycled **0%**

NEARBY AMENITIES

369 Number of Restaurants

1,042 Retail Businesses

DAYTIME POPULATION

Total Daytime Population **99,084**

Daytime Population: Workers **44,903**

Daytime Population: Residents **54,181**

BUSINESS

6,791 Total Businesses

42,808 Total Employees

5,309,429,895 Total Sales

DEMOGRAPHIC PROFILE

KEY FACTS

365,828
Total Population

$113,007
Average Household Income

40.0
Median Age

2.7
Average Household Size

EDUCATION

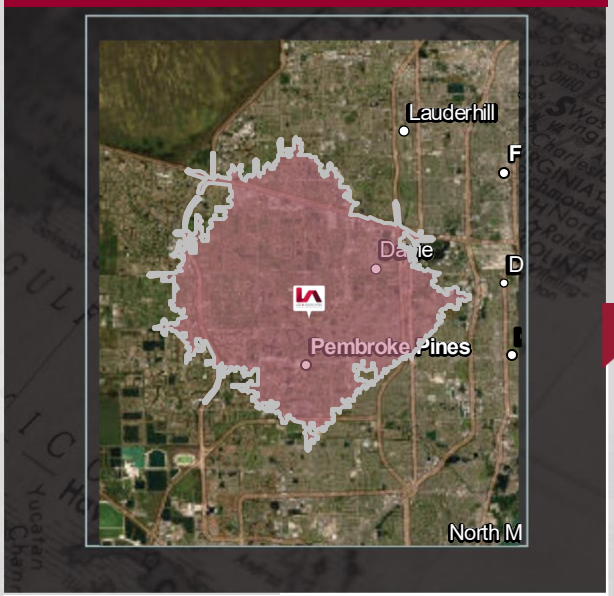
7%
No High School Diploma

27%
High School Graduate

28%
Some College

38%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS

17%
White Collar

69%
Blue Collar

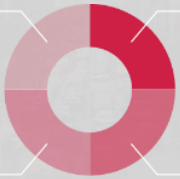
14%
Services

Unemployment Rate 3.1%

COMMUTING TRENDS

1%
Took Public Transportation

10%
Carpooled



Walked 1%

Bicycled 0%

NEARBY AMENITIES

1,057
Number of Restaurants

3,451
Retail Businesses

DAYTIME POPULATION

Total Daytime Population
312,419

Daytime Population: Workers
152,876

Daytime Population: Residents
159,543

BUSINESS

20,244
Total Businesses

154,288
Total Employees

23,060,932,171
Total Sales

DEMOGRAPHIC PROFILE

KEY FACTS

758,745
Total Population

$112,268
Average Household Income

41.2
Median Age

2.7
Average Household Size

EDUCATION

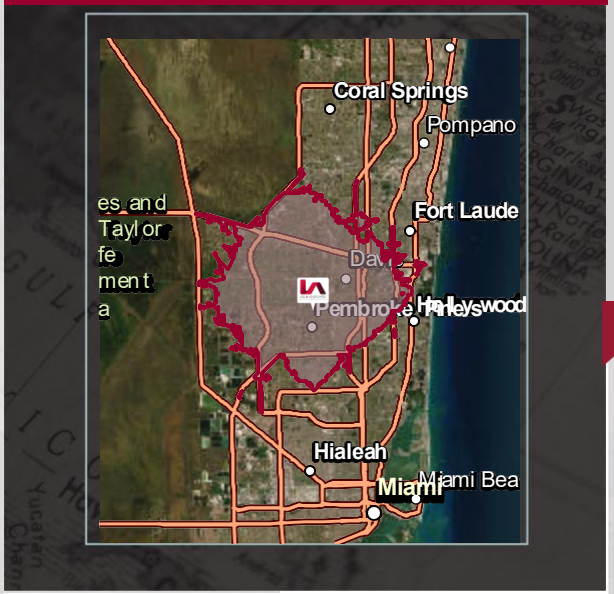
8%
No High School Diploma

27%
High School Graduate

27%
Some College

38%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



EMPLOYMENT TRENDS

18%
White Collar

68%
Blue Collar

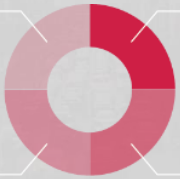
14%
Services

Unemployment Rate 3.3%

COMMUTING TRENDS

1%
Took Public Transportation

9%
Carpooled



Walked 1%

Bicycled 0%

DAYTIME POPULATION

Total Daytime Population
682,247

Daytime Population: Workers
339,833

Daytime Population: Residents
342,414

BUSINESS

43,197
Total Businesses

342,674
Total Employees

53,357,663,373
Total Sales

NEARBY AMENITIES

2,059
Number of Restaurants

7,263
Retail Businesses

MARKET TAPESTRY

TAPESTRY SEGMENTATION

Tapestry LifeMode	House-holds	HHs %	% US HHs	Index
Affluent Estates (L1)	9,416	21.02%	9.9%	212
Upscale Avenues (L2)	1,820	4.06%	5.7%	72
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	9,267	20.69%	7.5%	276
GenXurban (L5)	130	0.29%	11.4%	3
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	10,310	23.02%	7.1%	325
Middle Ground (L8)	6,410	14.31%	10.9%	131
Senior Styles (L9)	5,121	11.43%	5.8%	197
Rustic Outposts (L10)	0	0.00%	8.2%	0
Midtown Singles (L11)	2,322	5.18%	6.2%	84
Hometown (L12)	0	0.00%	6.1%	0
Next Wave (L13)	0	0.00%	3.9%	0
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION

8.3%
Generation Alpha: Born 2017 or Later

22.0%
Generation Z: Born 1999 to 2016

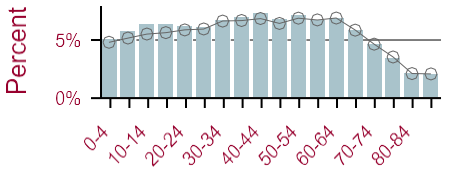
23.9%
Millennials: Born 1981 to 1998

21.6%
Generation X: Born 1965 to 1980

19.8%
Baby Boomer: Born 1946 to 1964

4.5%
Greatest Gen: Born 1945/Earlier

AGE PROFILE



Broward County

ANNUAL HOUSEHOLD SPENDING

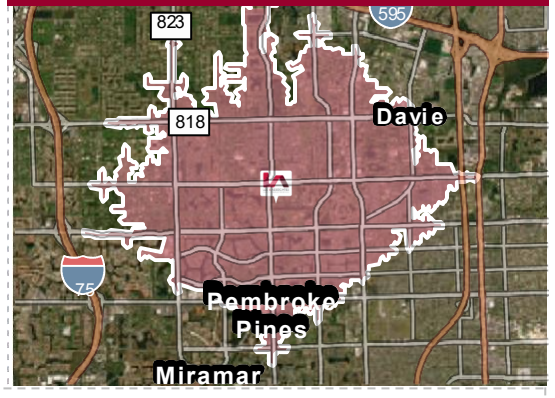
$2,524
Apparel & Services

$190,730,961
Dining Out

$347,412,471
Groceries

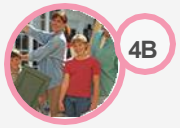
$7,886
Health Care

Drive time of 10 minutes



Tapestry segments

7C **Urban Edge Families**
9,331 households
20.8% of Households



4B **Home Improvement**
6,890 households
15.4% of Households

1D **Savvy Suburbanites**
6,353 households
14.2% of Households

MARKET TAPESTRY

TAPESTRY SEGMENTATION

Tapestry LifeMode	House-holds	HHs %	% US HHs	Index
Affluent Estates (L1)	21,810	16.23%	9.9%	164
Upscale Avenues (L2)	7,075	5.26%	5.7%	93
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	17,629	13.11%	7.5%	175
GenXurban (L5)	3,875	2.88%	11.4%	25
Cozy Country Living (L6)	0	0.00%	12.0%	0
Ethnic Enclaves (L7)	31,289	23.28%	7.1%	329
Middle Ground (L8)	19,438	14.46%	10.9%	133
Senior Styles (L9)	14,270	10.62%	5.8%	183
Rustic Outposts (L10)	1,604	1.19%	8.2%	14
Midtown Singles (L11)	16,627	12.37%	6.2%	200
Hometown (L12)	155	0.12%	6.1%	2
Next Wave (L13)	649	0.48%	3.9%	12
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION

8.3%
Generation Alpha: Born 2017 or Later

22.3%
Generation Z: Born 1999 to 2016

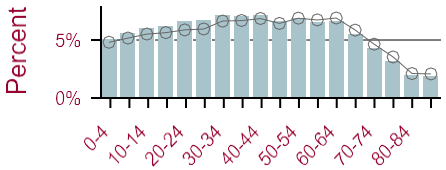
25.2%
Millennials: Born 1981 to 1998

21.3%
Generation X: Born 1965 to 1980

18.7%
Baby Boomer: Born 1946 to 1964

4.1%
Greatest Gen: Born 1945/Earlier

AGE PROFILE



Broward County

ANNUAL HOUSEHOLD SPENDING

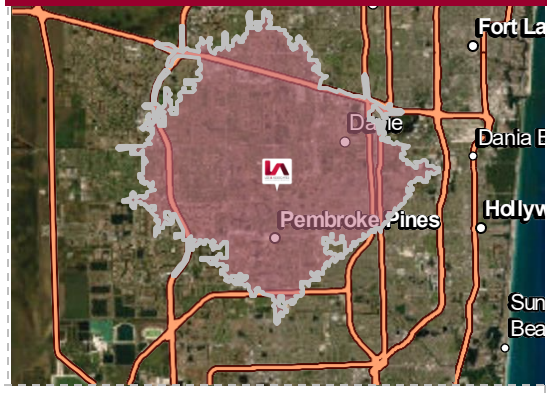
$2,413
Apparel & Services

$541,054,451
Dining Out

$982,073,565
Groceries

$7,297
Health Care

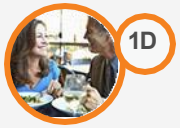
Drive time of 15 minutes



Tapestry segments

7C **Urban Edge Families**
20,958 households
15.6% of Households

8C **Bright Young Professionals**
15,213 households
11.3% of Households



1D **Savvy Suburbanites**
11,600 households
8.6% of Households

MARKET TAPESTRY

TAPESTRY SEGMENTATION

Tapestry LifeMode	House-holds	HHs %	% US HHs	Index
Affluent Estates (L1)	38,633	14.04%	9.9%	142
Upscale Avenues (L2)	17,072	6.20%	5.7%	110
Uptown Individuals (L3)	0	0.00%	3.8%	0
Family Landscapes (L4)	48,028	17.46%	7.5%	233
GenXurban (L5)	8,723	3.17%	11.4%	28
Cozy Country Living (L6)	735	0.27%	12.0%	2
Ethnic Enclaves (L7)	57,562	20.92%	7.1%	296
Middle Ground (L8)	33,760	12.27%	10.9%	113
Senior Styles (L9)	31,487	11.44%	5.8%	198
Rustic Outposts (L10)	2,518	0.92%	8.2%	11
Midtown Singles (L11)	24,735	8.99%	6.2%	145
Hometown (L12)	8,938	3.25%	6.1%	53
Next Wave (L13)	2,943	1.07%	3.9%	28
Scholars and Patriots (L14)	0	0.00%	1.6%	0

POPULATION BY GENERATION

8.1%
Generation Alpha: Born 2017 or Later

21.7%
Generation Z: Born 1999 to 2016

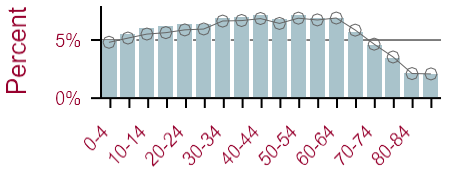
24.1%
Millennials: Born 1981 to 1998

21.8%
Generation X: Born 1965 to 1980

19.6%
Baby Boomer: Born 1946 to 1964

4.8%
Greatest Gen: Born 1945/Earlier

AGE PROFILE



Broward County

ANNUAL HOUSEHOLD SPENDING

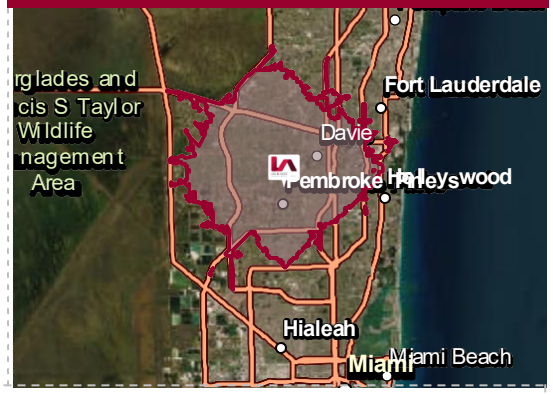
$2,383
Apparel & Services

$1,097,086,83
Dining Out

$1,990,229,493
Groceries

$7,281
Health Care

Drive time of 20 minutes



Tapestry segments

7C **Urban Edge Families**
34,121 households
12.4% of Households

4A **Workday Drive**
25,152 households
9.1% of Households

8C **Bright Young Professionals**
23,569 households
8.6% of Households