

A photograph of a modern office building complex. The building is a two-story structure with a combination of light beige and orange-colored panels. It features several sets of stairs leading to different levels, green awnings over windows, and a tall, thin tower-like section on the right side. In the foreground, there is a paved parking lot with a few cars parked, including a white SUV and a white sedan. Palm trees are planted in the landscaped areas around the building. The sky is clear and blue.

Office Building For Sale

# Professional Office Condominium

7450 Griffin Road, Suite 270, Davie, FL 33314

**GUS MARTINEZ**

Managing Director  
954.394.7078

[gus@martinezteamcommercial.com](mailto:gus@martinezteamcommercial.com)

 **MARTINEZ  
TEAM**

 **CMV  
COMMERCIAL**

# Property Summary

Professional Office Condominium • Office Building For Sale



## PROPERTY DESCRIPTION

This offering presents the opportunity to acquire a well-maintained professional office condominium along the Griffin Road corridor in Davie—one of Central Broward County's most accessible business locations. The suite features an efficient layout with multiple private offices, a reception or waiting area, conference room potential, a kitchen, and an in-suite restroom, making it ideal for owner-users or investors seeking a turnkey office space.

Located just minutes from Florida's Turnpike, the property provides convenient access throughout Broward County, with strong connectivity to Miami-Dade and Palm Beach. Griffin Road's east-west corridor enhances accessibility for both clients and employees.

CMV Commercial – The Martinez Team is exclusively representing the offering, presenting a strong opportunity for those seeking a centrally located, functional office condominium in a stable Davie submarket.

## PROPERTY HIGHLIGHTS

- Built-in all-wood desks in every private office
- Plenty of parking for staff and guests
- Down the street from Hard Rock Hotel & Casino Hollywood
- Association dues are \$713.00 per month, covering common area maintenance and contributing to the professional management and upkeep of the property.

## OFFERING SUMMARY

Sale Price:	\$511,140 (\$420 PSF)
-------------	-----------------------

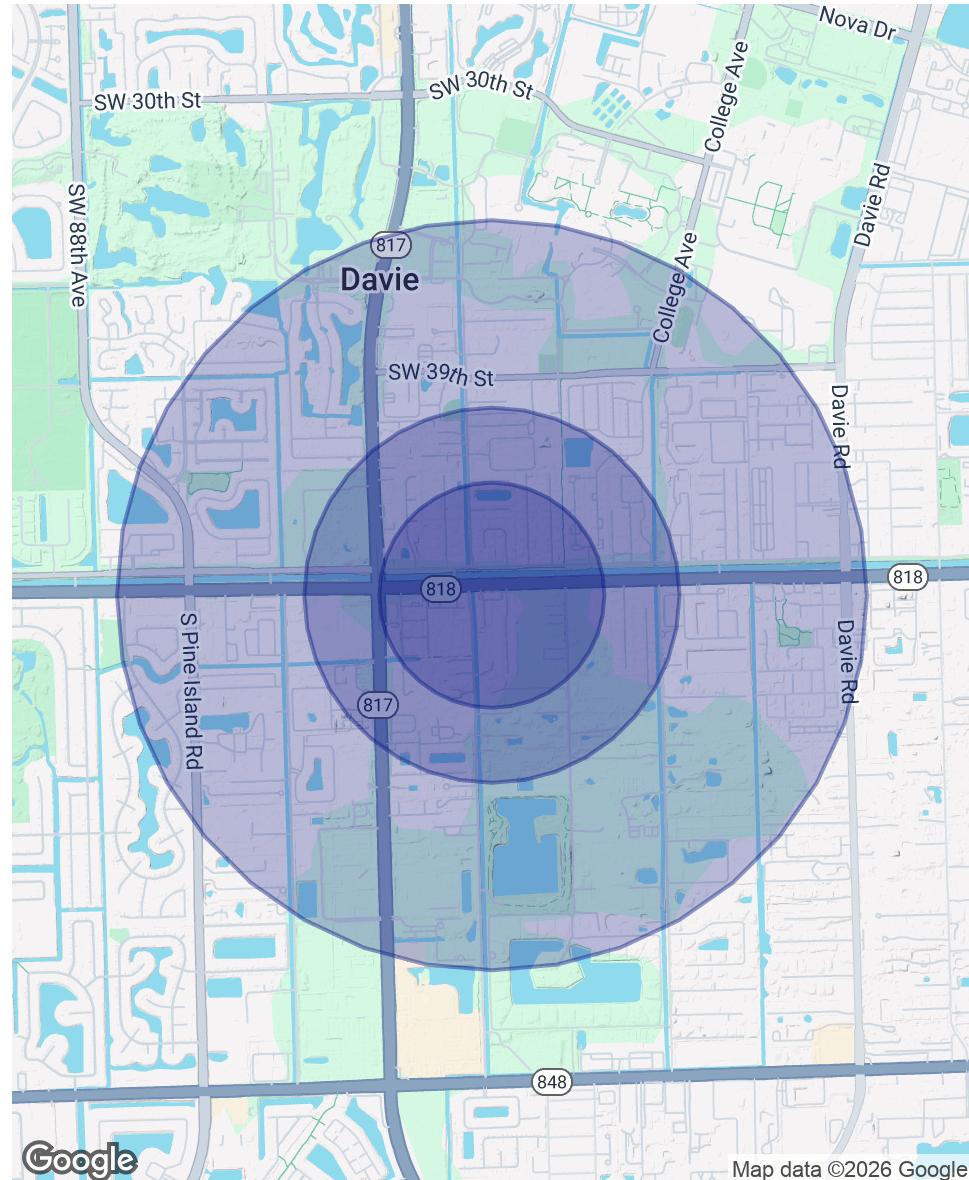
Building Size:	1,217 SF
----------------	----------

# Demographics Map & Report

Professional Office Condominium • Office Building For Sale

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	372	2,846	12,657
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	39	40	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	142	1,085	4,700
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$110,797	\$108,757	\$104,737
Average House Value	\$525,607	\$504,445	\$465,702

Demographics data derived from AlphaMap



Map data ©2026 Google

 MARTINEZ  
TEAM

# Retailer Map

Professional Office Condominium • Office Building For Sale



 **MARTINEZ  
TEAM**

 **CMW  
COMMERCIAL**

# Interior Photos

Professional Office Condominium • Office Building For Sale



# Exterior Photos

Professional Office Condominium • Office Building For Sale

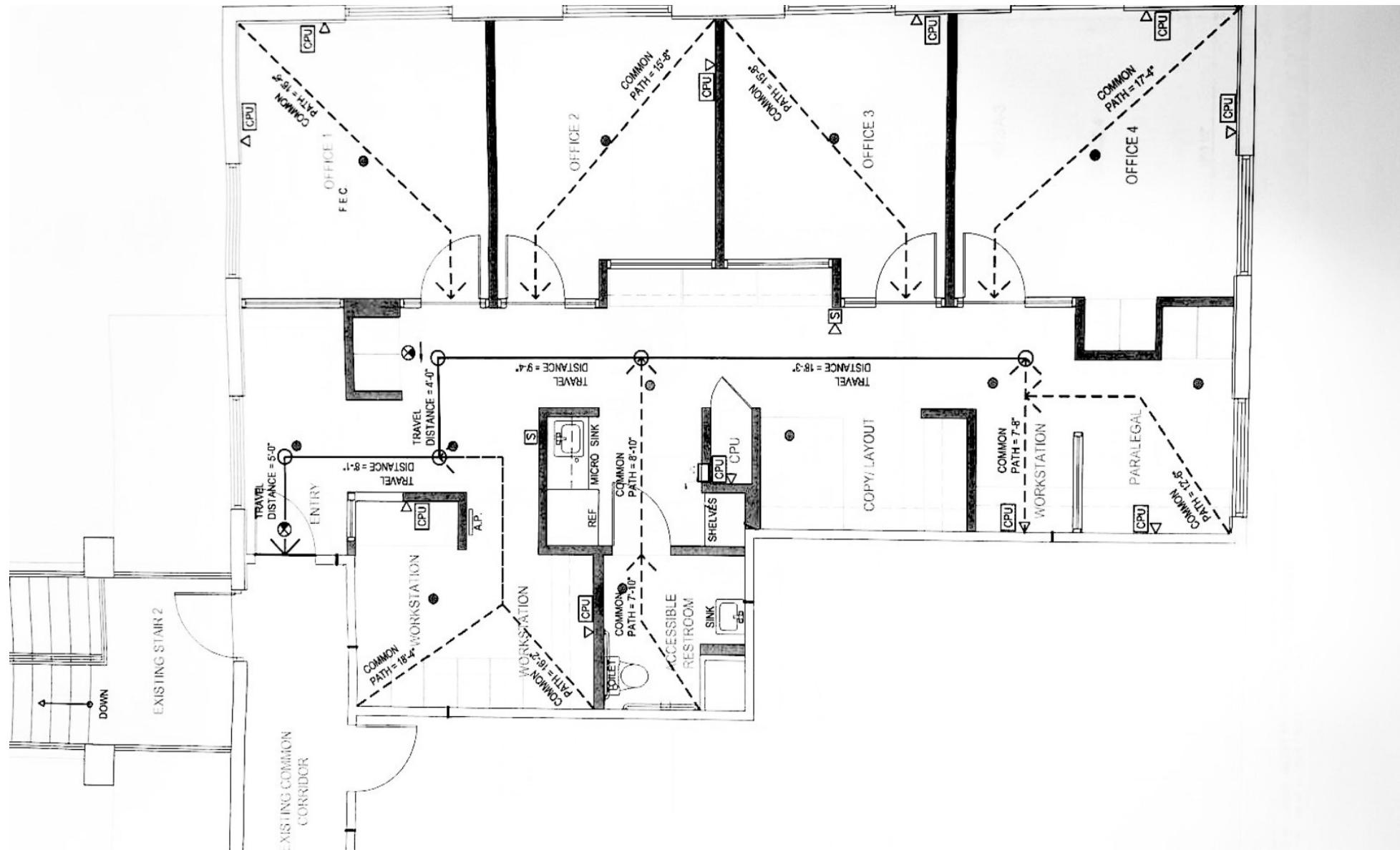


 **MARTINEZ  
TEAM**

 **CMW  
COMMERCIAL**

# Floor Plan

Professional Office Condominium • Office Building For Sale



**MARTINEZ  
TEAM**

**CMW**  
COMMERCIAL