

FOR LEASE

2901

**STIRLING ROAD
HOLYWOOD, FL**

STIRLING SQUARE OFFICE CENTER



Prime Office Building on Stirling Rd., Hollywood, FL. This office building is ideally situated on Stirling Road, conveniently linked to a retail plaza featuring a variety of options, including Walgreens, The Grove Market, Brooklyn Bagels, Grand Cafe, a pizzeria, Jewelry Exchange, a sandwich shop, and more.



PROPERTY HIGHLIGHTS

Within 2 miles from: 1-95, Hotels, FLL Airport and The Hard Rock Casino

- Ample parking
- FPL Fast EV Chargers
- Most office suites have Balconies
- 1st Floor Retail - 1,355 sf
- 3rd Floor Office - 905 sf

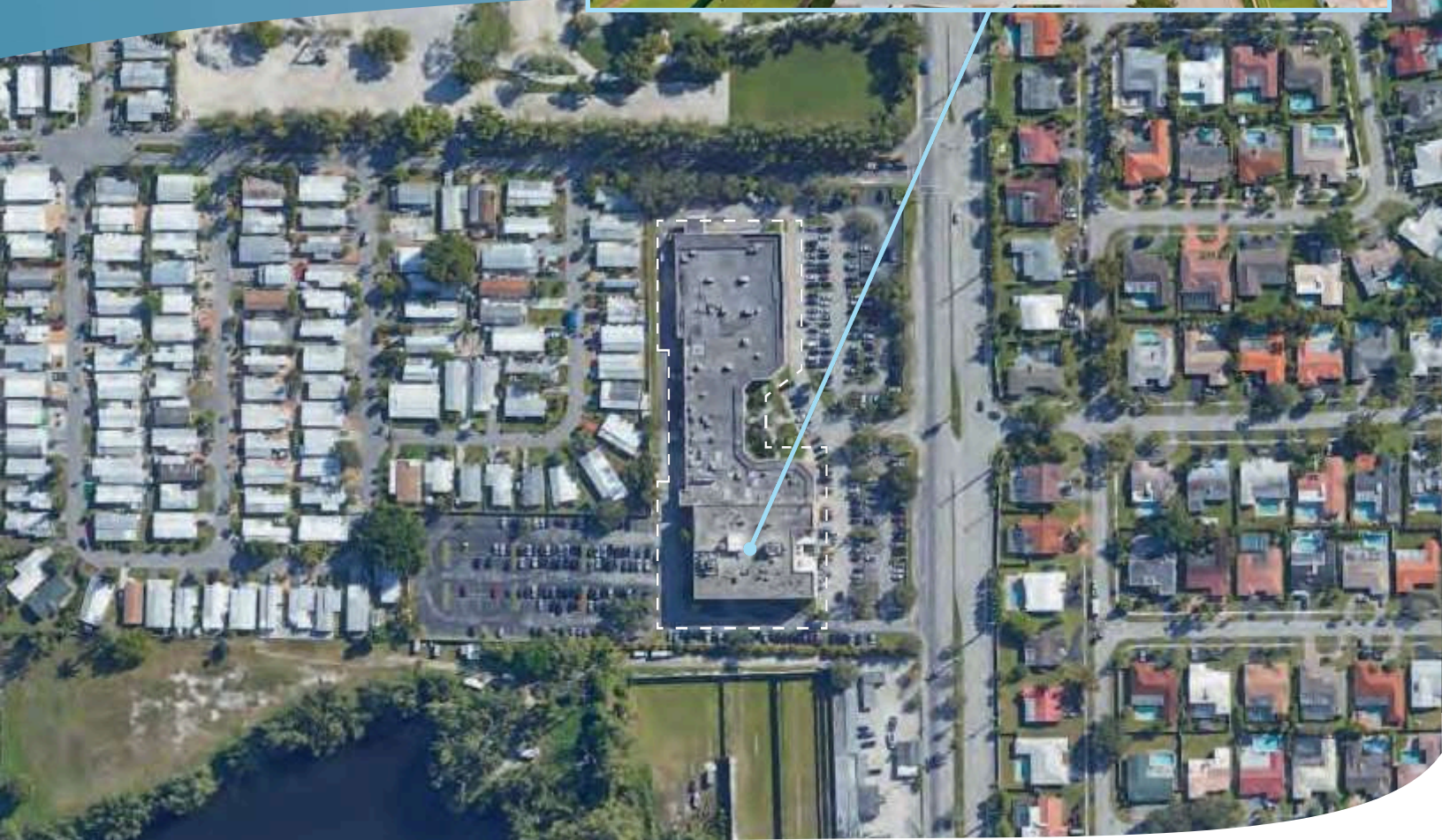
- **Retail Rental Rate:**
 - \$35.00 psf plus
 - \$10.00 CAM
- **Office Rental Rate:**
 - \$27.00 Modified Gross
 - 2025 Base Year
 - Electric included



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MATTIS ADVISORS, INC.
Commercial Real Estate Brokers
1181 S. Rogers Circle, Suite 20
mattisadvisors.com

**2901 STIRLING ROAD
HOLYWOOD, FL**



For additional information contact:

Charlie Exelbirt

(954) 309-7151

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Conceptual Floor Plan
1,335 SF- Retail



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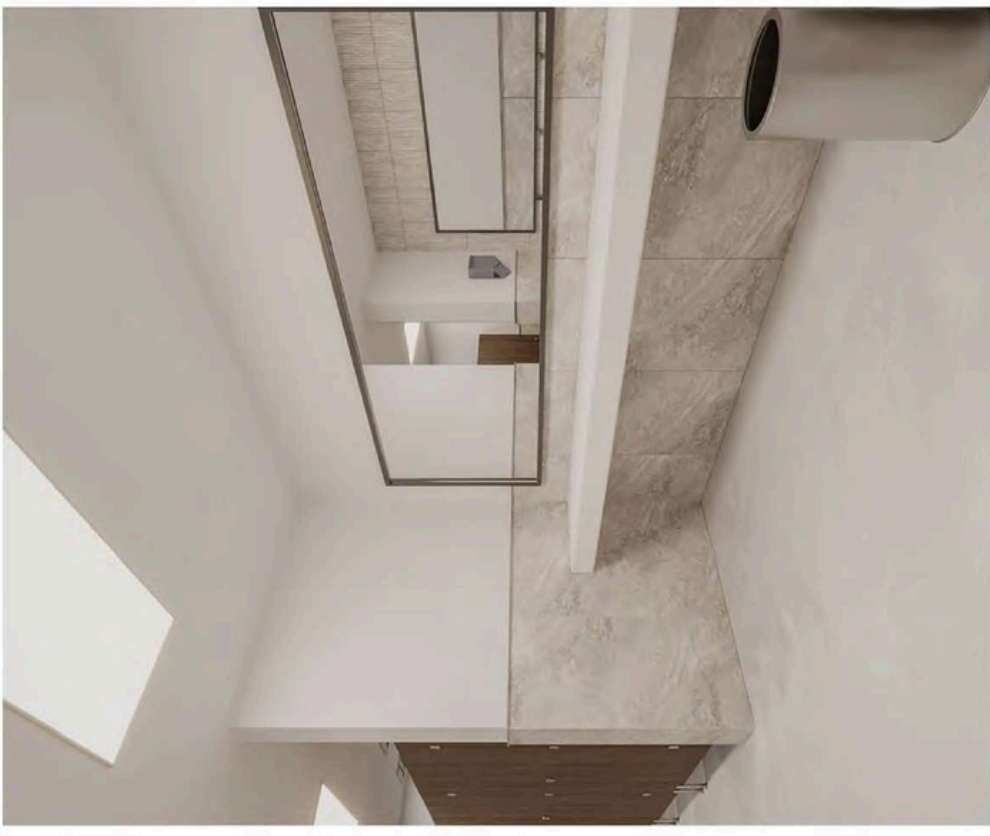
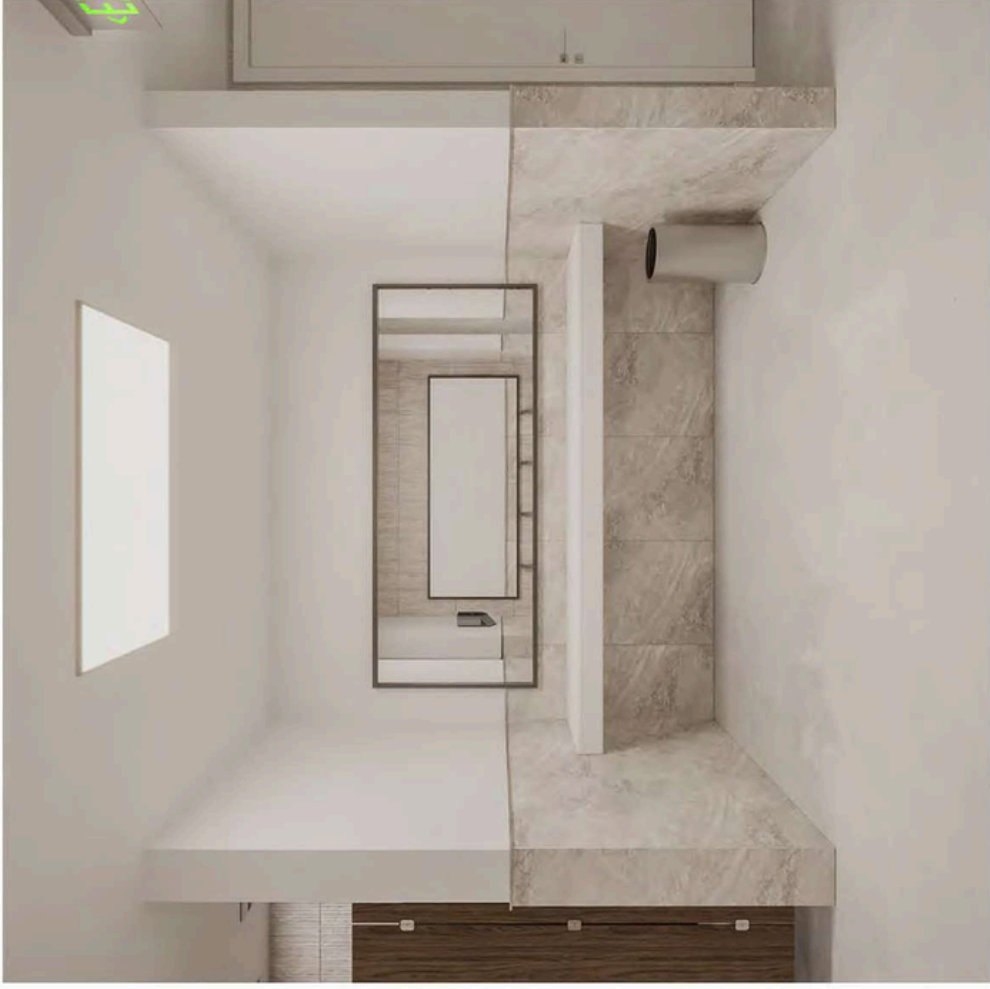


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Renovations (Final Renderings)

2901 Stirling Road
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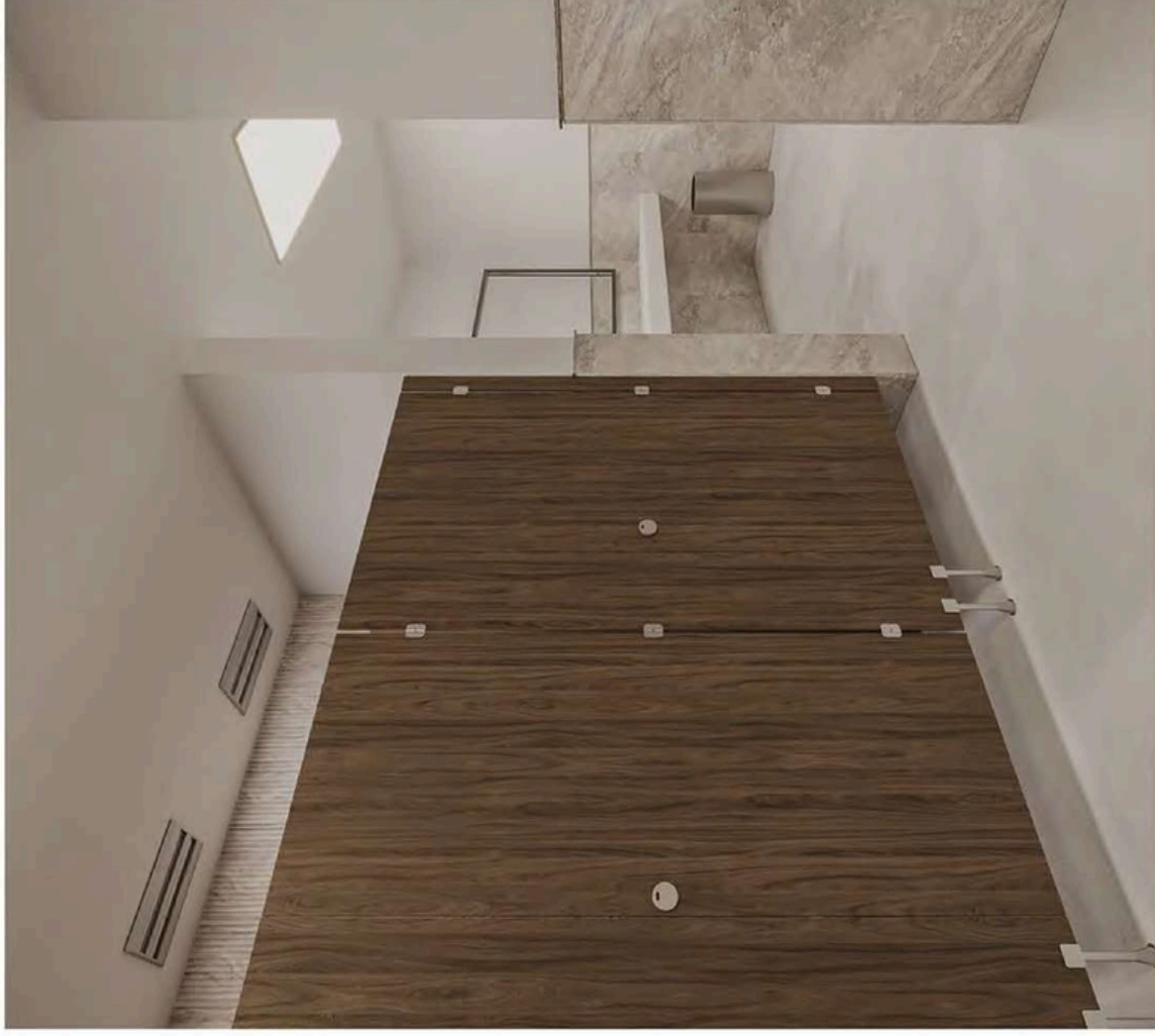
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BATHROOM RENDERINGS

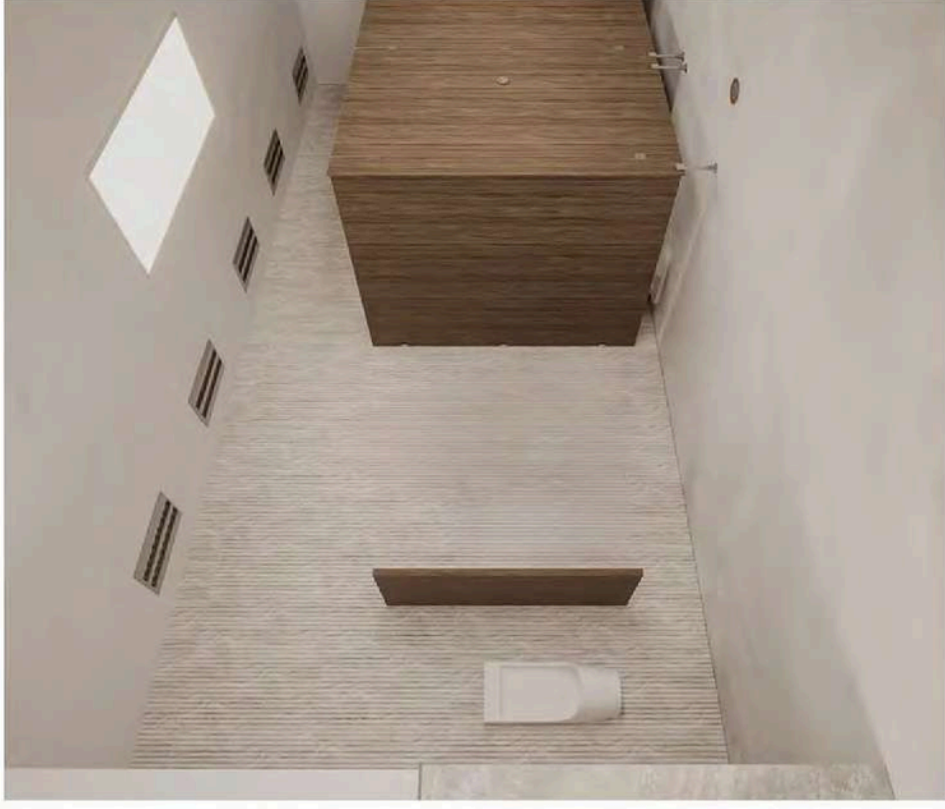
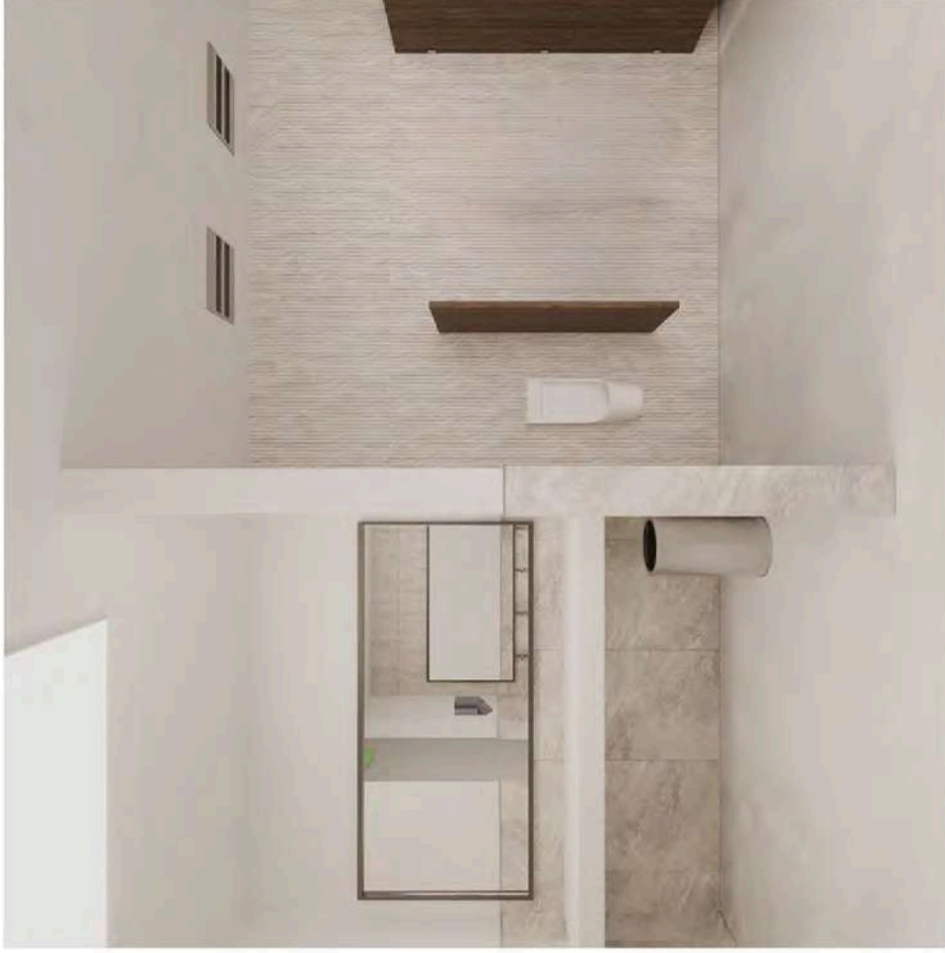
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BATHROOM
RENDERINGS

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ELEVATOR LANDING
RENDERING

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