

For Lease
±2,266-6,956 SF
Medical Office Space



Coral Ridge Medical Plaza

5301 N Dixie Hwy
Oakland Park, FL 33334

Property Features

- Move-in ready space in the Oakland Park/Coral Ridge medical district
- Anchored by Tenet Healthcare AMSC and 1.5 miles to Holy Cross Hospital
- Additional lab space available for lease
- Covered porte-cochère for convenient patient drop-off and pick-up
- Minutes from I-95 and US-1, near popular dining and conveniences
- Surrounded by dense residential and strong demographics

For More Information:

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Key Features:



Great location in a thriving healthcare hub



Move-in ready space

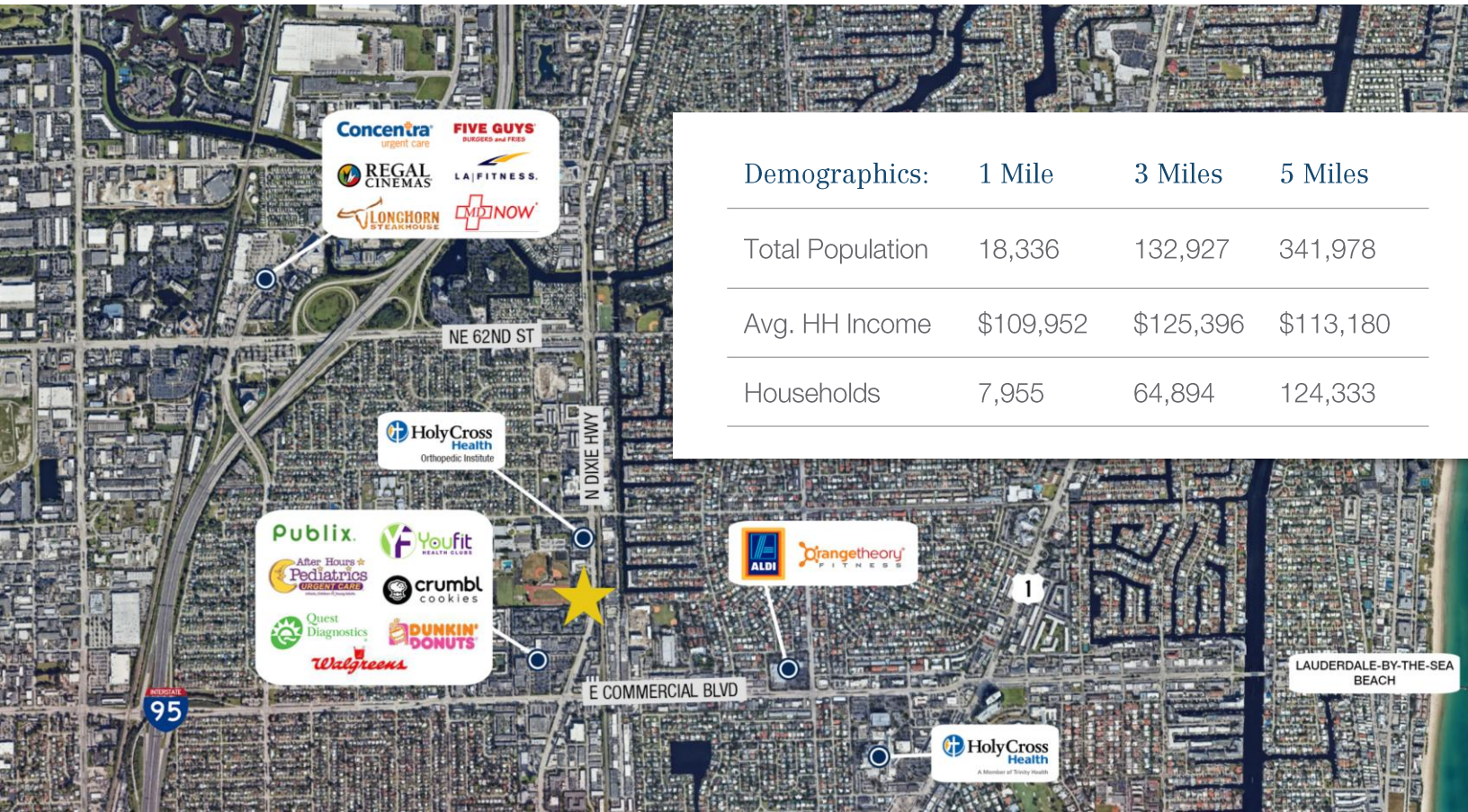


**Excellent parking ratio
5.19/1,000 SF**



FOR LEASE: CORAL RIDGE MEDICAL PLAZA

Medical Office Space in a Healthcare Hub



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	18,336	132,927	341,978
Avg. HH Income	\$109,952	\$125,396	\$113,180
Households	7,955	64,894	124,333

Proven Healthcare Demand with Built-In Patient Base

- Over \$534 million in annual healthcare spending within a 3-mile radius
- 25%+ of surrounding residents are age 65 and older – a key driver for ongoing medical services
- 132,000+ residents within 3-miles, with continued growth projected



Available Space: Suite 201: ±4,690 SF
Suite 202: ±2,266 SF

Rental Rate: \$28.00/SF NNN
\$16.00/SF Est. CAM
(tenant responsible for electric;
tenant controls & maintains HVAC)

Parking: Ample surface parking
(5.19/1,000 SF)

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Julia Piatek | jpiatek@mhcreal.com

FOR LEASE: CORAL RIDGE MEDICAL PLAZA

Move-In Ready Suites – Choose Your Layout

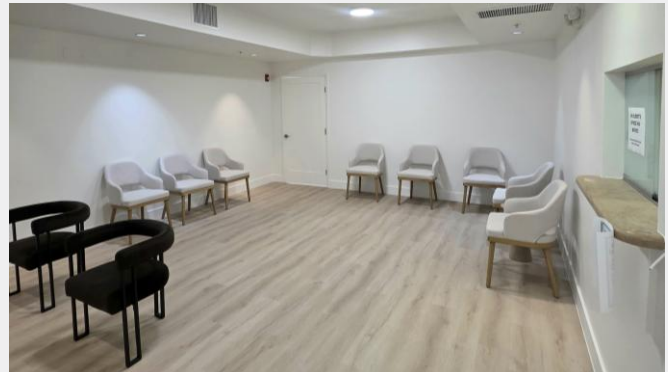
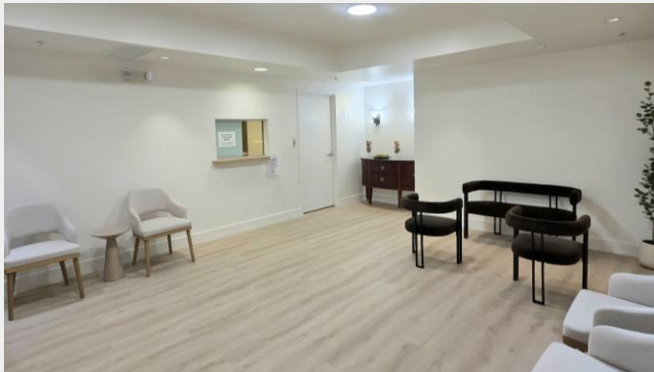
SUITE 201

±4,690 SF

- Expansive floor plan
- Large waiting room
- Multiple offices & exam rooms
- In-suite restrooms
- Kitchen area
- Dedicated storage areas



*Not to scale. Subject to error.



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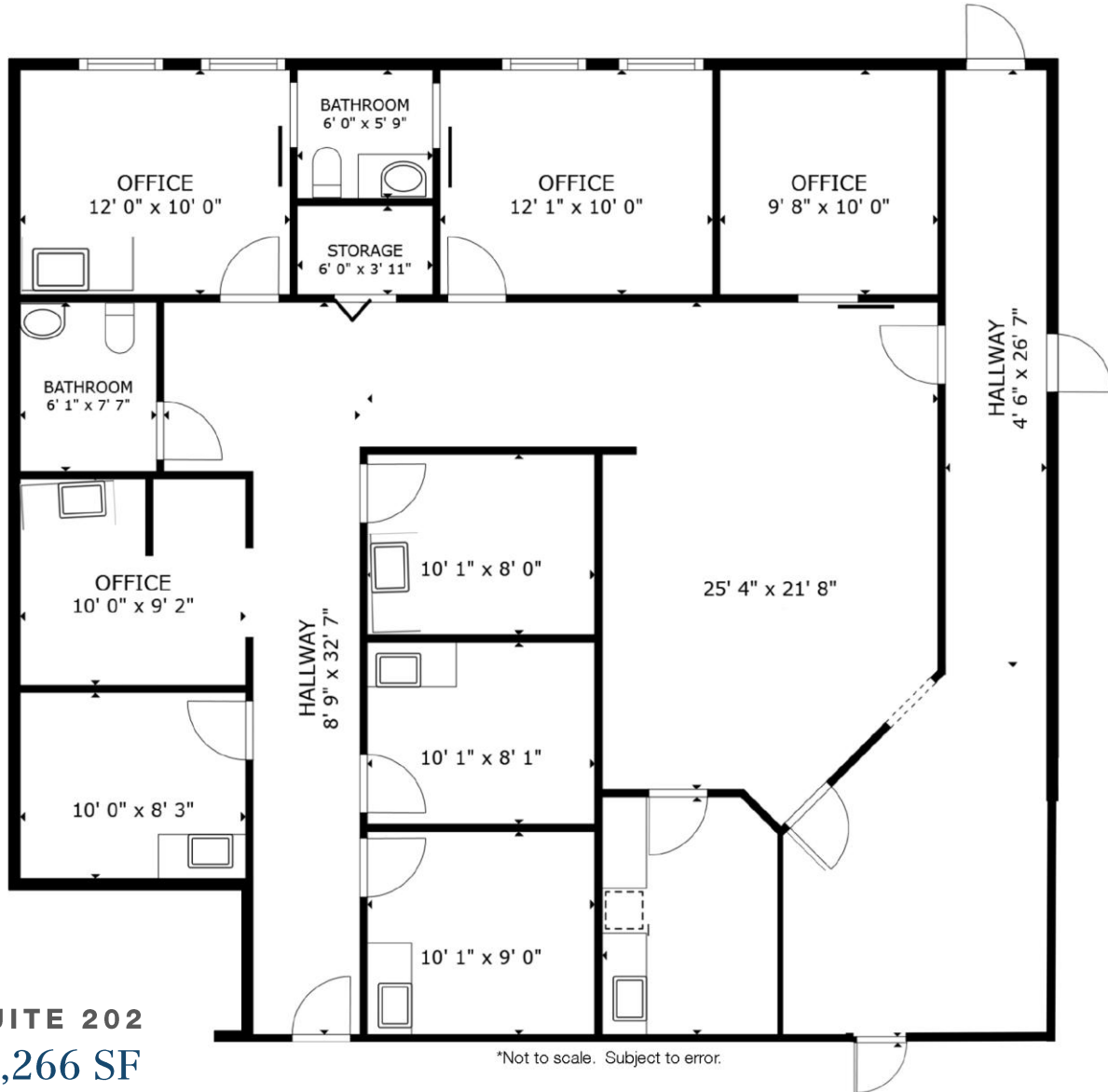
561 471 8000



www.mhcreal.com

FOR LEASE: CORAL RIDGE MEDICAL PLAZA

Move-In Ready Suites – Choose Your Layout



SUITE 202
±2,266 SF

- Multiple offices & exam rooms
- In-suite restrooms
- Breakroom/kitchen area

**SCHEDULE YOUR
TOUR TODAY!**
561 471 8000

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