

KW COMMERCIAL[®]



FOR LEASE

MEDICAL SERVICES BUILDING

4101 NW 4th St. Plantation

BROKER OPINION OF VALUE | 4101 NORTHWEST 4TH STREET | PLANTATION, FL

Exclusively Listed by

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KW Commercial

11440 North Kendall Drive, Suite 405

Miami, FL 33176

Each Office is Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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Executive Summary



Rental Rate:	\$25-\$32
Building SF:	48,246
Floors:	4
Lot Size:	2.47 acres
Year Built:	1973
Renovated:	2024
Building Class:	C
Parking:	285
Parking Ratio:	6:1,000

Property Overview

Plantation Medical Plaza

Premier healthcare location with abundant parking, excellent accessibility, and a strong mix of established medical tenants. Conveniently positioned near Broward Blvd., US-441, and I-595, the property serves as a central destination for patients and healthcare providers throughout Broward County. An outstanding opportunity tenant users seeking a well-positioned medical professional office in one of South Florida's most desirable healthcare corridors.

Office Suites For Lease

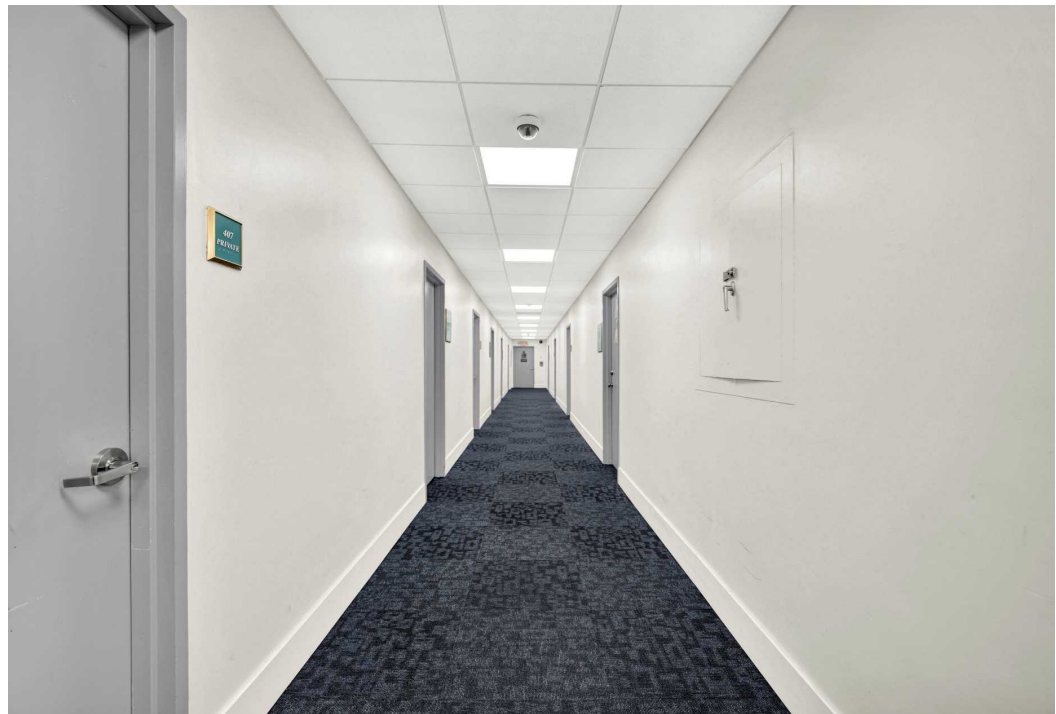
- Suite 306 A- Size (2,766 sf) Offered at \$25.00 sf
- Suite 306 B- Size (2,455 sf) Offered at \$25.00 sf
- Suite 400- Size (2,712 sf) Offered at \$32.00 sf
- Suite 401- Size (2,451 sf) Offered at \$29.00 sf



Property Photos



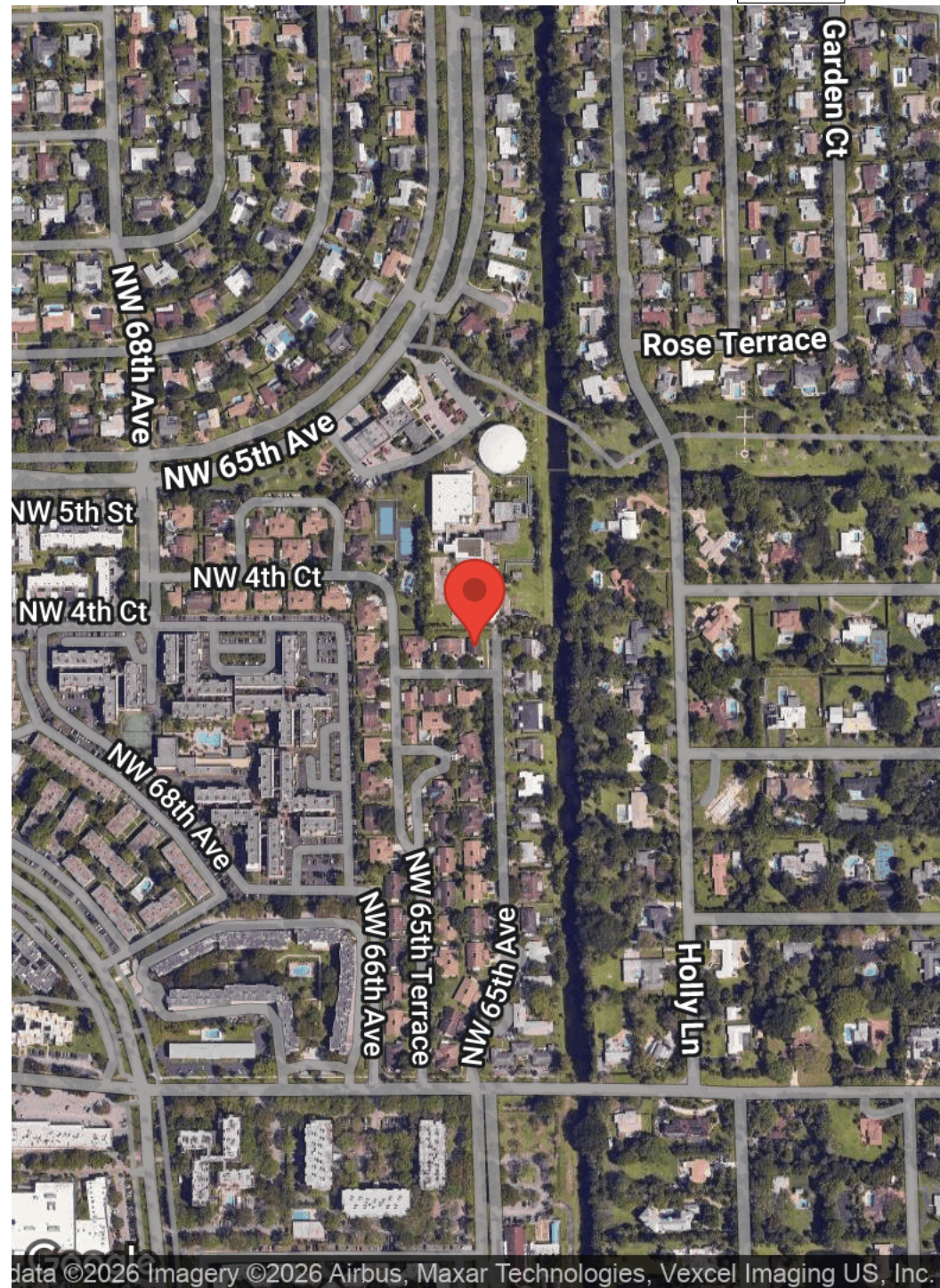
Property Photos



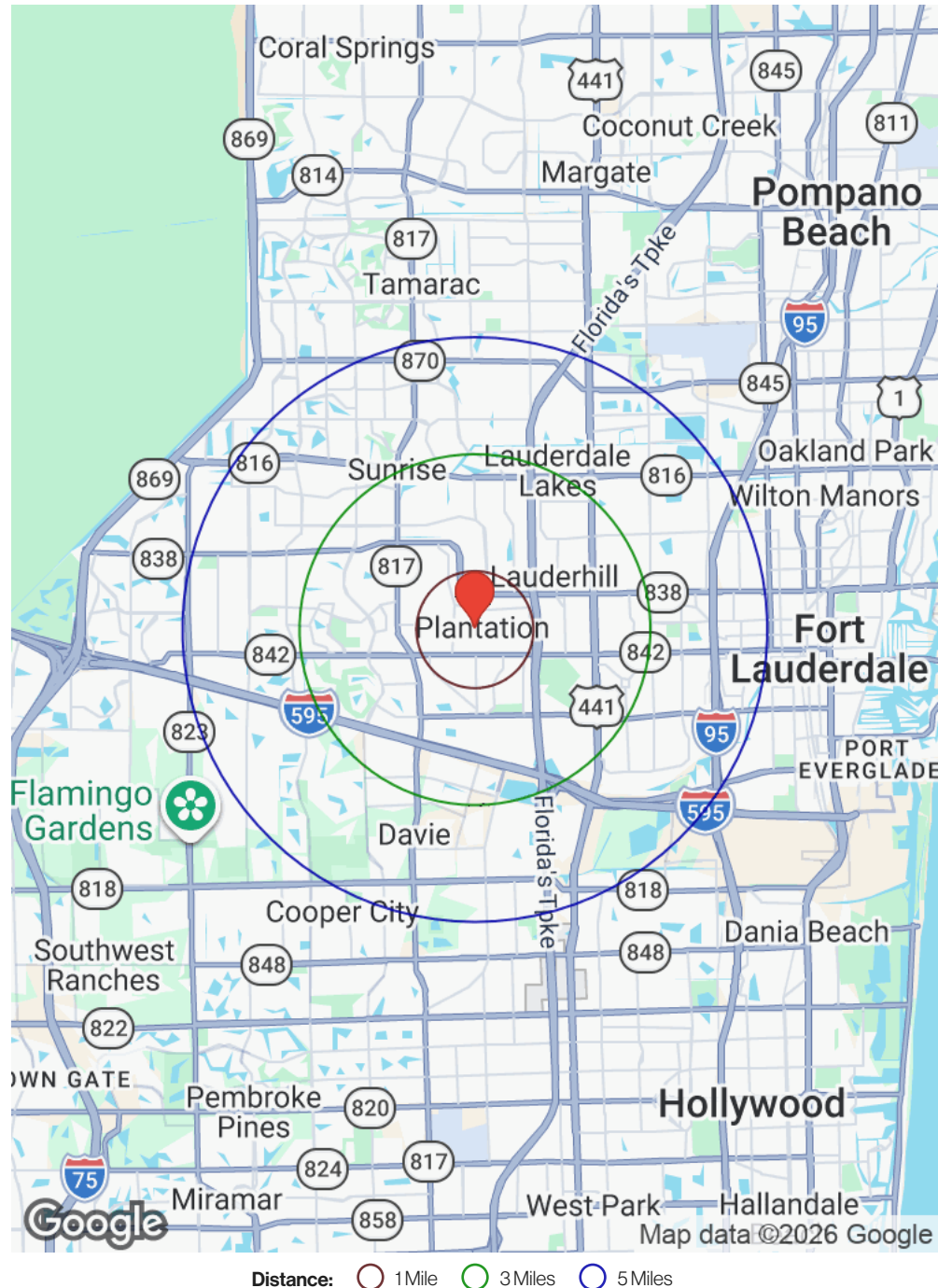
Property Photos





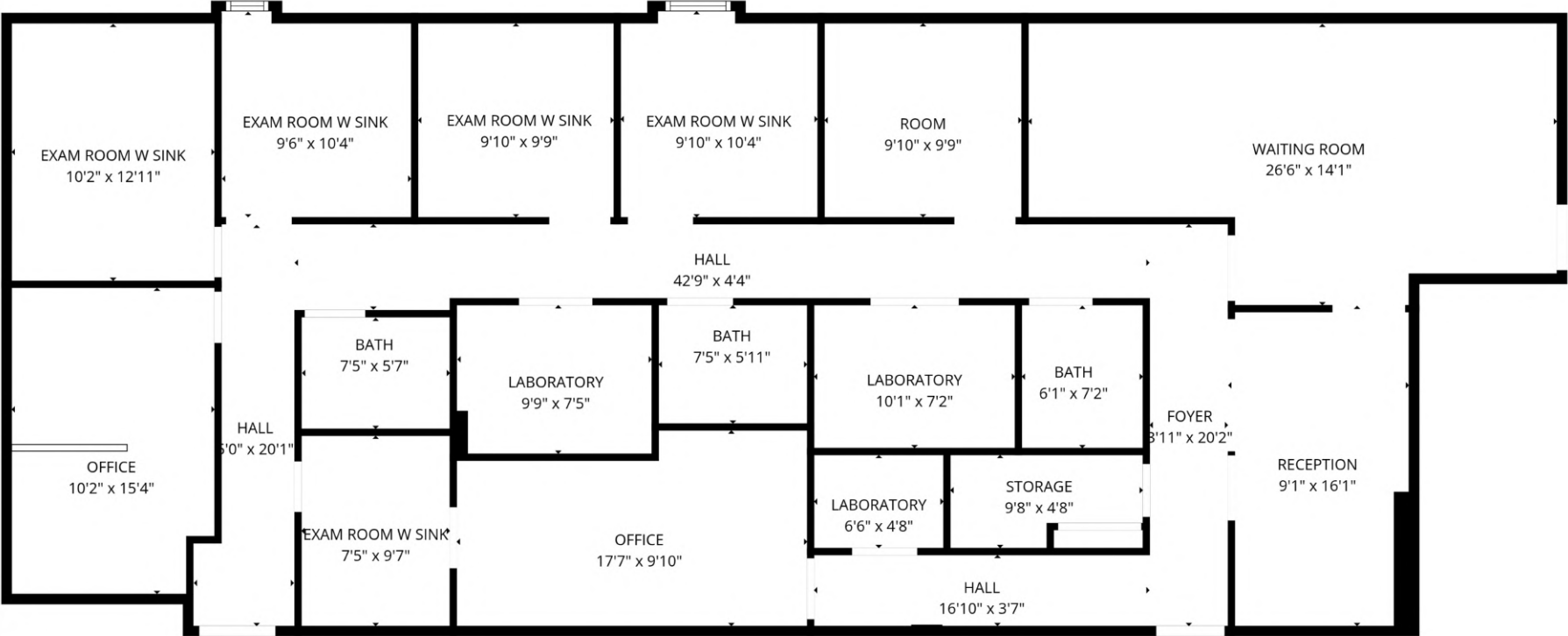


Demographics



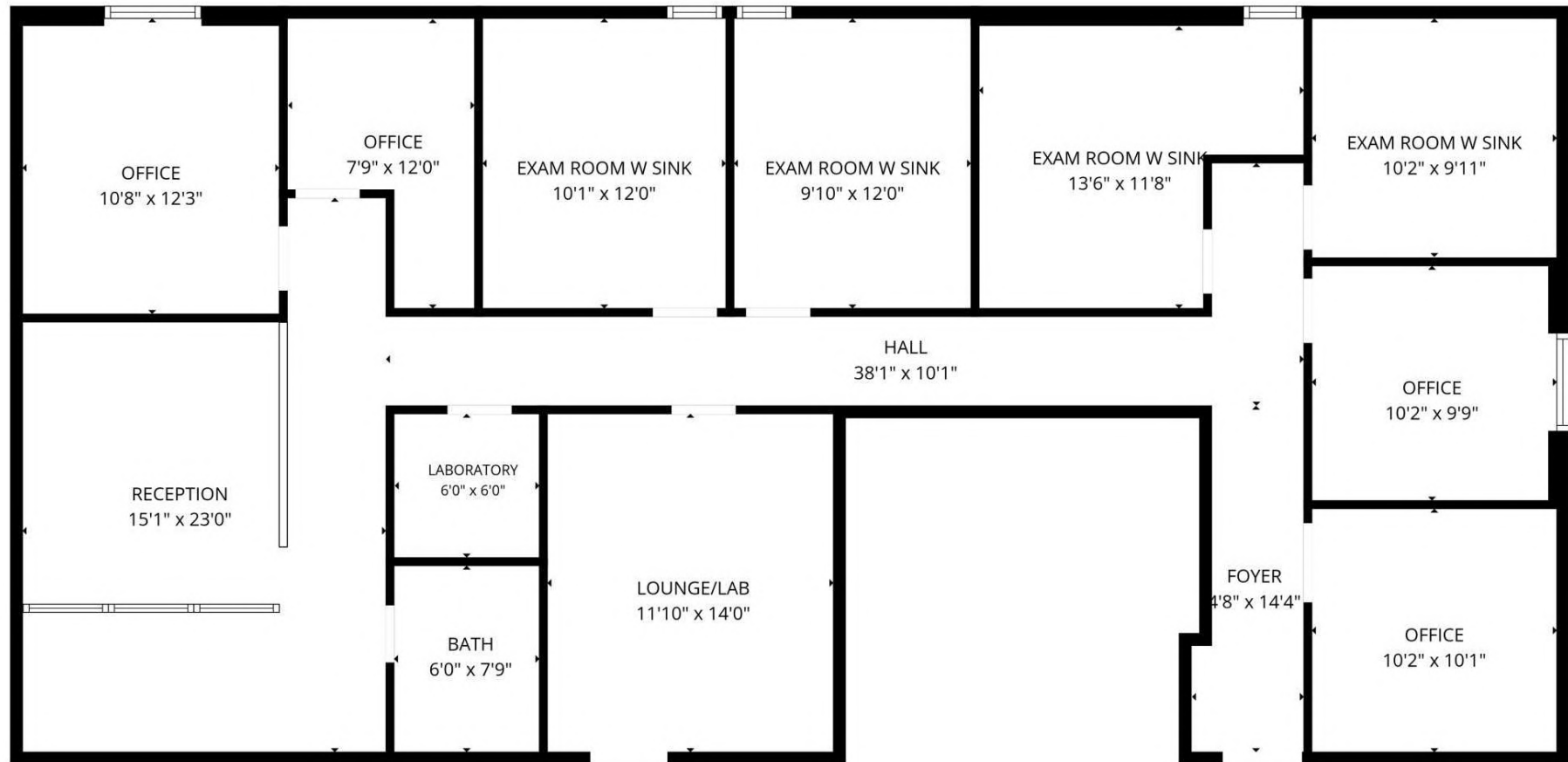
Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	5,827	85,230	215,739
	Female	6,549	94,223	235,913
	Total Population	12,376	179,452	451,652
Race / Ethnicity	White	4,340	40,090	106,364
	Black	3,679	85,383	200,037
	Am In/AK Nat	4	90	226
	Hawaiian	4	36	90
	Hispanic	3,546	45,437	122,082
	Asian	540	5,348	15,176
	Multiracial	214	2,405	6,097
	Other	51	664	1,581
Housing	Total Units	5,186	74,202	186,228
	Occupied	4,886	69,484	173,968
	Owner Occupied	3,695	36,699	98,186
	Renter Occupied	1,191	32,785	75,782
	Vacant	300	4,718	12,260
Age	Ages 0 - 14	2,057	31,813	80,264
	Ages 15 - 24	1,297	21,975	54,071
	Ages 25 - 54	4,902	73,486	182,984
	Ages 55 - 64	1,738	21,959	56,866
	Ages 65+	2,383	30,218	77,467
Income	Median	\$89,496	\$73,503	\$75,316
	Under \$15k	385	7,226	16,406
	\$15k - \$25k	350	4,086	11,438
	\$25k - \$35k	295	5,319	12,235
	\$35k - \$50k	305	7,855	19,652
	\$50k - \$75k	769	10,841	26,953
	\$75k - \$100k	585	9,337	23,763
	\$100k - \$150k	856	12,224	30,678
	\$150k - \$200k	475	5,279	14,876
	Over \$200k	867	7,315	17,968

FLOOR PLAN- 306 A



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN- 306 B



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN- 401



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FLOOR PLAN- STE 400



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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