

MEDICAL & OFFICE SUITES FOR LEASE OR SALE



5300-5350 W HILLBORO BLVD., COCONUT CREEK, FL 33073

Features:

- SECOND FLOOR(1,127SF, 950SF). BOTH SUITE COMES WITH ONE ADA RESTROOM, LOTS OF WINDOWS, NEW FLOORING AND PAINTED.
- LEASE RATE: **\$35.00PSF/MG**. TENANT PAYS FOR OWN ELECTRIC, JANITORIAL, PHONE AND INTERNET SERVICES WITHIN THE SUITE. **SALE PRICE: \$395PSF**
- ALL SUITES AVAILABLE FOR IMMEDIATE OCCUPANCY.
- AMPLE SURFACE PARKING WITH 24/7 ACCESS. HURRICANE IMPACT WINDOWS.
- PROPERTY LOCATED ACROSS THE STREET FROM A SUPER WALMART STORE. LOCATED MINUTES FROM THE SAWGRASS EXPRESSWAY GIVING ACCESS TO OTHER MAJOR HIGHWAYS. LOCATED MINUTES FROM NORTHWEST REGIONAL HOSPITAL AND WEST BOCA MEDICAL CENTER. LOCATED NEAR MANY NEW HIGH END RENTAL COMMUNITIES, RETAIL STORES, RESTAURANTS AND BANKING.

For additional information or to schedule an appointment, contact:

HENRY GLUCKSTERN

561-329-6939

SVN COMMERCIAL PARTNERS

1800 CORPORATE BLVD. NW, SUITE 100

BOCA RATON, FL 33431