

# For Lease

## Atrium Office Park

865 SW 78th Avenue  
Plantation, FL 33324

Gary Gagne

561.339.3191

[ggagne@welltower.com](mailto:ggagne@welltower.com)

[mob.welltower.com](http://mob.welltower.com)

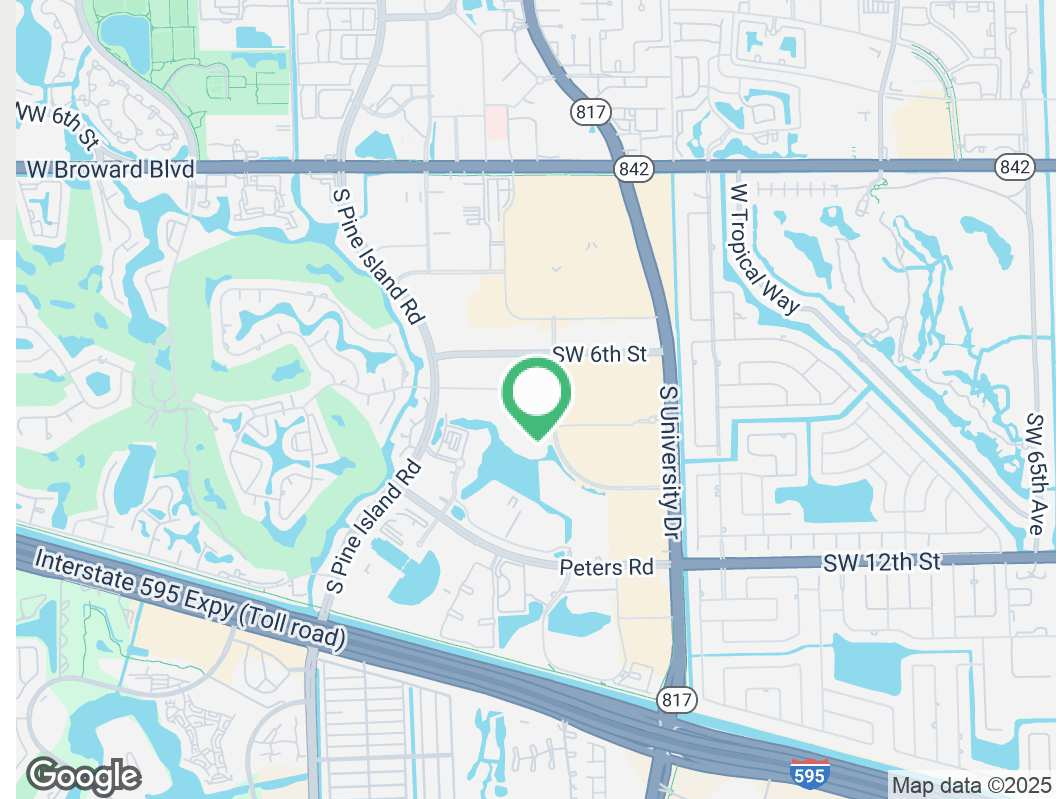


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# Executive Summary

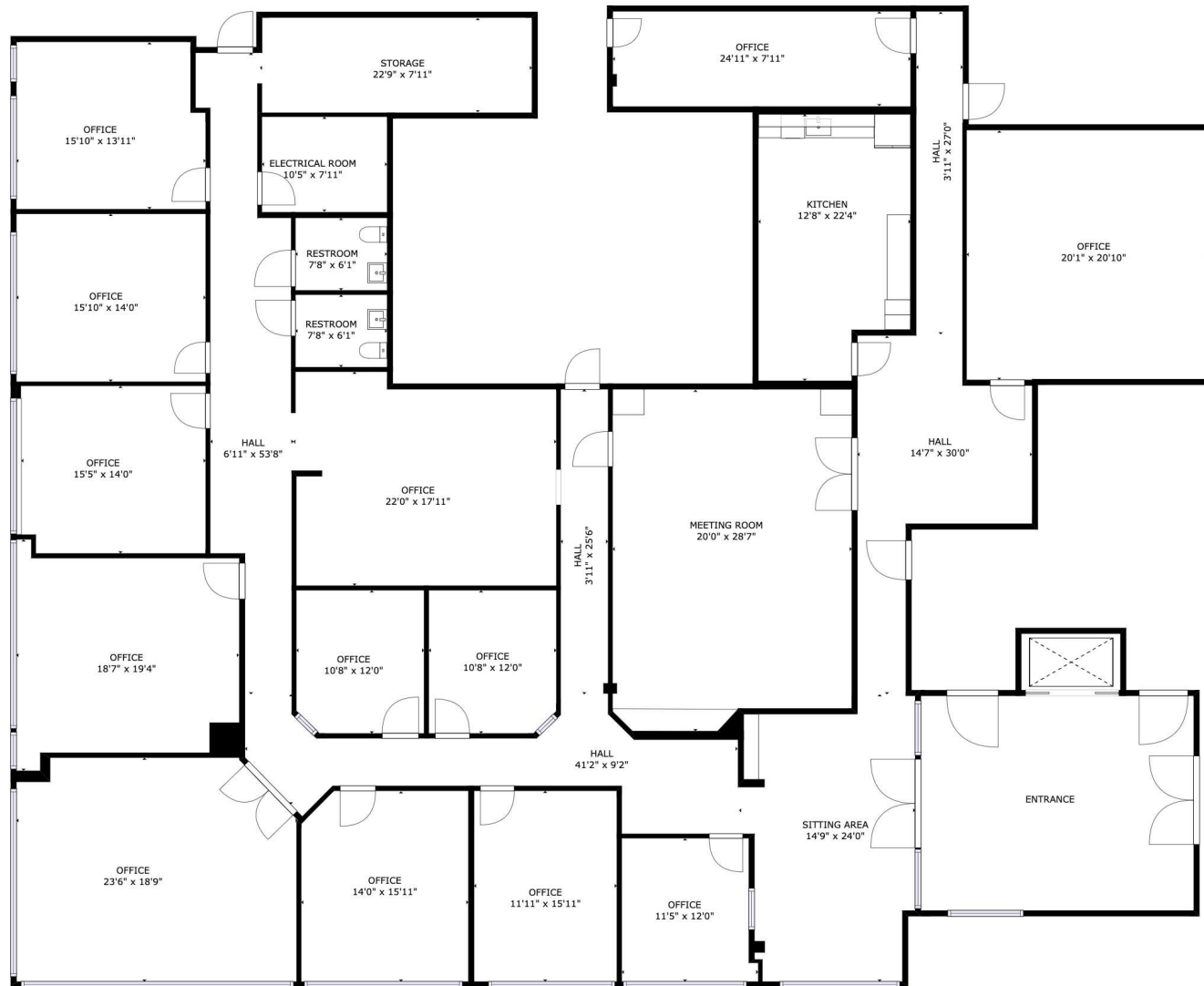
## Property Highlights

- Three, two story, 30,000 square foot buildings with a one-story day care center building in a campus-like setting
- Professional and medical office suites available
- Competitive lease rates and tenant improvement allowances

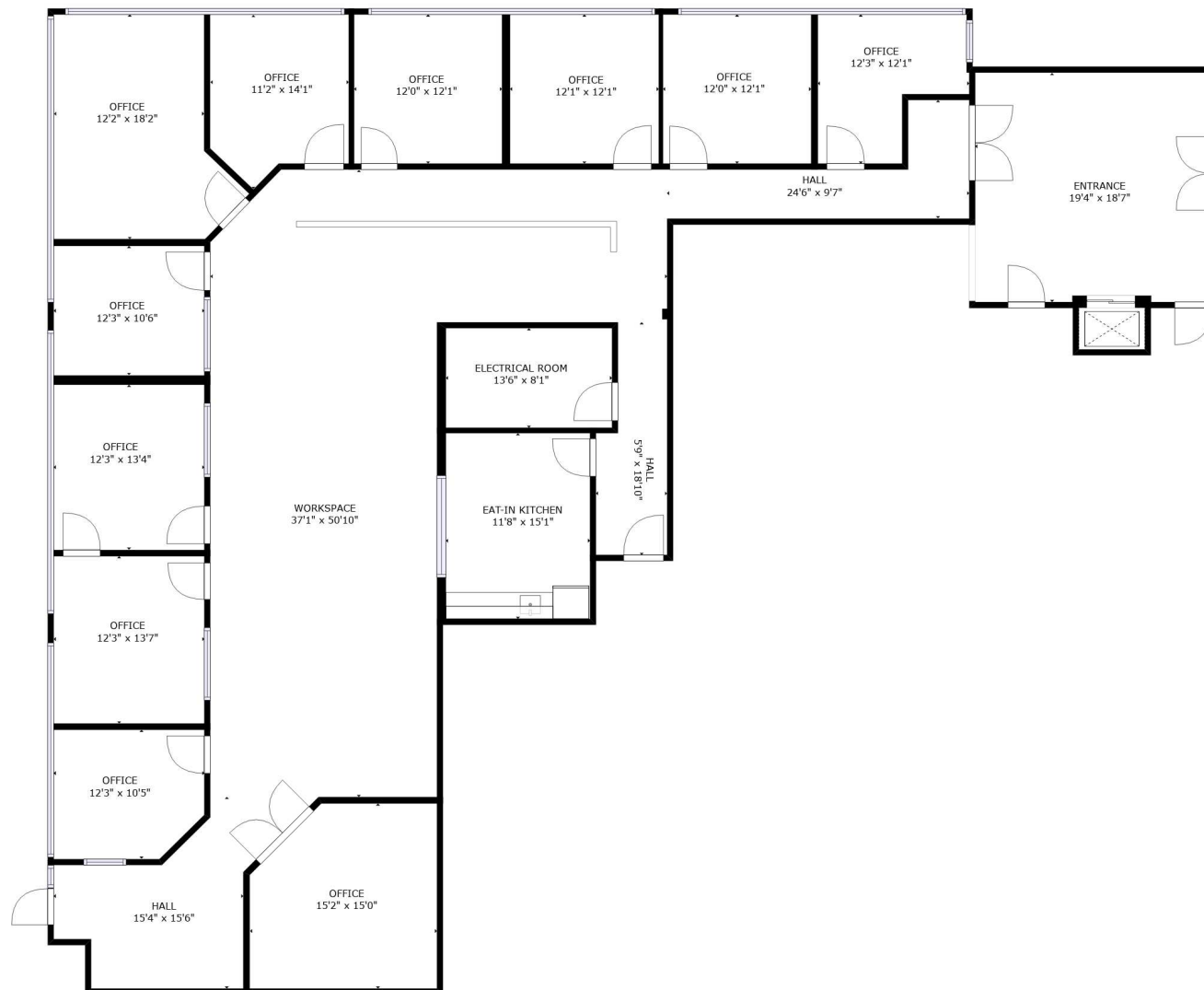


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# Suite A100 | 7,182 RSF



# Suite B101 | 4,316 RSF



# Suite B200 | 15,000 RSF



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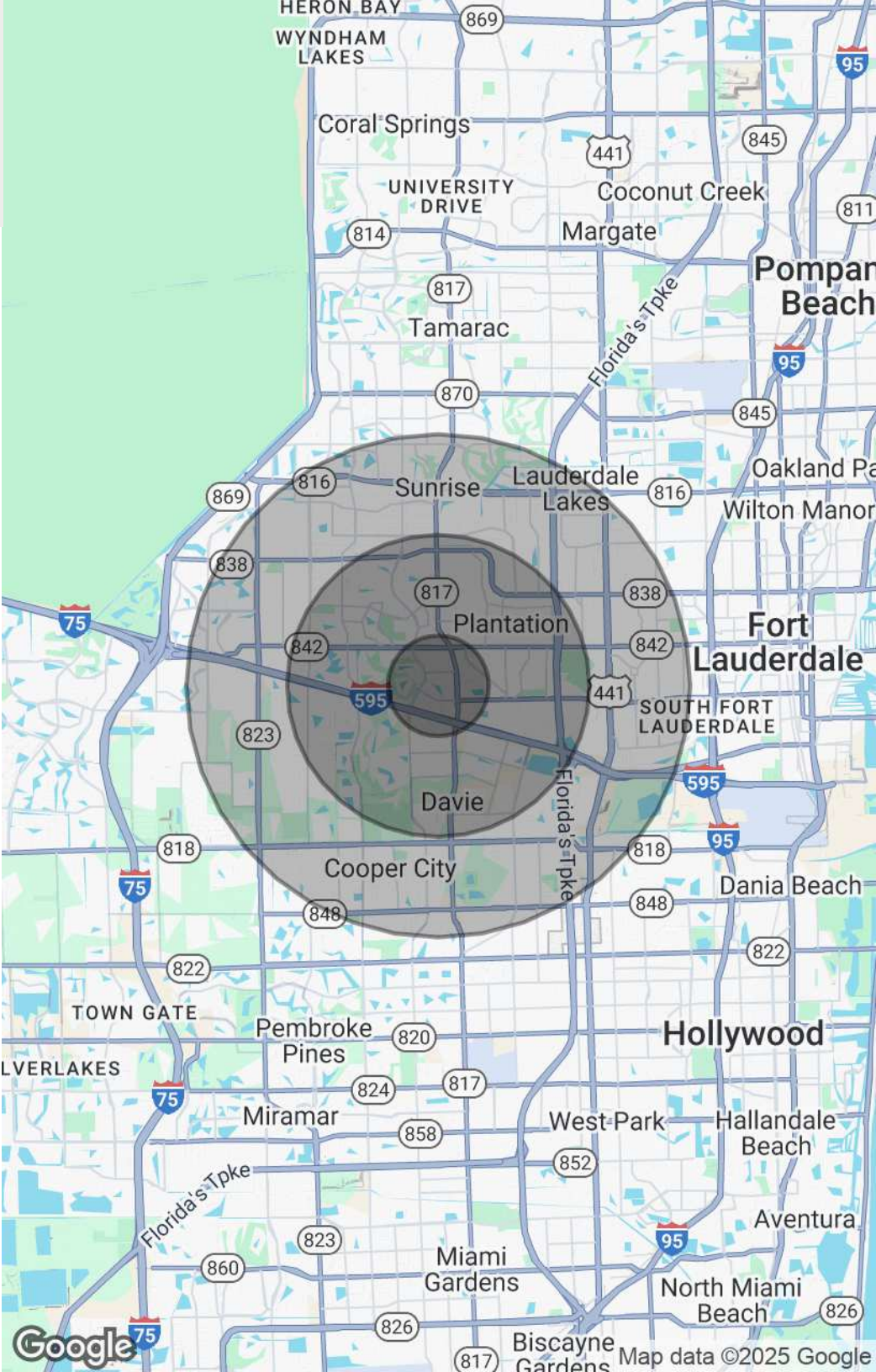
# Demographics Map & Report

| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 10,586 | 111,879 | 343,009 |
| Average Age          | 39.4   | 38.5    | 38.4    |
| Average Age (Male)   | 38.8   | 36.8    | 36.5    |
| Average Age (Female) | 40.1   | 39.7    | 39.7    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,330     | 45,586    | 130,949   |
| # of Persons per HH | 2.4       | 2.5       | 2.6       |
| Average HH Income   | \$95,150  | \$78,732  | \$67,286  |
| Average House Value | \$302,588 | \$322,070 | \$281,670 |

2020 American Community Survey (ACS)

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