



EXCEPTIONAL OPPORTUNITY

Turnkey luxury office with unmatched amenities
2404 Hollywood Blvd, Hollywood, FL 33020



Located along the highly visible corridor of Hollywood Boulevard, 2404 Hollywood Blvd presents a rare opportunity to acquire a perfectly maintained commercial asset in the heart of one of South Florida's most dynamic and evolving submarkets. The property offers exceptional street frontage, strong daily traffic counts, ample parking, and immediate access to major transportation arteries including I-95, connecting seamlessly to both Miami and Fort Lauderdale, and the beaches.

The building is in excellent condition and offers a versatile layout suitable for a range of uses, including office, retail, or showroom space. Designed to accommodate modern business needs, the property features high-quality finishes, ample parking, and a unique private executive lounge amenity that enhances tenant appeal and usability.

Strategically positioned just minutes from Hollywood Beach, Fort Lauderdale-Hollywood International Airport, and a dense residential population base, the asset is surrounded by a growing mix of retail, hospitality, and residential developments. This prime location, combined with the property's strong physical condition and competitive pricing, makes 2404 Hollywood Blvd an ideal opportunity for both investors seeking stable income and owner-users looking to establish a prominent presence in a thriving market.



Premier Office Building

STATE-OF-THE-ART DESIGN | FULLY RENOVATED

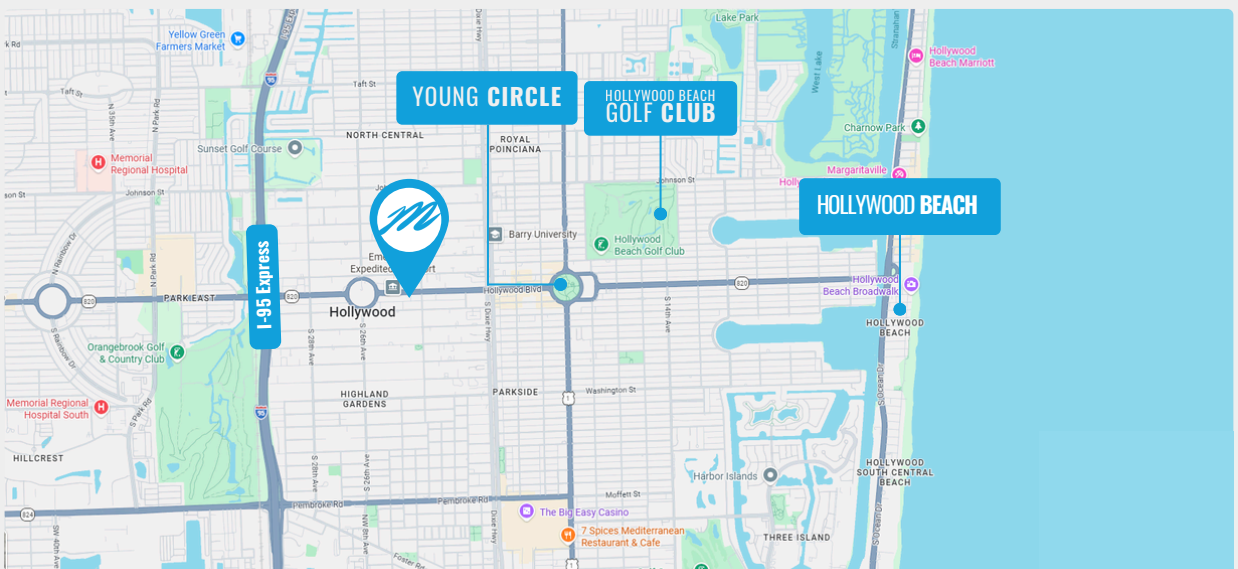
Free-standing single-story office with 18,470+ sq ft of designer-finished space. Recently updated, it delivers a modern, high-end environment for professional use.



Prime Location

HOLLYWOOD BLVD FRONTAGE | NEAR I-95 & BEACHES

Strategically positioned for visibility and accessibility, just minutes from major highways and coastal areas. Ideal for businesses seeking convenience and presence.



Turnkey Investment

HIGH CAPACITY | FULL AMENITIES | READY TO OPERATE

- 18,470 Sq Ft
- 38+ Private offices
- State of the art conference rooms
- Fully equipped lunch rooms
- 74 parking stops
- Executive lounge



Jodi Macken

Broker | Luxury Real Estate Specialist

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