

## Weston, FL Flex Space

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27k sq ft Commercial Property – Multiuse

For Sale or For Lease

PRESENTED BY:

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PROPERTY OVERVIEW

Property Address	1495 North Park Dr, Weston, FL 33326
Property Type	Flex Space with multiuse options
Property Size	26,998 sq ft on a 2.25-acre lot
Property Built	2000 fully renovated 2020
Current Occupancy	House of Athletes – upscale, pro-grade fitness & wellness center
Previous Occupancy	Flex/Warehouse
Asking Rent	\$26.67 psf NNN
Asking Price	\$10.5MM



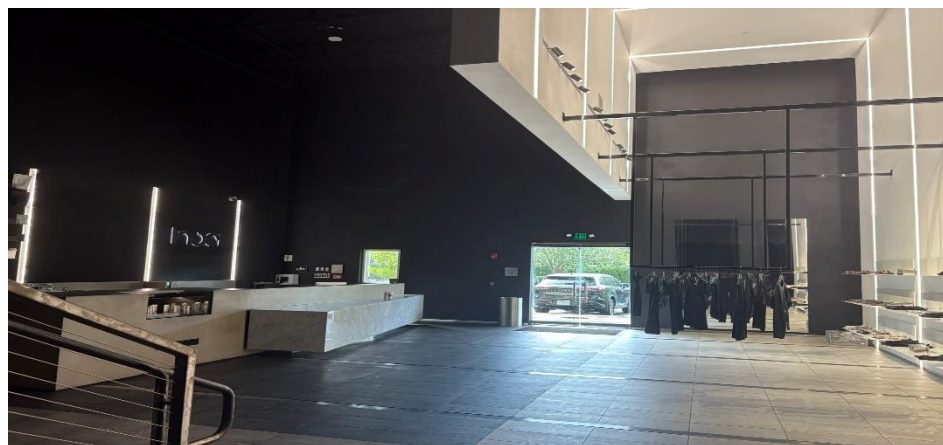
## PROPERTY DESCRIPTION

The property was built in 2000 as a flex/warehouse property. The property was extensively renovated in 2019-2020 with the addition of a second floor, offices, splash pools, locker rooms and various situational fitness rooms such as altitude training, specialized personal training, yoga studios, spa treatments, IV treatments, and similar uses. The property includes separate retail/office space in the front of the building (frontage to N Park Dr) which can be leased or used by Owner.

The property includes a lobby entrance with a front desk and retail area, stadium seating area, large workout area with various fitness equipment and open space for personal training. The newly added 2<sup>nd</sup> floor includes offices, yoga studio, IV treatment rooms, additional smaller scale exercise areas, spa services and areas for cubicles.

The superior quality renovations were completed to the entire property with impact glass and doors, fire systems, plumbing and electrical and structural work, including the 2<sup>nd</sup> floor addition. The renovation added approximately 6,000 sq ft to the property with the addition of the second floor.

The property includes a drive in dock in the back of the building (20' clearance) and plenty of parking in the 2.25-acre lot, including in the front, back and on the side of the property.



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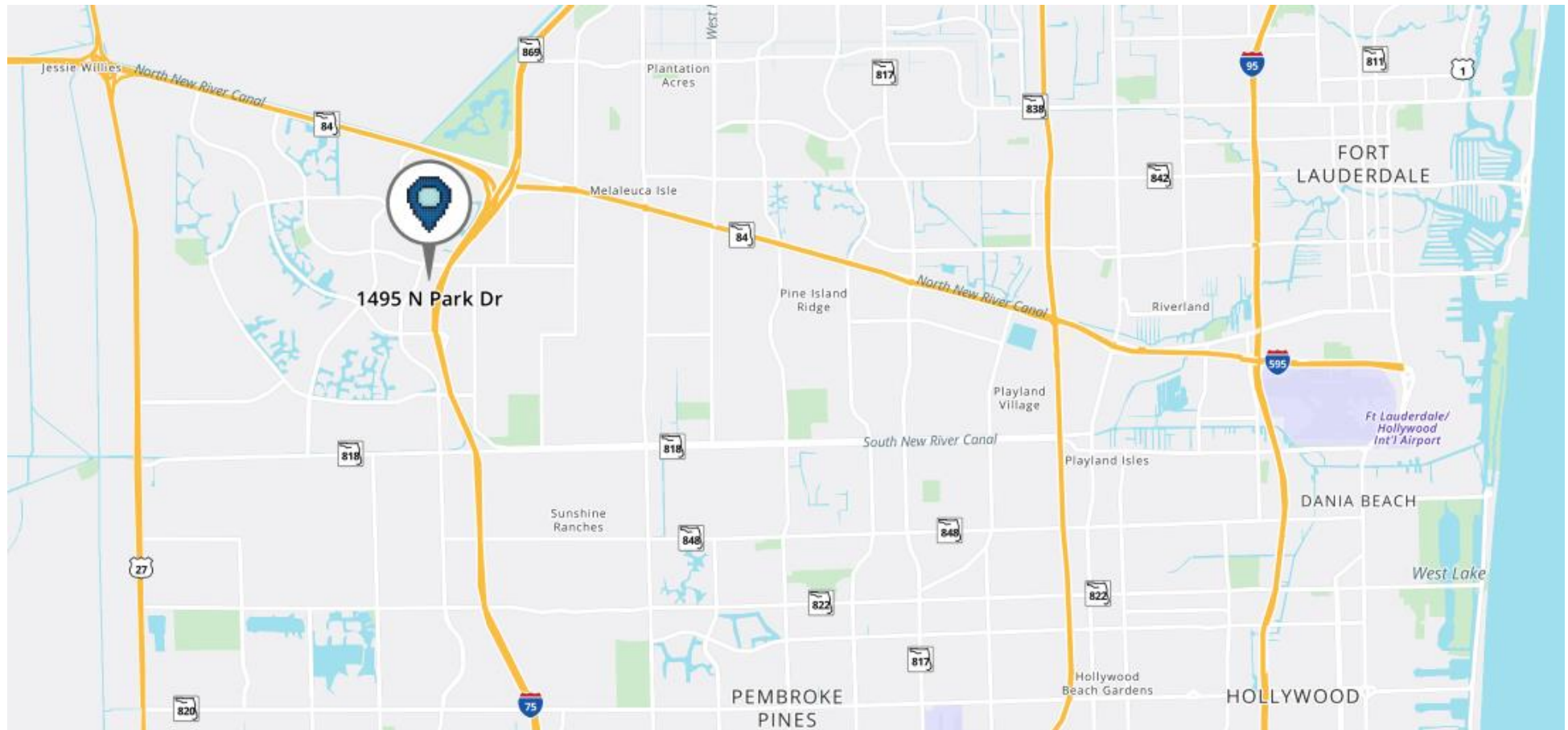
The current use for most of the property is as an upscale, pro-grade fitness & wellness center. This concept caters to active and professional athletes, business clientele looking for a more exclusive setting for personal training exercises and those seeking spa and wellness activities.

The front portion of the property was formerly Therapies for Kids, which worked with children and their parents specializing in services for autism, speech therapy, psychiatric and physical therapy.





## MAP LOCATON



Distance to:

Fort Lauderdale Int'l Airport – 20 miles

Downtown Fort Lauderdale – 18 miles

Miami International Airport – 28 miles

Downtown Miami – 33 miles

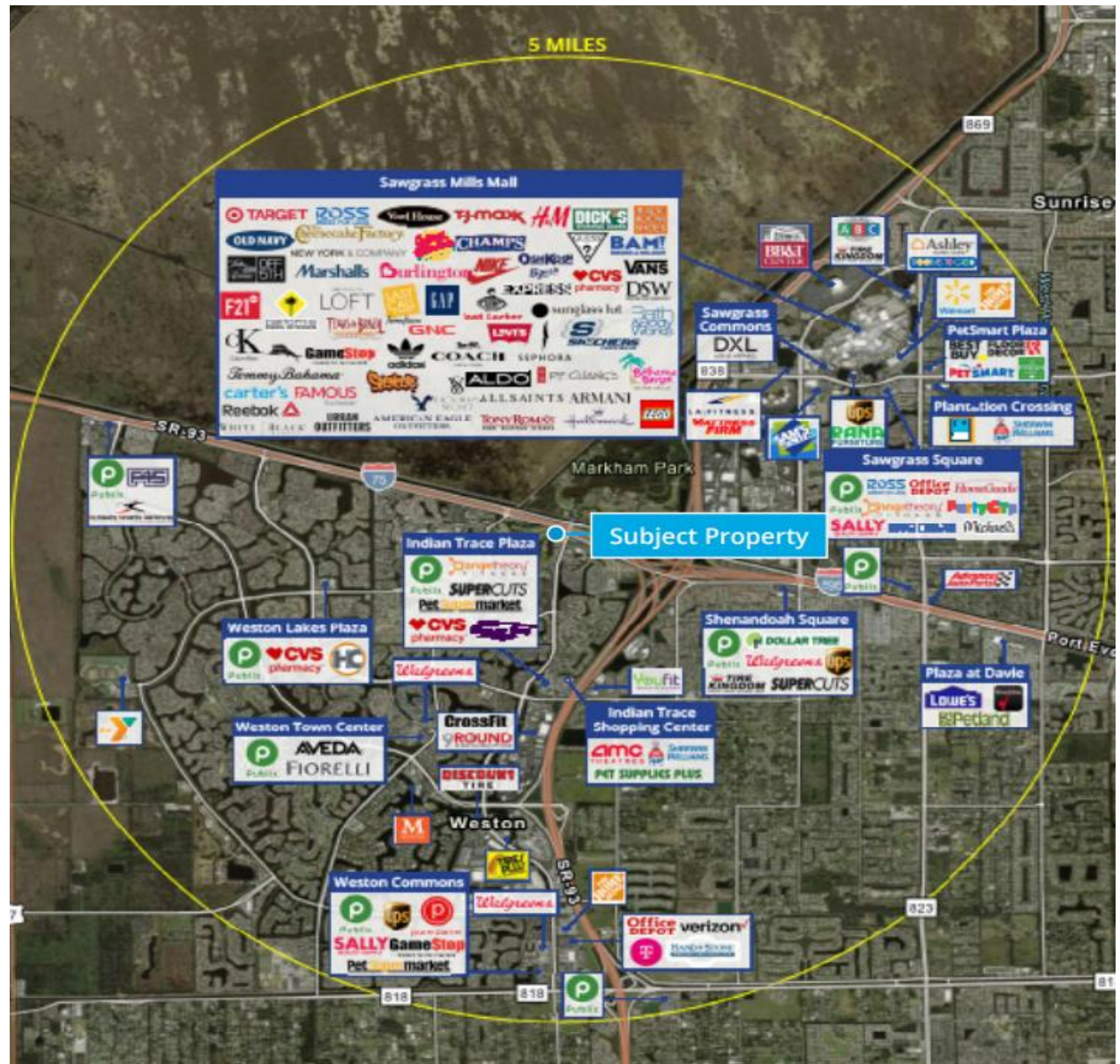
## PROPERTY LOCATION

The property is in the town of Weston and is near:

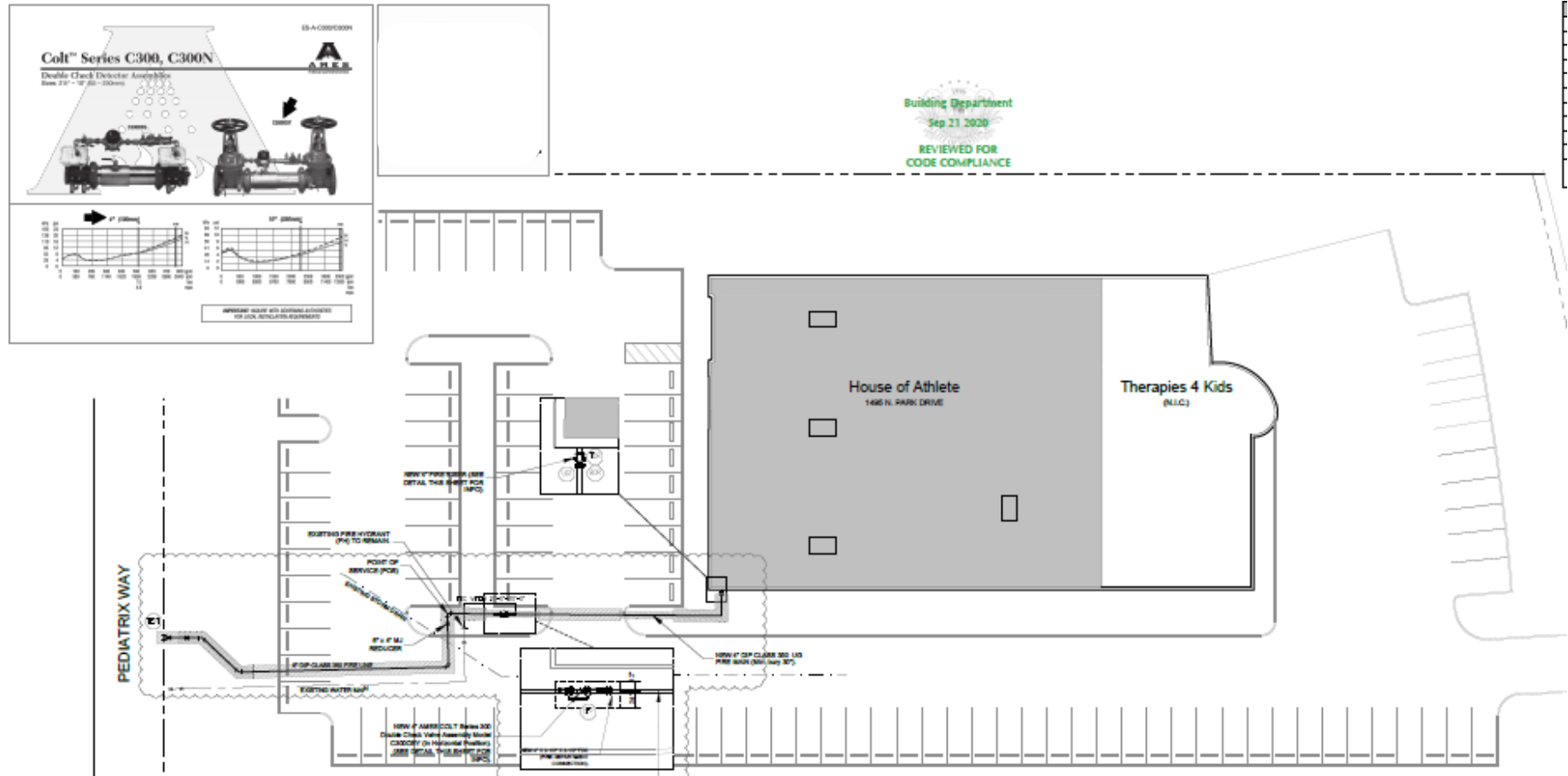
- I-595
- I-75
- The Sawgrass Expressway

and within minutes of area:

- Shops
- Restaurants
- Banks
- Hotels, and
- The Cleveland Clinic Hospital.



## PROPERTY SITE PLAN



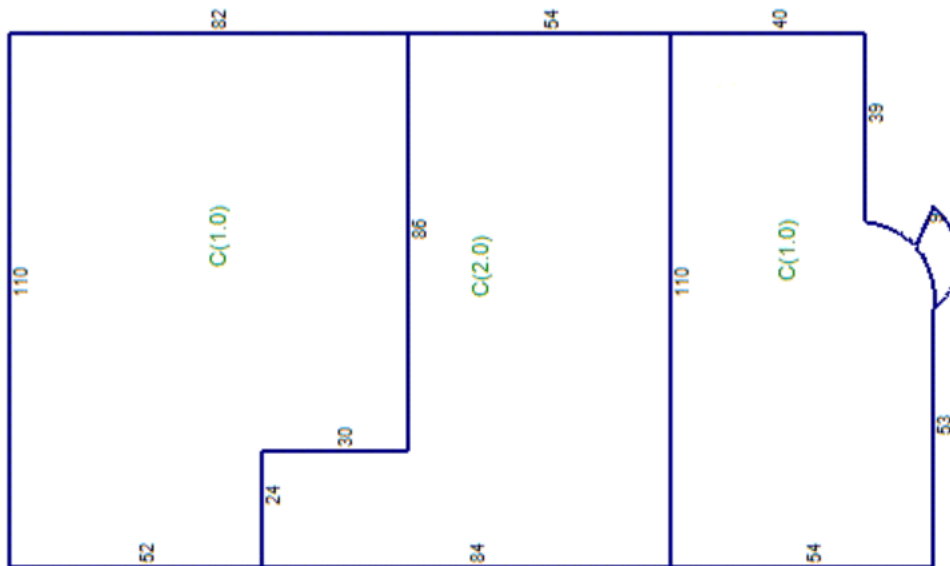


## Property Metrics

Code	Description	Area	Perimeter	Adj. Area
C(1.0)	First Floor	5,344.15	321.45	5,344.15
OH 1/3	Overhang 1/3	101.33	47.02	33.44
C(2.0)	Two Floors	6,660.00	388.00	13,320.00
C(1.0)	First Floor	8,300.00	384.00	8,300.00

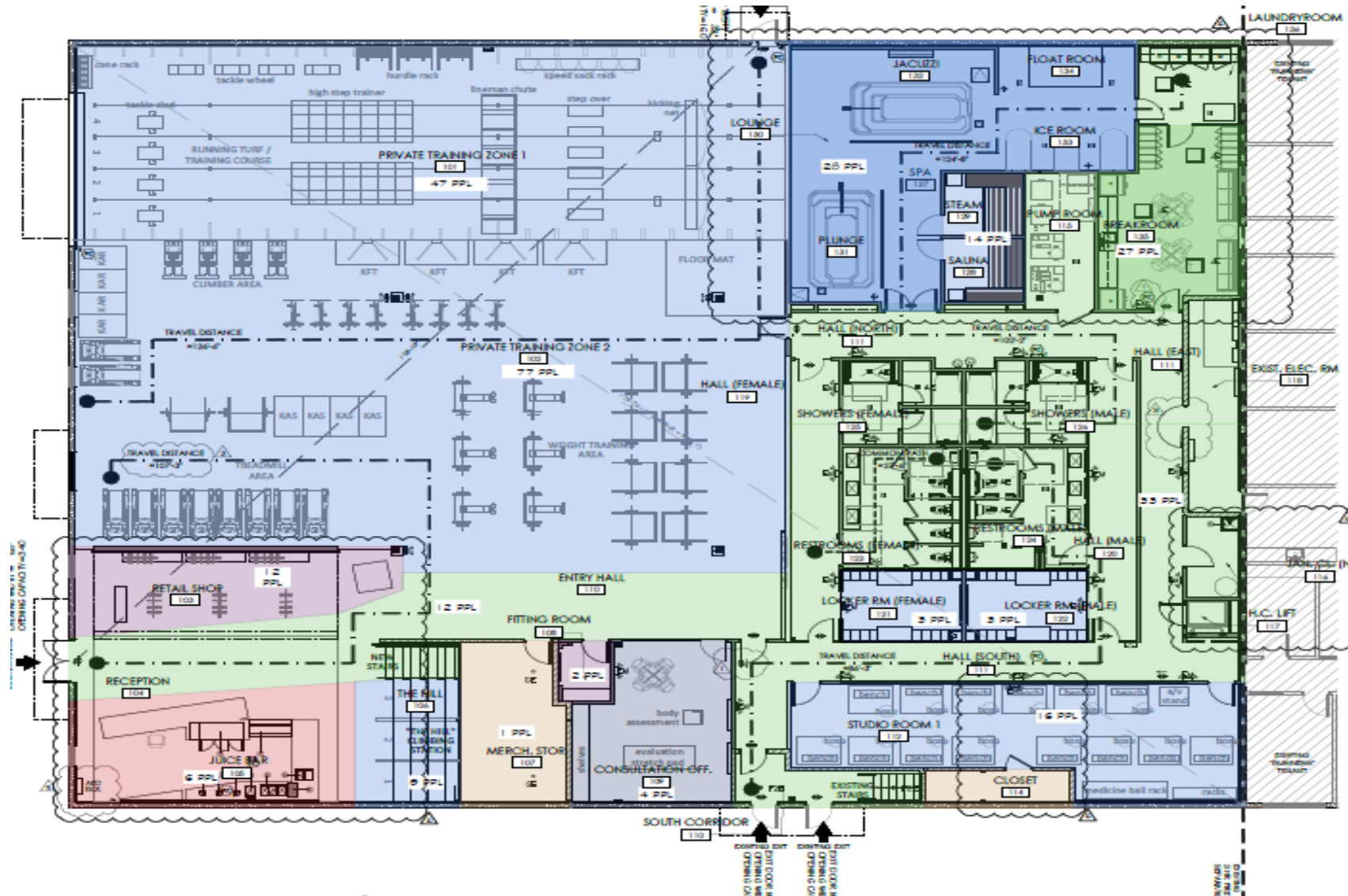
The square footage of the property after the 2020 renovations was 26,998 sq ft, split up amongst two floors.

The lot size is 98,008 sq ft, or 2.25-acres.

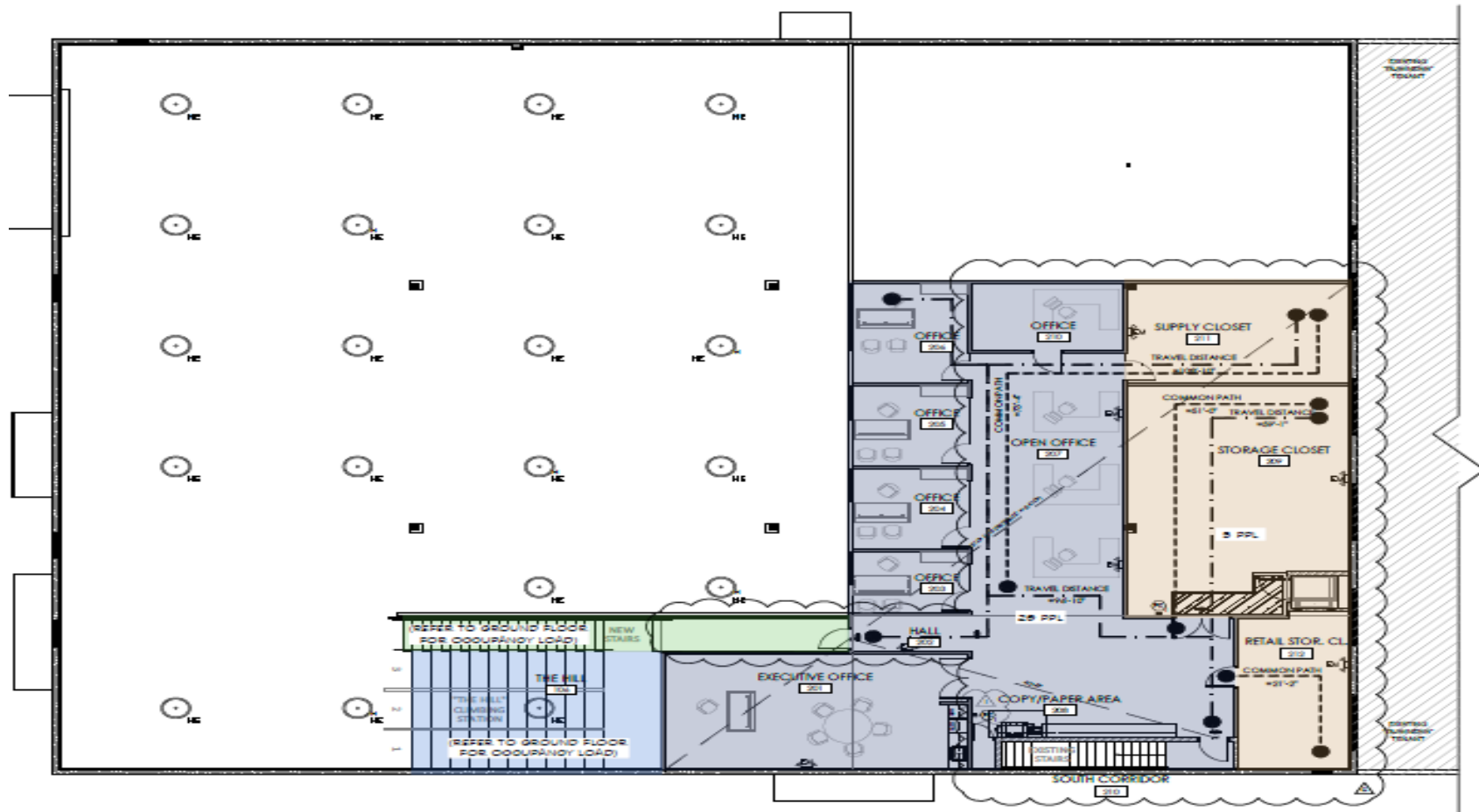




## HOUSE OF ATHLETES FLOOR PLAN – FIRST FLOOR



## PROPERTY FLOOR PLANS – SECOND FLOOR



[Click link for full floor plans - HOA FULL PLANS LINK](#)

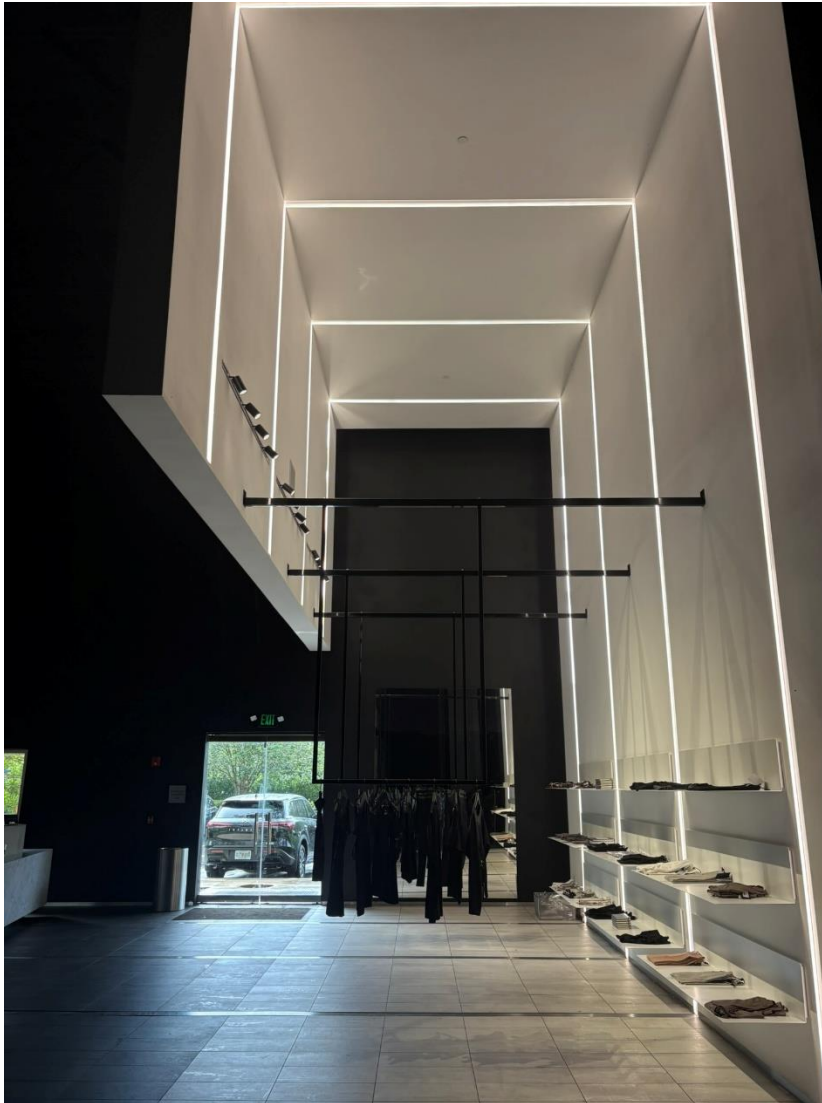
## DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,669	73,546	140,632
Average Age	36.8	37.5	37.4
Average Age (Male)	34.4	35.1	35.4
Average Age (Female)	39.6	39.3	38.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,896	24,323	45,446
# of persons per HH	3.0	3.0	3.1
Average HH income	\$114,962	\$112,457	\$115,251
Average house value	\$369,417	\$413,381	\$480,470



PROPERTY IMAGES

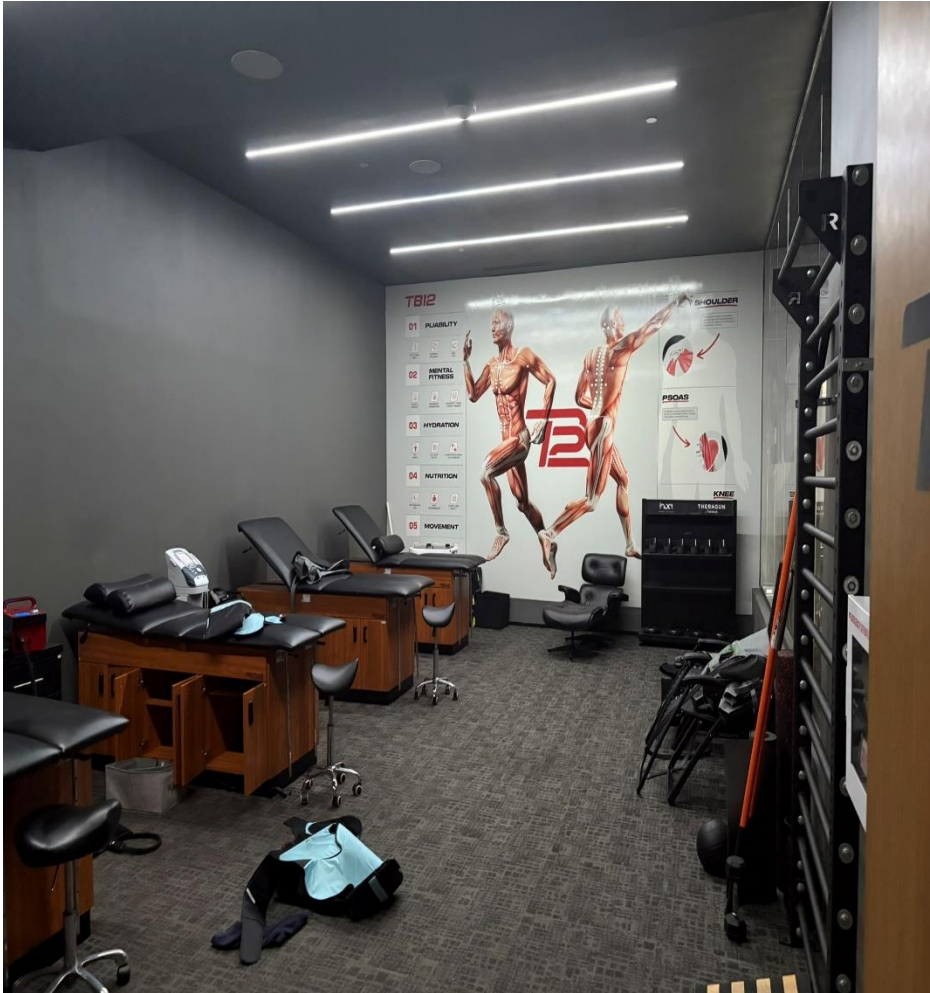




PROPERTY IMAGES

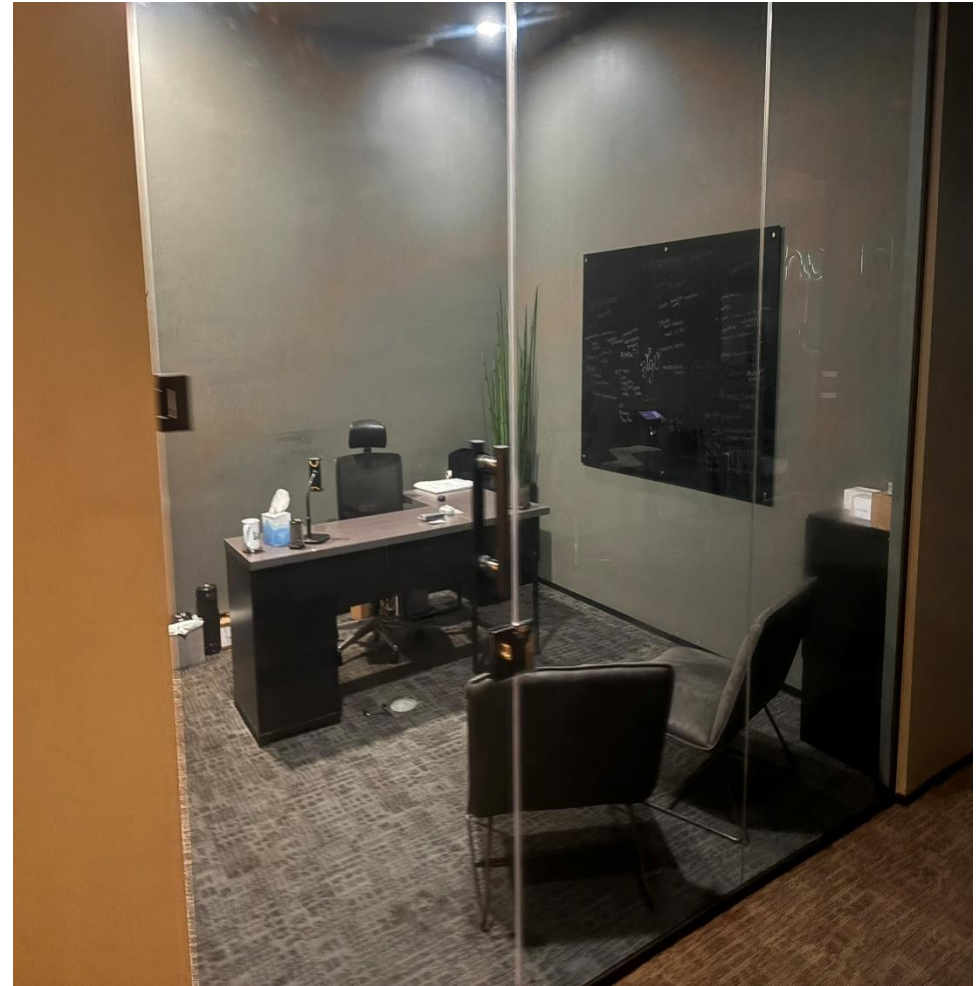


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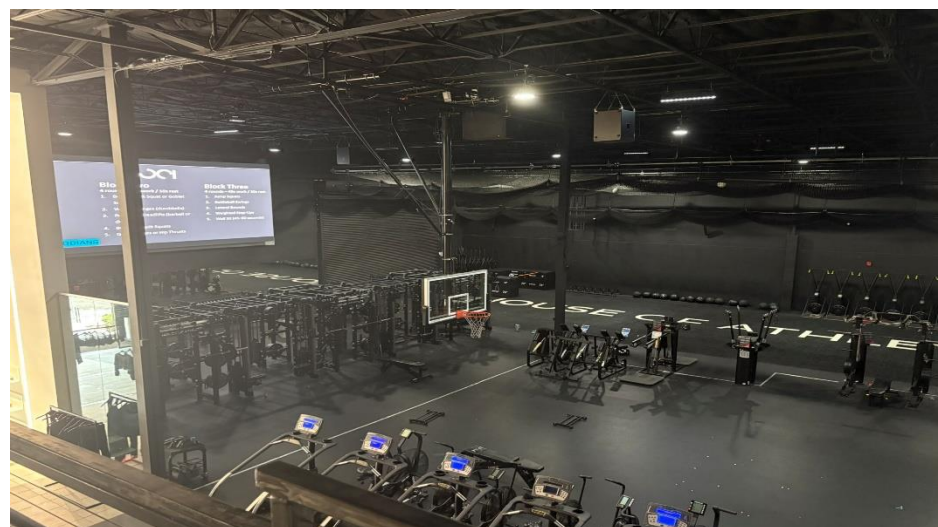
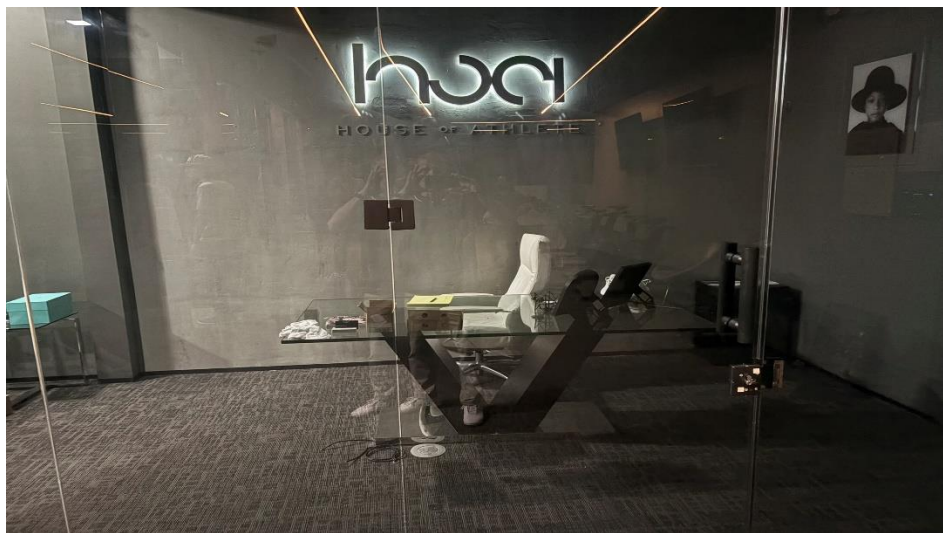




PROPERTY IMAGES



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