



Prominent and Accessible Four-Story Office and Retail

For Lease

4350 W Hallandale Beach Blvd, Pembroke Park, FL 33023

martinezteamcommercial.com

This office has a prime location directly on West Hallandale Beach Boulevard. With close access to Interstate 95, the ground floor space boasts 5,000 SF of space, perfect for a small-to-medium-sized congregations. The second floor also features 5,000 SF of office space, which works well with a mid-to-large-cap company headquarters.



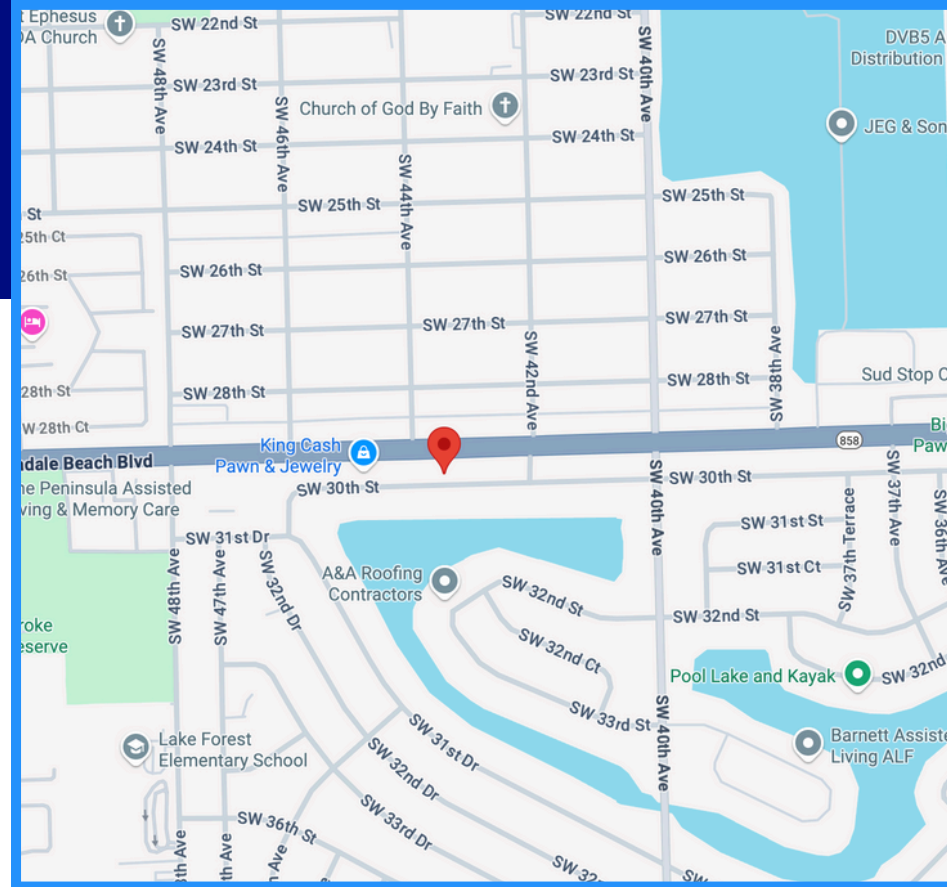
- 1st Floor: 5,000 SF of Retail at \$23.49 PSF NNN
- 2nd Floor: 5,000 SF of Office at \$21.49 PSF NNN
- OPEX: \$4.51
- Space Type: Retail/Office

HIGHLIGHTS

- Ample parking
- Top-notch security system
- Building is very quiet
- Close to the Tri-Rail and I-95

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2024 Population	90,277	553,673	1,362,995
2024 Households	33,349	212,334	509,936
Average Household Income	\$66,069	\$80,113	\$82,958



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1000 ESCALANTE BLVD





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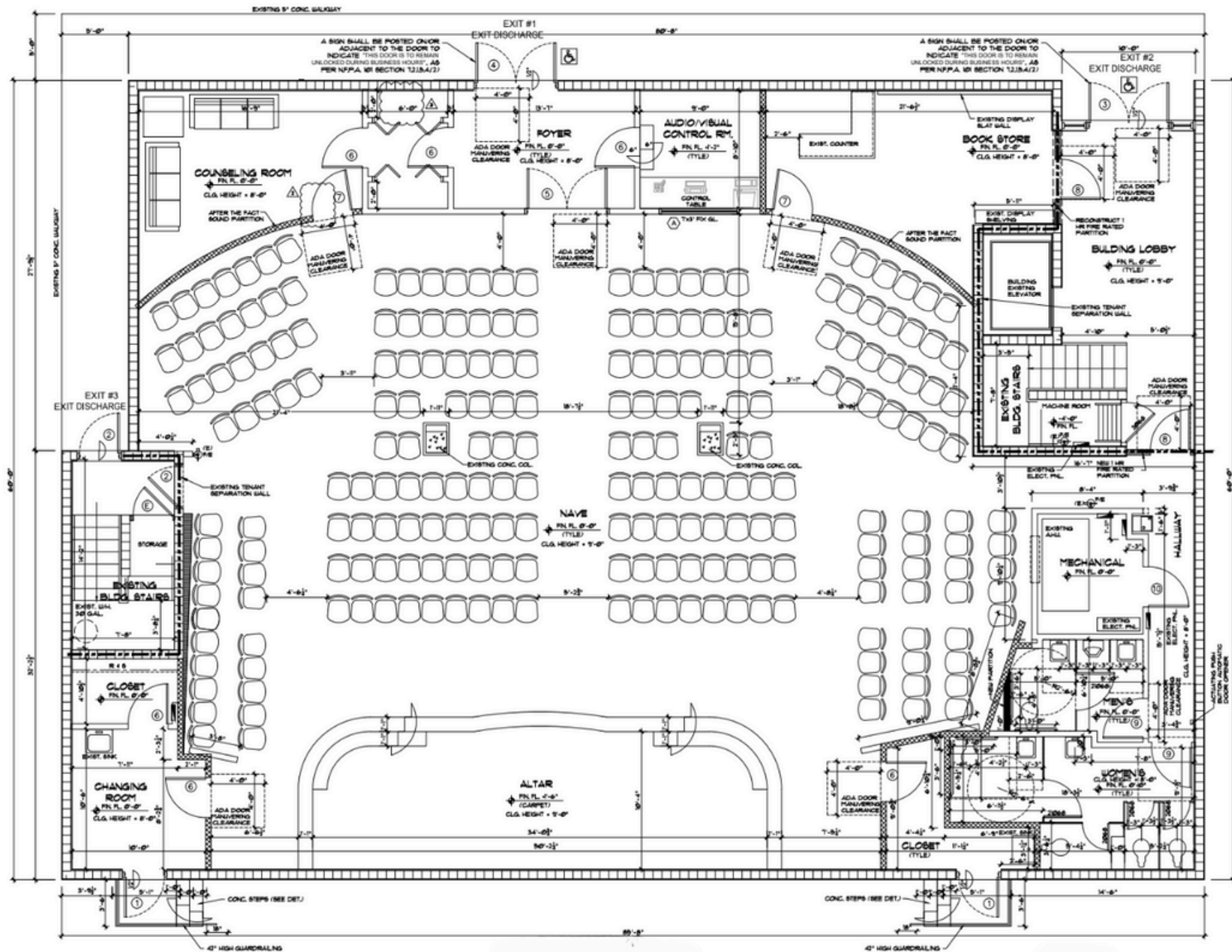
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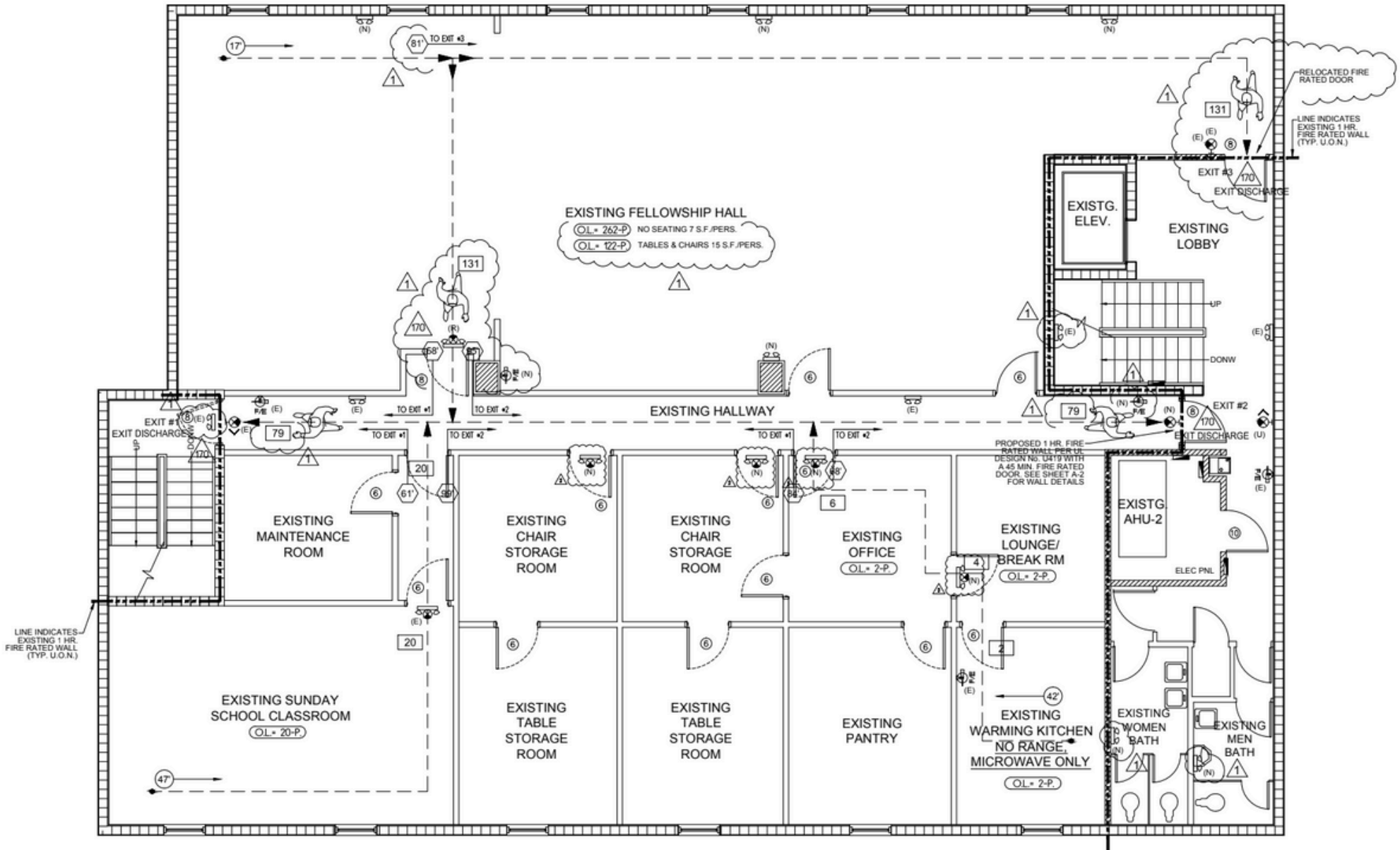
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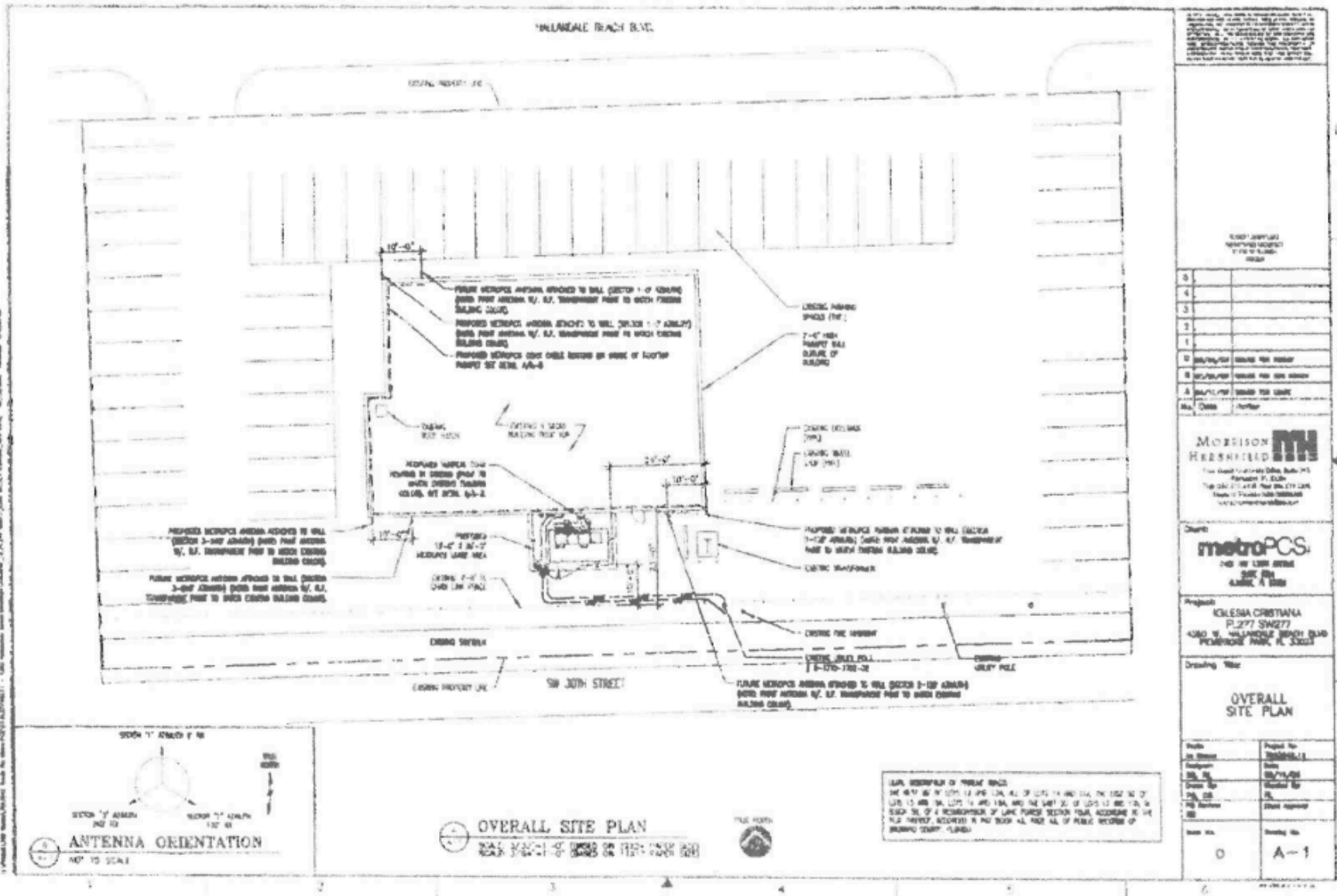
**CW**
COMMERCIAL



Floor Plan



2nd Floor Life Safety Plan



THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE CITY OF MILWAUKIE. THE CITY ENGINEER'S OFFICE SHALL BE CONTACTED FOR FURTHER INFORMATION. THE CITY ENGINEER'S OFFICE SHALL BE CONTACTED FOR FURTHER INFORMATION. THE CITY ENGINEER'S OFFICE SHALL BE CONTACTED FOR FURTHER INFORMATION.

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MORRISON HERRSFELD
 The Good, the Beautiful, the Right
 The Good, the Beautiful, the Right
 The Good, the Beautiful, the Right

metroPCS
 THE BEST CELL PHONE
 THE BEST CELL PHONE
 THE BEST CELL PHONE

Project: **KOLESA CRISTIANA**
 P.277 SW277
 4380 W. MILWAUKIE BEACH BLVD
 PORTLAND, OR 97207

Drawing Title:
OVERALL SITE PLAN

Scale:	Project No:
Author:	001-1100
Check By:	001
Drawn By:	001
Plot Number:	001
Issue No.:	0
Sheet No.:	A-1



OVERALL SITE PLAN
 SCALE: 3/8" = 1'-0" (AS SHOWN ON THIS PLAN SHEET)

LEGAL DESCRIPTION OF TRACT SPACE:
 THE WEST 1/2 OF LOTS 12 AND 13A, ALL OF LOTS 14 AND 15A, THE EAST 1/2 OF LOTS 16 AND 17, LOTS 18 AND 19A, AND THE WEST 1/2 OF LOTS 20 AND 21, IN BLOCK 58, OF A RECONSTRUCTION OF LAKE PARK SECTION TOWN, ACCORDING TO THE P.L.P. MAPS RECORDED IN THE BOOK 44, PAGE 44, AND ALL OF PUBLIC RECORDS OF SHOWING TRACT PLANS.

Site Plan



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Aerial View



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