

FOR LEASE

2901

**STIRLING ROAD
HOLLYWOOD, FL**

STIRLING SQUARE OFFICE CENTER



Prime Office Building on Stirling Rd., Hollywood, FL. This office building is ideally situated on Stirling Road, conveniently linked to a retail plaza featuring a variety of options, including Walgreens, The Grove Market, Brooklyn Bagels, Grand Cafe, a pizzeria, Jewelry Exchange, a sandwich shop, and more.



PROPERTY HIGHLIGHTS

Within 2 miles of: 1-95, Hotels, FLL Airport and the Hard Rock Casino

- Ample parking
- FPL Fast EV Chargers
- Most office suites have Balconies
- 1st Floor **Retail - 1,355 sf - \$35.00 psf plus \$10.00 CAM**
- 2nd Floor **Office - 764 sf - \$27.00 Modified Gross 2025 BY**
- 3rd Floor **Office - 905 sf - \$27.00 Modified Gross 2025 BY**

**Second Gen Restaurant
Former Brooklyn Water Bagels**

NEW TO MARKET

**Second Gen Restaurant
2,676 SF**

Base Rent \$45.00 psf NNN
CAM: \$10.00 psf



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MATTIS ADVISORS, INC.
Commercial Real Estate Brokers
1181 S. Rogers Circle, Suite 20
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HOLYWOOD, FL**



For additional information contact:
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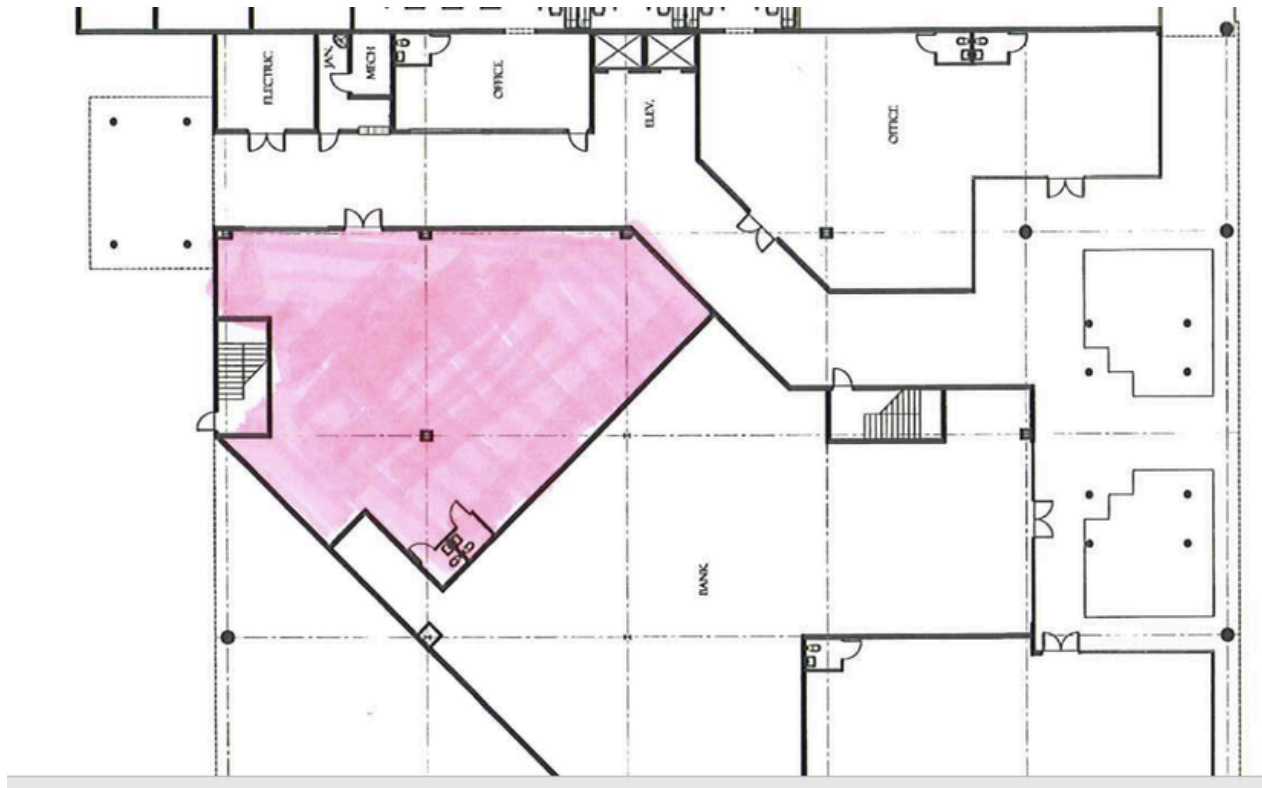
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Conceptual Floor Plan
1,335 SF- Retail

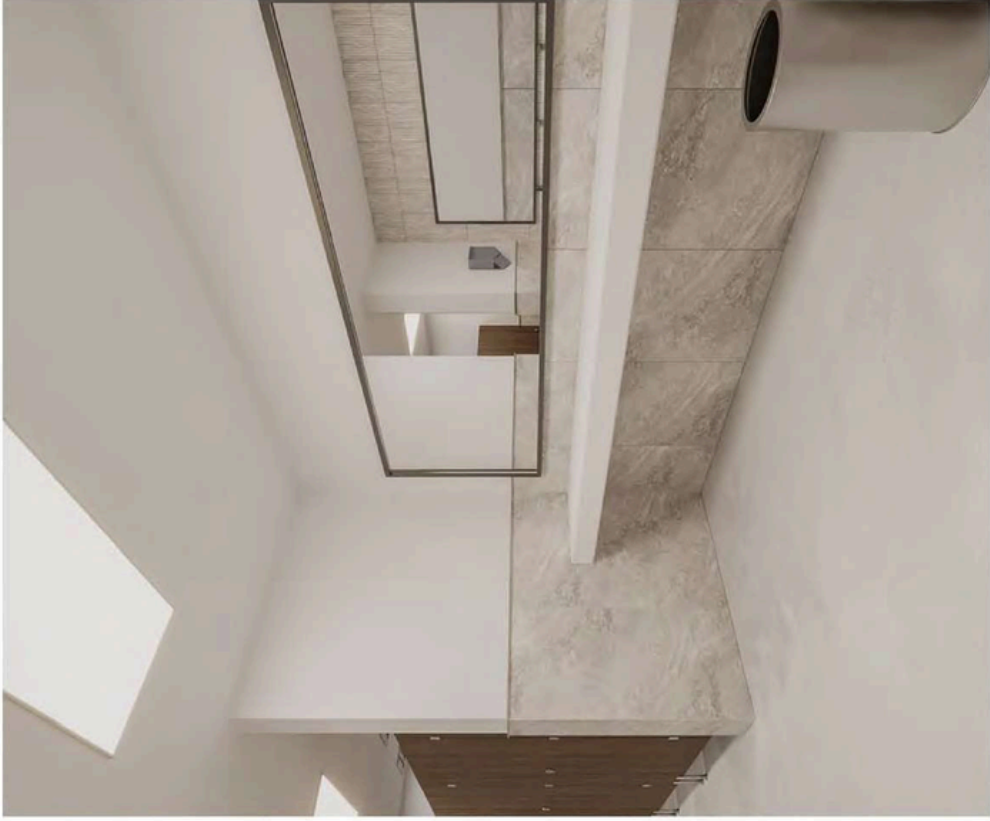


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BATHROOM RENDERINGS

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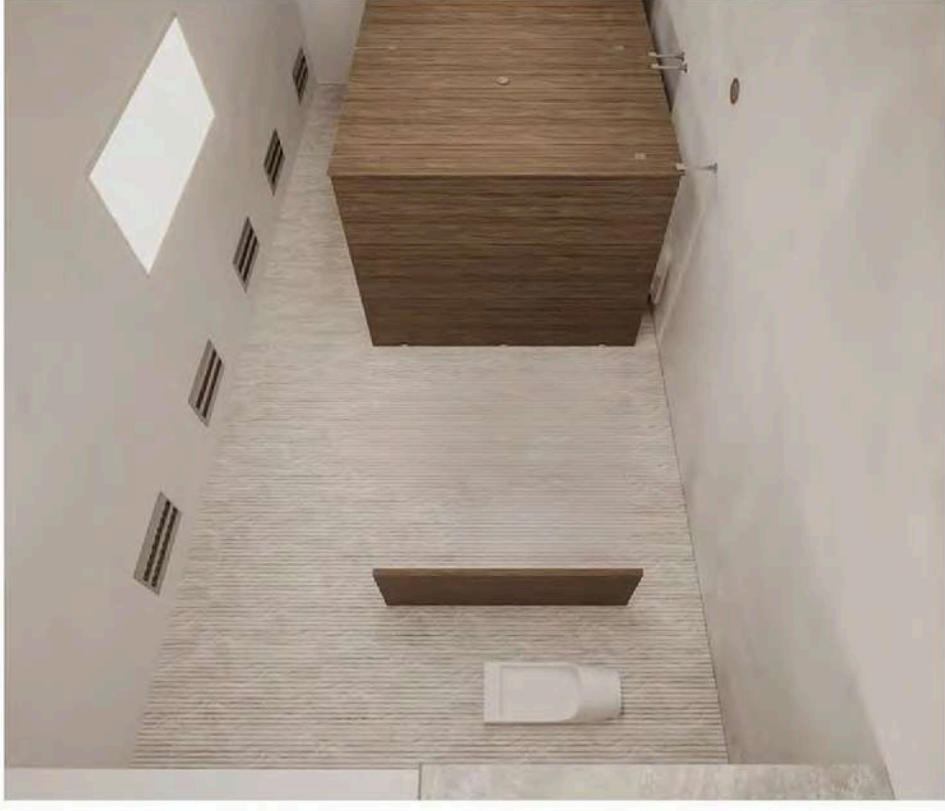
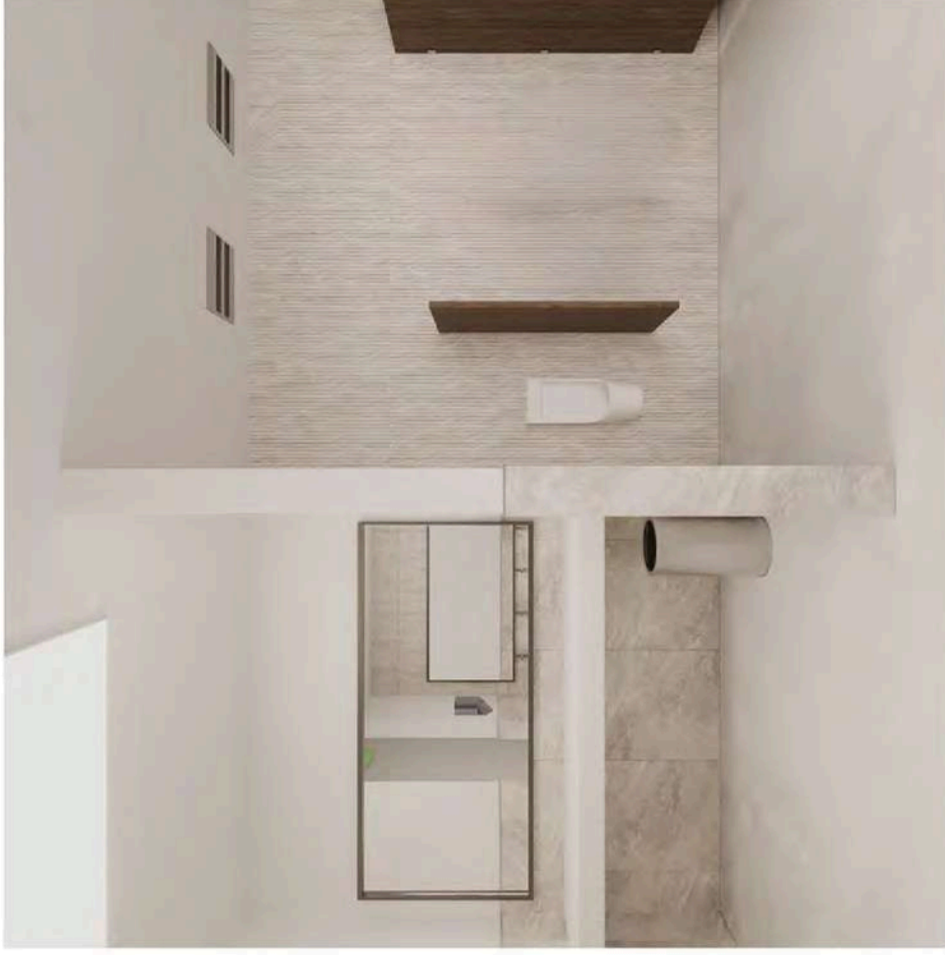
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ELEVATOR LANDING RENDERING



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