

2333 CORAL GATE PLAZA MEDICAL OFFICE

2333 N STATE ROAD 7, MARGATE, FL 33063

2333 CORAL GATE PLAZA

2333

FOR LEASE

EVAN FRIPT

Senior Vice President

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

    @leesouthflorida

PROPERTY SUMMARY

2333 CORAL GATE PLAZA

Lee & Associates presents Suite B-C, a 3,511 SF medical office suite available for lease, with lease terms of 3 years minimum. This space is designed to accommodate a variety of medical users, featuring modern buildout, air conditioning, smoke detection systems, and dedicated storage space, along with 24-hour access for operational flexibility. Prominent signage opportunities, including monument signage, further enhance visibility for tenants seeking strong branding exposure.

The property benefits from a strong healthcare-oriented location with HCA Florida Northwest Hospital Campus positioned just north of the subject property, serving as the area's primary point of interest and a major driver of patient and employee traffic. Its proximity to the hospital campus makes this an attractive option for medical practices, specialty providers, and complementary healthcare services looking to establish a presence near an established medical hub



For more information, please contact one of the following individuals:

MARKET ADVISORS

EVAN FRIPT

Senior Vice President
954.654.1517
efript@lee-associates.com

PROPERTY HIGHLIGHTS



Suite Available:

3,511 SF medical office suite
8 exam rooms/offices, 3 bathrooms
and 1 operating room
3 year lease term
24-hour access
Monument and building signage
available
Air conditioning and smoke detection
systems
On-site storage space



Prime Location:

Frontage along U.S. Highway 441 with
significant daily traffic counts.
Convenient access to Copans Road,
Royal Palm Boulevard, and regional
highways.



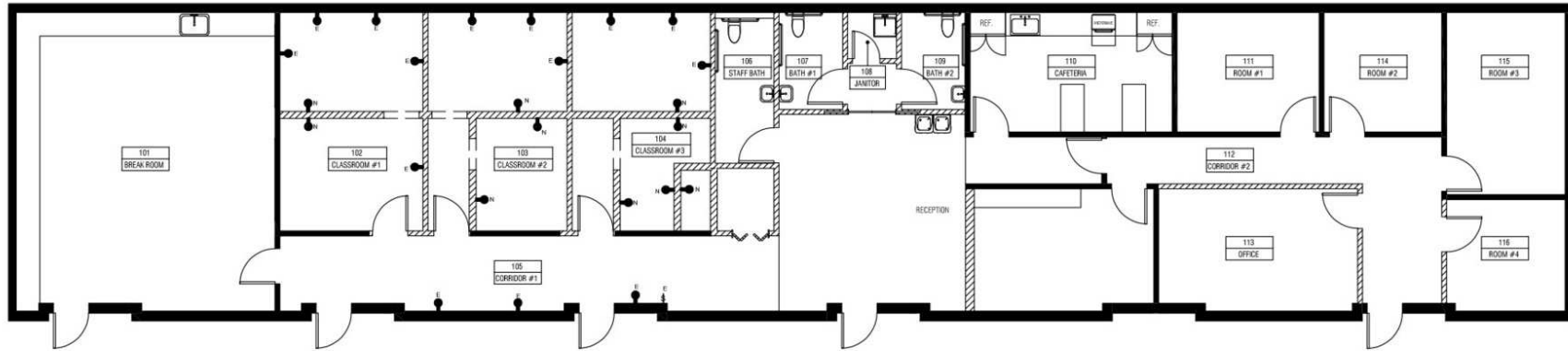
Immediate Road Access:

Property is located directly on N State
Road 7 (US-441) - A major north-south
commercial corridor with heavy traffic

Highway Access:

I-95: 3.5 miles - 8 min
Florida Turnpike: 3 miles - min
I-595: 6 miles - 10 min
SR 869: 8 miles - 12 min

AVAILABLE SPACES FOR LEASE



LEASE INFORMATION

LEASE TYPE: MG LEASE TERM: 3+ Years
 TOTAL SPACE: 3,511 SF LEASE RATE: \$11,999 per month (+ Utilities)

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|-----------|-----------|-----------|----------------|--------------------|--|
| Suite B-G | Available | 3,511 SF | Modified Gross | \$11,999 per month | 8 exam rooms/offices, 3 bathrooms and 1 operating room |

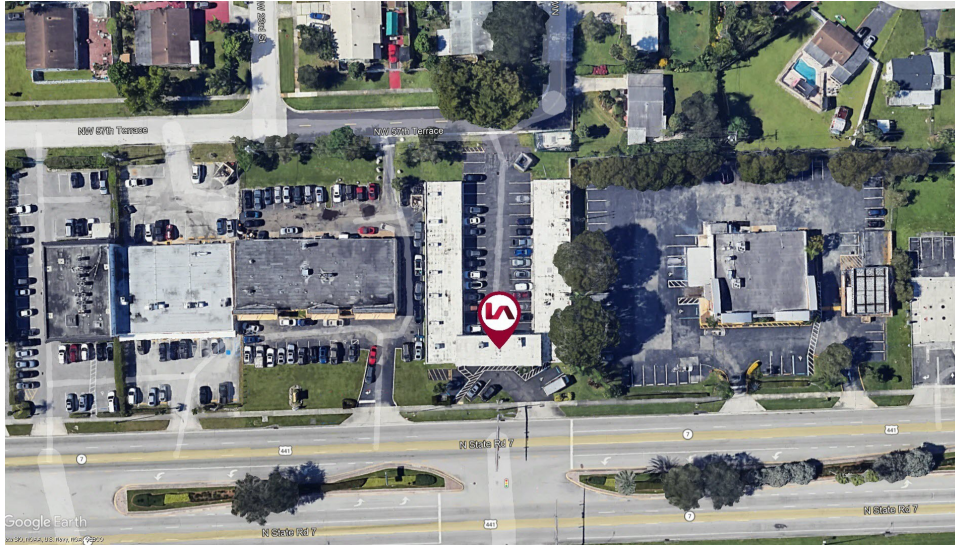
SUITE B-G PHOTOS



PROPERTY PHOTOS



COMPLETE HIGHLIGHTS



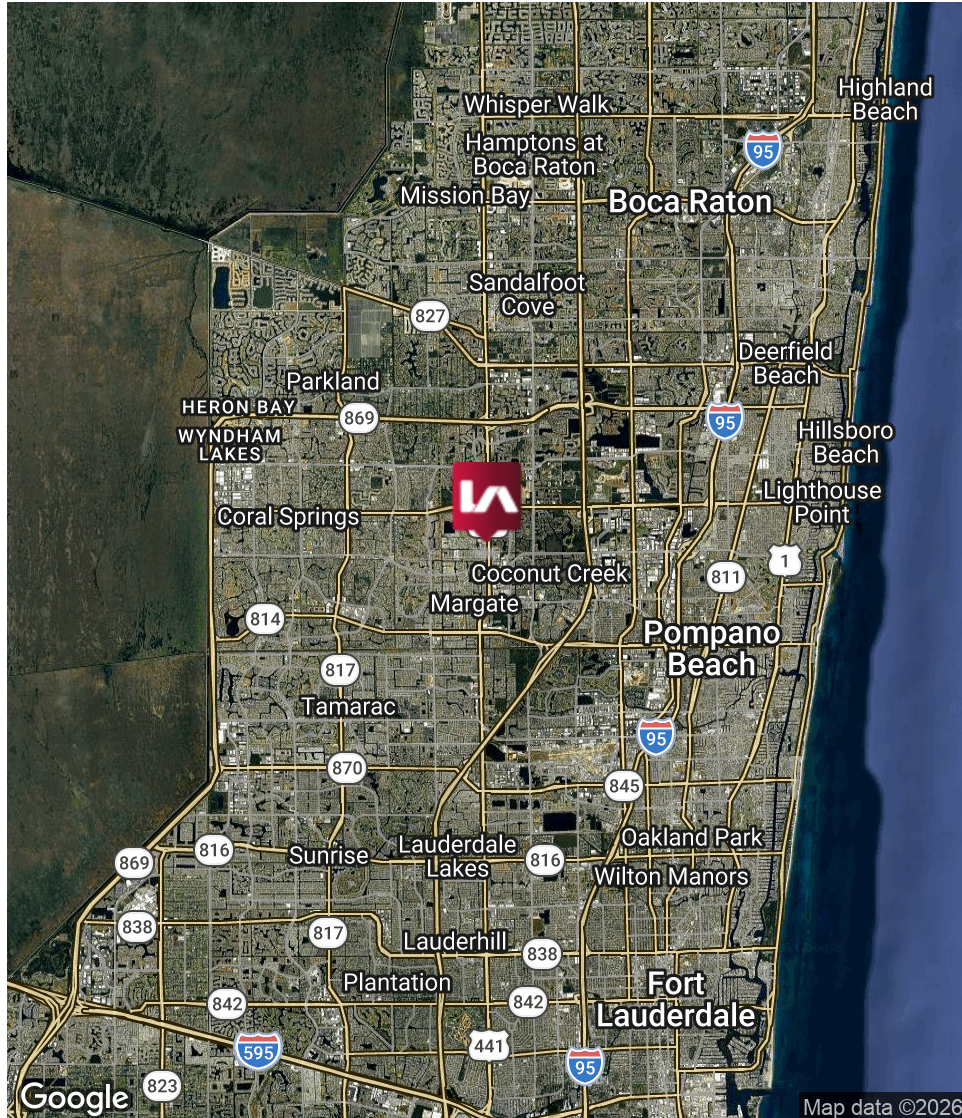
LOCATION INFORMATION

| | |
|-------------------------|--|
| BUILDING NAME | 2333 Coral Gate Plaza |
| STREET ADDRESS | 2333 N State Road 7 |
| CITY, STATE, ZIP | Margate, FL 33063 |
| COUNTY | Broward |
| MARKET | South Florida |
| SUB-MARKET | Broward/Coral Springs |
| NEAREST HIGHWAY | SR 7 & Florida Turnpike |
| NEAREST AIRPORT | Ft. Lauderdale-Hollywood Int'l Airport |

BUILDING INFORMATION

| | |
|----------------------------|--|
| BUILDING CLASS | C |
| NUMBER OF FLOORS | 1 |
| YEAR BUILT | 1973 |
| NUMBER OF BUILDINGS | 1 |
| SUITE AVAILABLE | B-G |
| SIZE: | 3,511 SF |
| USES: | Medical, Healthcare and Wellness Tenants |

REGIONAL MAP



LOCATION OVERVIEW

The property is positioned in a healthcare-focused area anchored by HCA Florida Northwest Hospital Campus immediately to the north. This nearby hospital presence enhances visibility, convenience, and demand for medical tenants seeking to serve the surrounding community.

CITY INFORMATION

| | |
|-------------------------|--|
| CITY: | Margate |
| MARKET: | South Florida |
| SUBMARKET: | Broward/Coral Springs |
| NEAREST HIGHWAY: | SR 7 & Florida Turnpike |
| NEAREST AIRPORT: | Ft. Lauderdale-Hollywood Int'l Airport |

REGIONAL HEALTHCARE PROVIDERS & SERVICES



Google

AREA RETAILERS & SURROUNDING AMENITIES



DEMOGRAPHIC PROFILE

KEY FACTS

452,464
Total Population

\$102,251
Average Household Income

40.9
Median Age

2.6
Average Household Size

EDUCATION

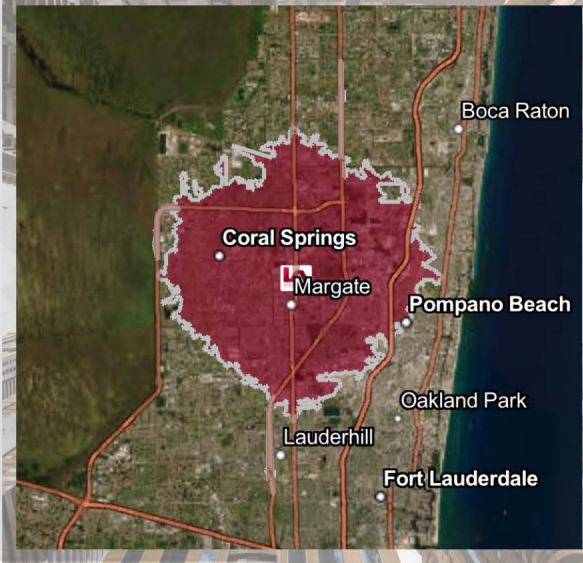
10%
No High School Diploma

28%
High School Graduate

28%
Some College

34%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



63%
White Collar

20%
Blue Collar

16%
Services

4.1%

Unemployment Rate

COMMUTING TRENDS

2%
Took Public Transportation

10%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



955
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
405,972

Daytime Population: Workers
195,762

Daytime Population: Residents
210,210

BUSINESSES



22,444
Total Businesses



190,504
Total Employees



38,473,782,651
Total Sales

3,884
Retail Businesses

