



**Stirling Road, Suite C202
Hollywood, FL 33312**

**Lease Rate
\$ 26 SF/yr**

Flexible 1,273 SF professional executive office condo, available for lease as a single full-suite occupancy or demised into five individual suites, offers an ideal, scalable solution for professional service users, including select medical practices, seeking a move-in-ready environment. The efficient layout supports a collaborative smart work space for meetings, classes, and training sessions along with a kitchenette. Built around a lush tropical courtyard with a koi pond, footbridges, and shaded pergola seating, Emerald Park Office Center offers tenants and visitors a tranquil outdoor setting ideal for breaks, casual conversations, or informal meetings. Set in a well-established Hollywood corridor with prominent, high-traffic Stirling Road frontage and AMPLE PARKING. Conveniently nestled between the Florida Turnpike and I-95, just minutes away from the Fort Lauderdale-Hollywood International Airport.



Alex Martinez
*Commercial Real
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Business Broker*

561.569.2280
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The Keyes Company 21065 Powerline Road C-7, Boca Raton, FL 33433 keyescommercial.com

This information has been secured from sources we believe to be reliable, but we make no representations nor warranties, express nor implied as to the accuracy of the information. References to square footage are approximate. Buyer must verify the information and bears all risks for any inaccuracies.



Property Description

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Property Highlights

- AMPLE PARKING
- Convenient location with easy access to major transportation routes
- 24/7 security and access control for peace of mind
- On-site management and maintenance for responsive support
- Proximity to dining, retail, and leisure options for convenience
- Scenic views and natural light to enhance the work environment

Offering Summary

Lease Rate:	\$26 SF/yr (NNN)
Number of Units:	1
Available SF:	1,273 SF



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Location Description

Welcome to the vibrant community surrounding the Emerald Park Office Center Condominium Building at 2699 Stirling Road, C202 in Hollywood, FL. This dynamic area is situated within close proximity to Fort Lauderdale, offering easy access to a myriad of dining, shopping, and entertainment options.

Tenants can take advantage of nearby attractions such as the Seminole Hard Rock Hotel & Casino, Fort Lauderdale-Hollywood International Airport, and the beautiful beaches along the coastline. With its convenient location and bustling atmosphere, this area provides an exciting backdrop for professionals seeking an ideal Office or Executive Suites space within the heart of the Fort Lauderdale market.



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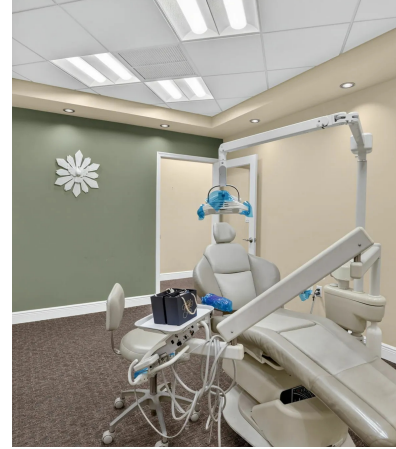
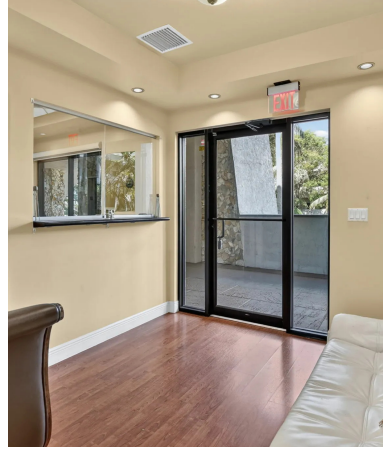
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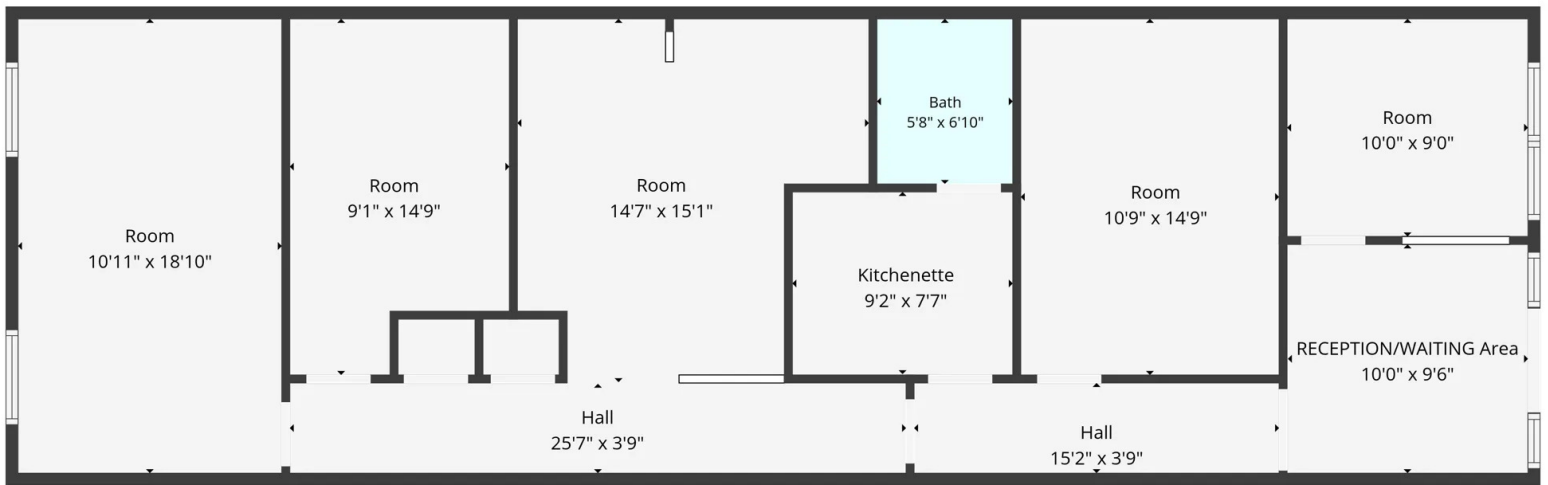
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Disclaimer: Dimensions Are Approximate And Provided To Illustrate The General Layout And Flow Of The Property — Not To Be Used For Negotiation Or Valuation Purposes.



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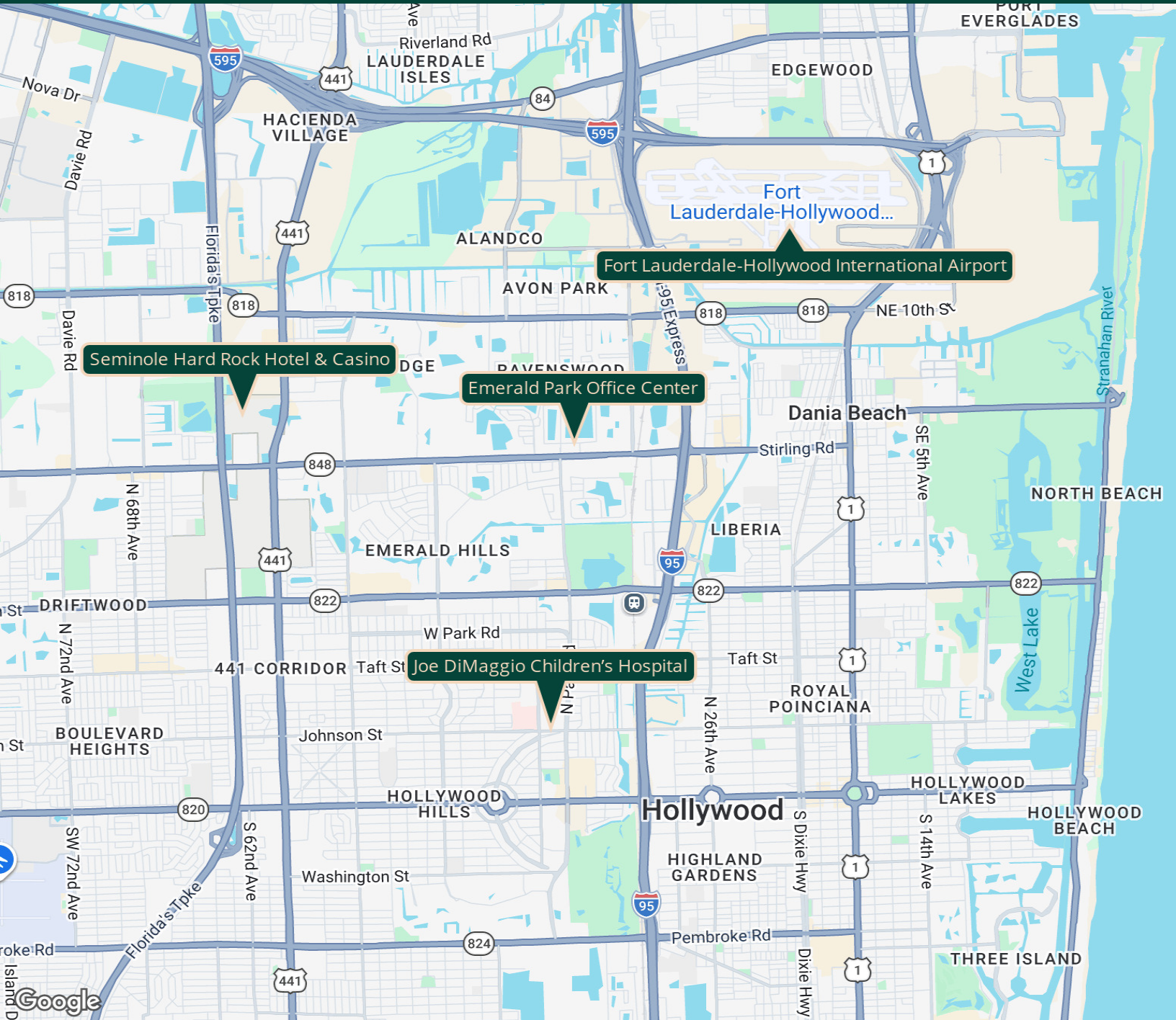
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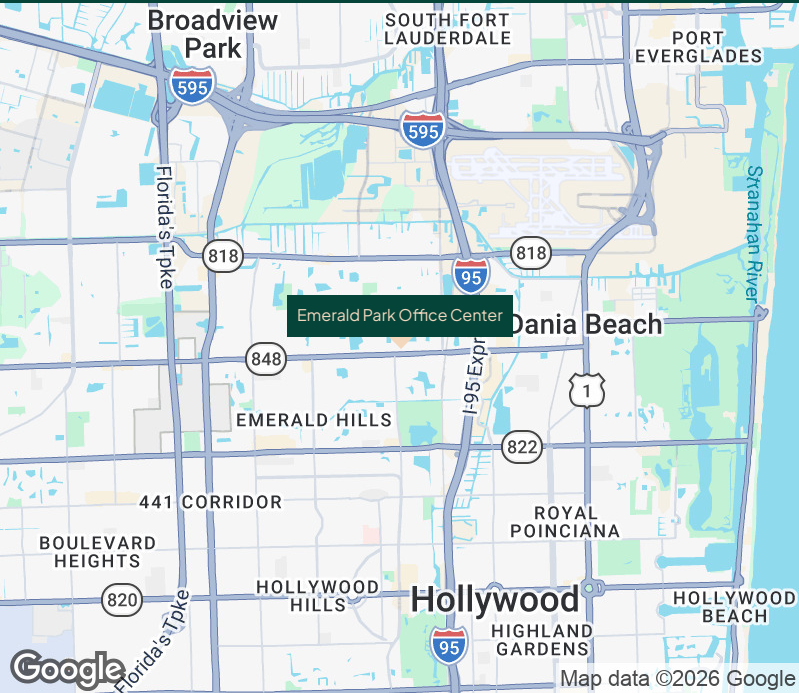
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Location Details

Market	Fort Lauderdale
Sub Market	Hollywood
County	Broward



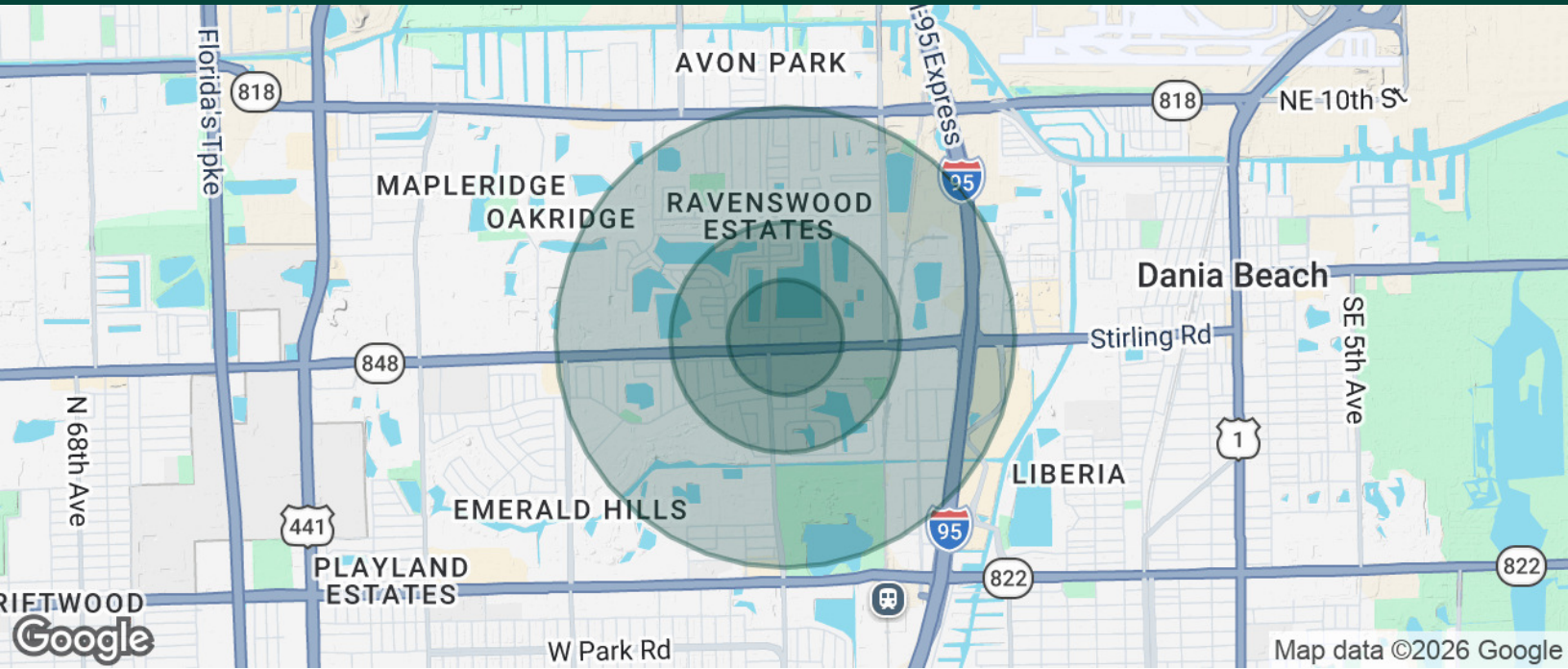
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	661	2,785	15,450
Average Age	53.8	49.8	42.1
Average Age (Male)	54.3	50.2	43.6
Average Age (Female)	52.2	48.1	42.0

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	287	1,184	6,090
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$159,600	\$146,850	\$128,312
Average House Value	\$425,866	\$404,471	\$425,831

2023 American Community Survey (ACS)



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Professional Background

Commercial / Residential Real Estate Agent & Business Broker

Specialties: Real Estate Trifecta: Residential · Commercial · Business

Alex Martínez is a licensed residential & commercial real estate agent and business broker with Keyes in Boca Raton, FL. He specializes in the sale and lease of residential real estate, commercial real estate, medical office spaces, medical practices and businesses throughout South Florida, guiding clients from initial valuation through closing with precision, transparency, and a commitment to maximizing value.

With a Bachelor of Science in Computer Information Systems and over 20 years of military service, Alex offers a rare combination of discipline, precision, and analytical thinking. His background in software development further sets him apart — enabling him to leverage the latest technology and marketing tools to highlight a business or property's key features and position it effectively for maximum value. Getting it done from valuation and positioning to contract execution and closing, he ensures a seamless experience from start to finish!

Memberships: Realtor Commercial Alliance (RCA) | Business Brokers of Florida (BBF) | International Business Brokers Association (IBBA)

Key Strengths: Business valuation · Strategic positioning · Medical office leasing & sales · Contract negotiation · Transaction management

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