

# Hollywood Medical Plaza II

3702 Washington Street  
Hollywood, FL 33021  
[www.cbre.com/hollywoodmedical](http://www.cbre.com/hollywoodmedical)





# Memorial Hospital South

## On-Campus and Interconnected Hospital

Situated between the 324 bed hospital and structure parking garage, this Medical Office Building provides the ideal setting for healthcare practices in the highly sought-after Hollywood/Broward submarket. New building ownership has provided fully renovated medical office spaces that are move-in ready. The adjacent hospital has specialties that include Rehabilitation, Sports Medicine, Women's Services, and Emergency Care. Home to the Memorial Rehabilitation Institute, this location is the largest provider of physical rehabilitation services in South Florida.

# Hollywood Medical Plaza II

3702 Washington Street | Hollywood, FL 33021

For Lease

## Property Features



Available June 2026  
Medical Office



\$35.00/SF NNN  
OPEX \$13.00 /SF



Year Built  
1994



On-Campus & adjacent to  
Memorial Regional Hospital South



5 minute drive to  
Memorial Regional Main Campus



Ideal locations with connected/  
covered walkways to both Hospital  
and Parking Garage



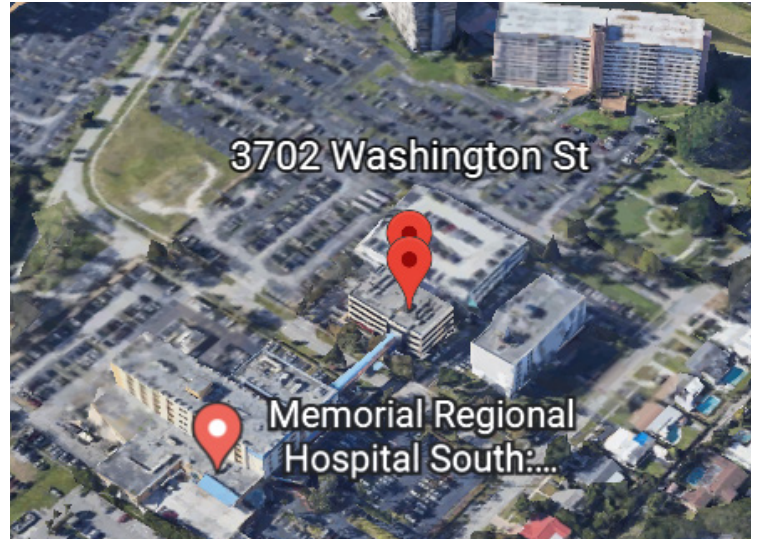
Free Valet Parking Available  
Structured, connected Parking Garage  
with 4.78:1,000 SF Ratio



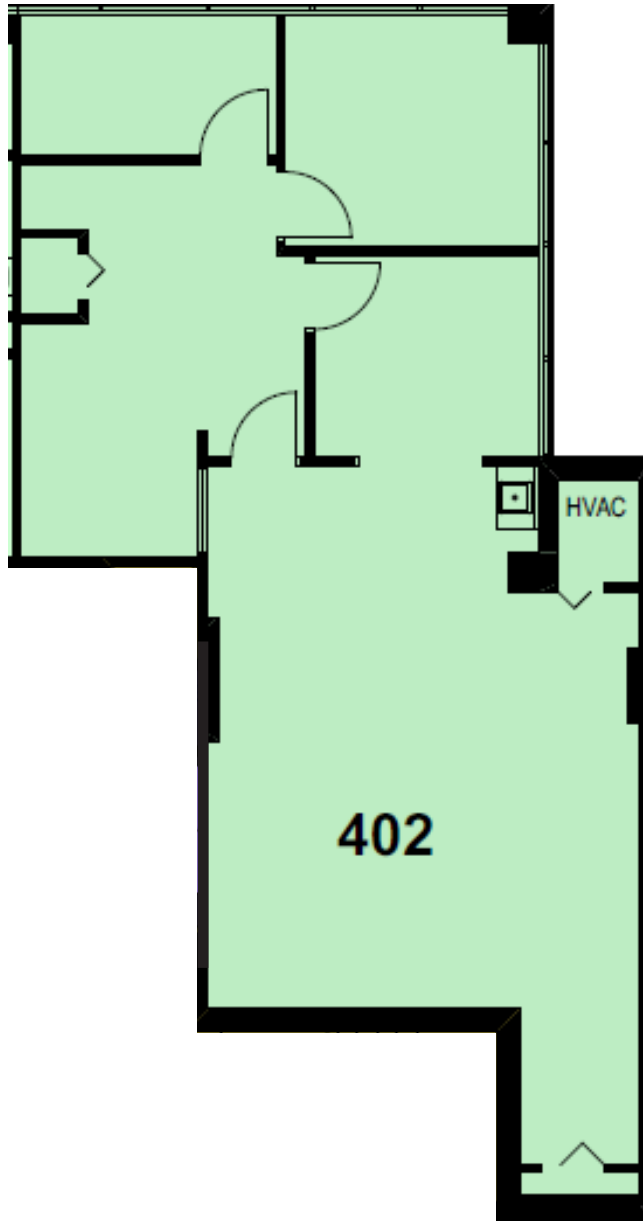
Ideally situated minutes for I-95, Turnpike,  
and I-595



15 mins to Fort Lauderdale International  
32 mins to Miami International Airport



**Suite 402 | 1,355 SF**



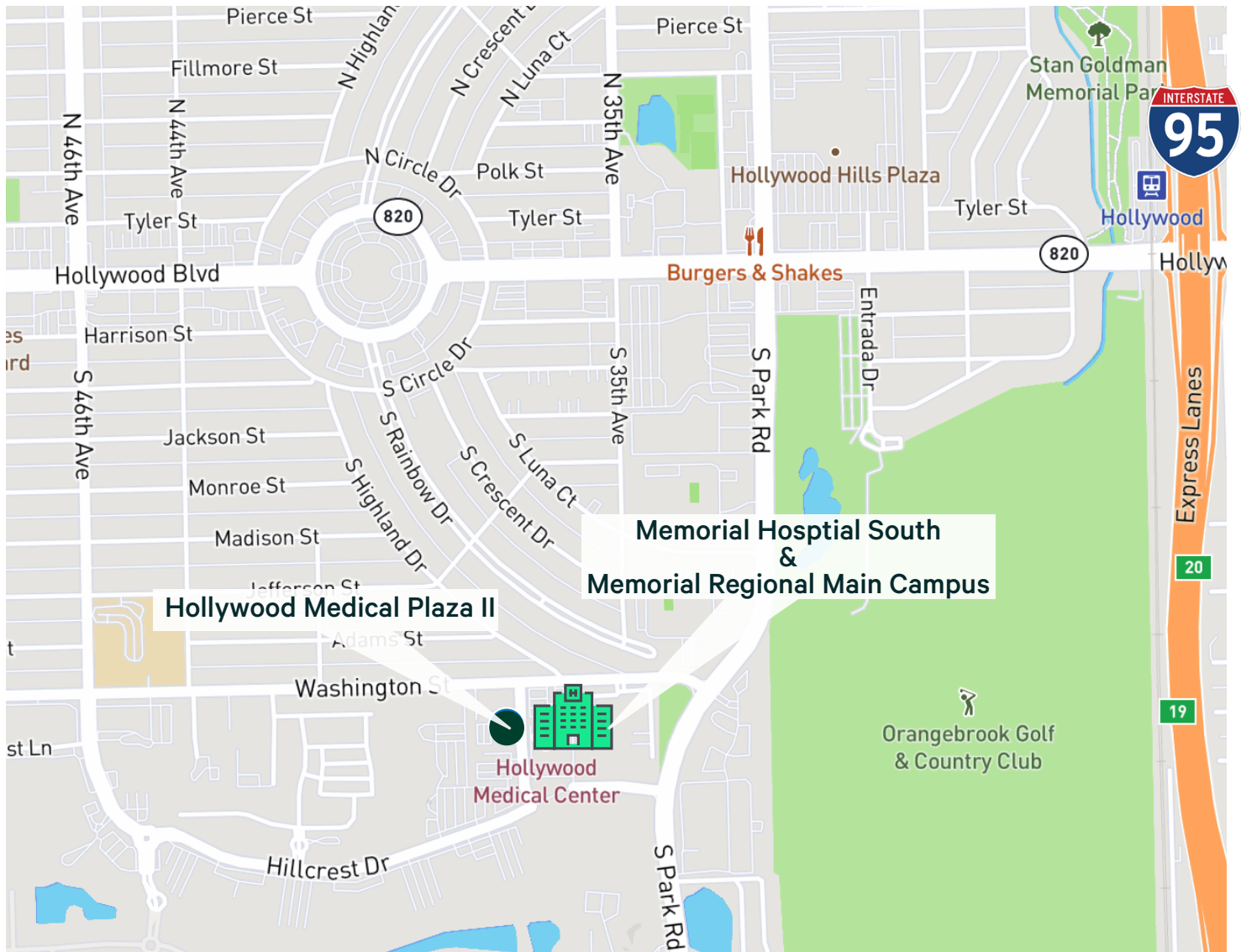
**Christopher Dubberly**  
First Vice President  
+1 954 331 1777  
christopher.dubberly@cbre.com

**Jacob Sanchez**  
Associate  
+1 305 428 5006  
jacob.sanchez@cbre.com

# Hollywood Medical Plaza II

3702 Washington Street | Hollywood, FL 33021

For Lease



## Contact Us

### Christopher Dubberly

First Vice President

+1 954 331 1777

christopher.dubberly@cbre.com

### Jacob Sanchez

Associate

+1 305 428 5006

jacob.sanchez@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

[www.cbre.com/hollywoodmedical](http://www.cbre.com/hollywoodmedical)

