

THE CENTRE AT STIRLING & PALM MEDICAL SUITES AVAILABLE

9900-10000 STIRLING ROAD
HOLLYWOOD, FL 33024



FOR LEASE

Presented By,
ELIAS PORRAS

Principal

954.325.8784

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida is pleased to present the Centre at Stirling & Palm Medical Office Park, offering 64,436 SF of prime medical suites for lease. The two buildings feature flexible and functional suites, with Building One (9900) providing 44,609 SF and Building Two (10000) offering 19,827 SF. This property boasts an on-site restaurant and proximity to numerous major retailers, including Walmart, Publix, CVS, and Walgreens, along with a variety of dining and service amenities. With multiple points of ingress/egress from Stirling Road, NW 100th Avenue, and NW 101st Avenue, the property is designed for ease of access and convenience.

Situated directly on Stirling Road, the property benefits from high visibility with over 33,000 vehicles passing daily. The location is strategically positioned between I-75 and Florida's Turnpike, offering easy access to key thoroughfares. Just 1.5 miles north of Griffin Road and 4.8 miles from the popular Seminole Hard Rock Hotel and Casino, the property is surrounded by a mix of residential and commercial developments, making it an ideal spot for medical and office tenants.



For more information, please contact one of the following individuals:

MARKET ADVISORS

ELIAS PORRAS, SIOR

Principal
954.325.8784
eporras@lee-associates.com

PROPERTY HIGHLIGHTS



The Centre at Stirling & Palm:

Building Size: 64,436 SF
Lot Size: 5.65 Acres
Zoning: B02 General Commercial Business



Highlights:

On-site restaurant for tenant convenience.
Multiple points of ingress/egress for ease of access.
Located on high-traffic Stirling Road with 33,000 vehicles per day.



Exceptional Freeway Access:

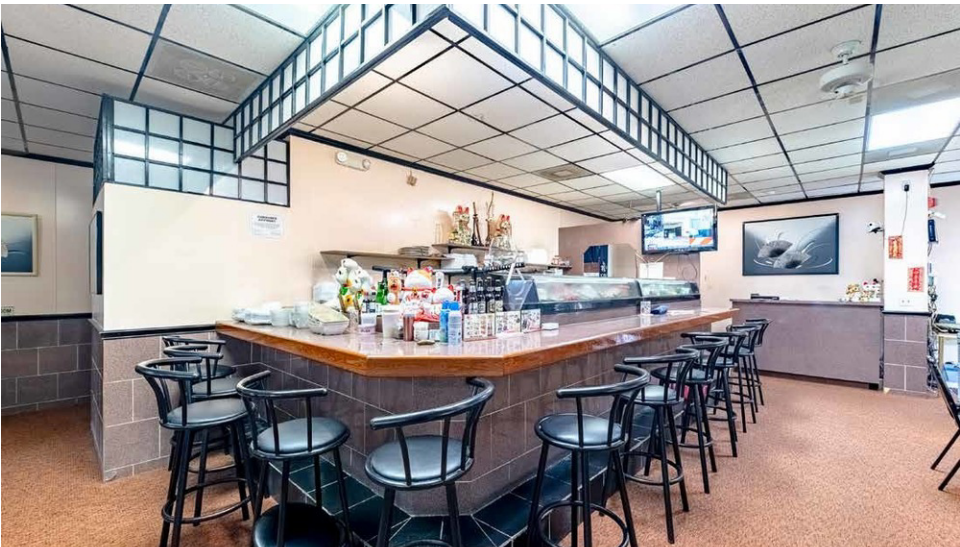
Between I-75 and Florida's Turnpike for excellent regional connectivity



Join our Group of Medical Tenants:

- IVFMD South Florida
- Gastro Health Group
- Select Medical Physical Therapy
- Dental Associates S. Broward
- Quest Diagnostics
- Neurological Testing Centers
- Podiatry Health Services
- Dolphin Pediatrics

COMPLETE HIGHLIGHTS



LOCATION INFORMATION	
BUILDING NAME	The Centre at Stirling & Palm
STREET ADDRESS	9900-10000 Stirling Road
CITY, STATE, ZIP	Hollywood, FL 33024
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Hollywood

BUILDING INFORMATION	
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	2,079 SF
NUMBER OF BUILDINGS	2

- PROPERTY HIGHLIGHTS**
- 64,436 SF total across two buildings
 - Flexible Suites
 - On-site restaurant for tenant convenience
 - Close to major retailers like Walmart, Publix, and CVS
 - Multiple points of ingress/egress for ease of access
 - Located on high-traffic Stirling Road with 33,000 vehicles per day
 - Between I-75 and Florida’s Turnpike for excellent regional connectivity

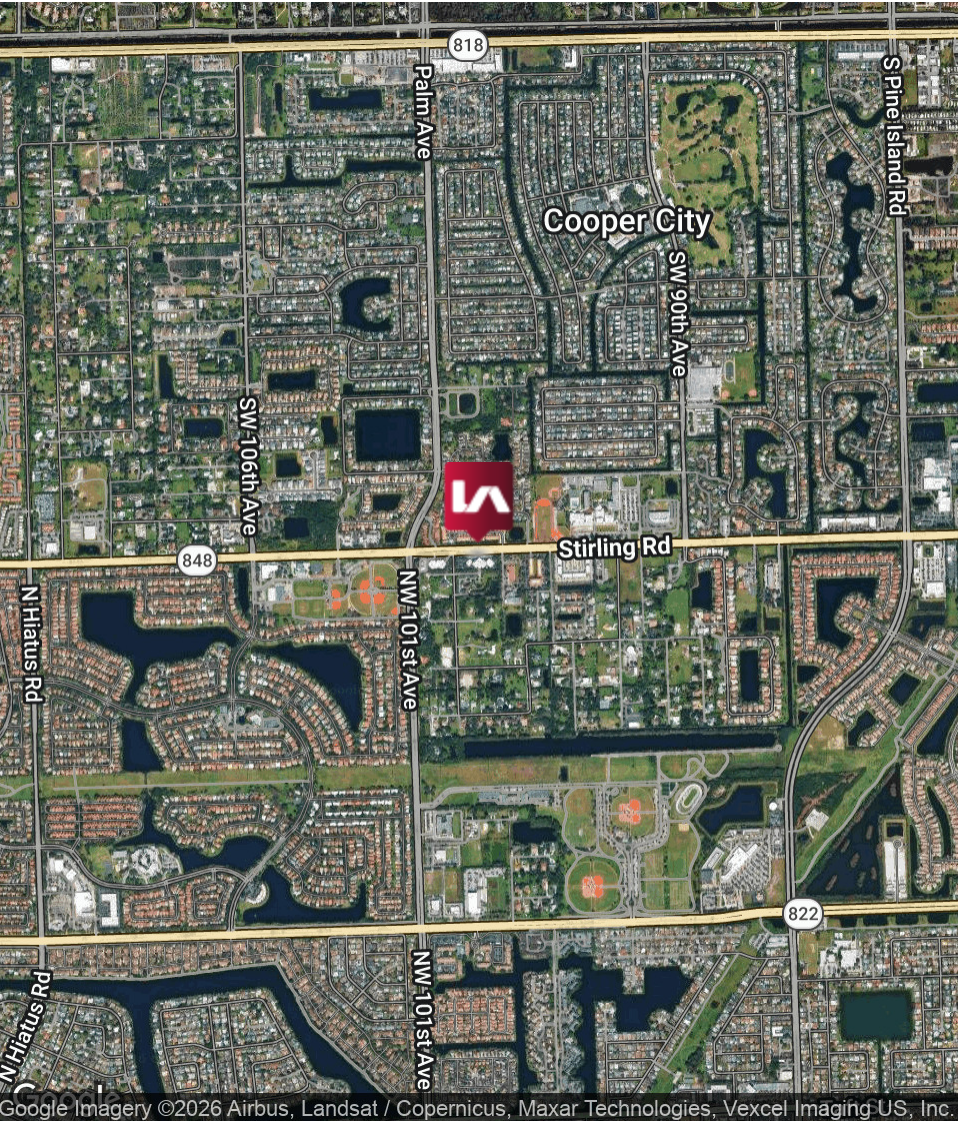
LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
9900 - Suite 228	Available	115 SF	Full Service	\$60.00 SF/yr
9900 - Suite 229	Available	113 SF	Full Service	\$60.00 SF/yr

REGIONAL MAP



LOCATION OVERVIEW

The property is conveniently located in the heart of Broward County, The Centre at Stirling & Palm enjoys direct exposure on Stirling road with visibility to nearly 33,000 vehicles per day. The Office Park has excellent access just 5 miles to Florida's Turnpike, 5.5 miles to 75, 8.3 miles to I-95, and 9.4 miles to US-1. Memorial Hospital Pembroke is located 3.4 miles roughly 8 minutes away, Memorial Hospital West is just 4.4 miles and NSU Sanford L. Ziff Center 4.8 miles

CITY INFORMATION

CITY:	Hollywood
TRAFFIC COUNT:	33,000
SUBMARKET:	Hollywood

AERIAL MAP



THE CENTRE AT STIRLING & PALM

BUILDING 9900
SIZE: 44,609 SF
FLOORS: 3
YEAR BUILT: 1990

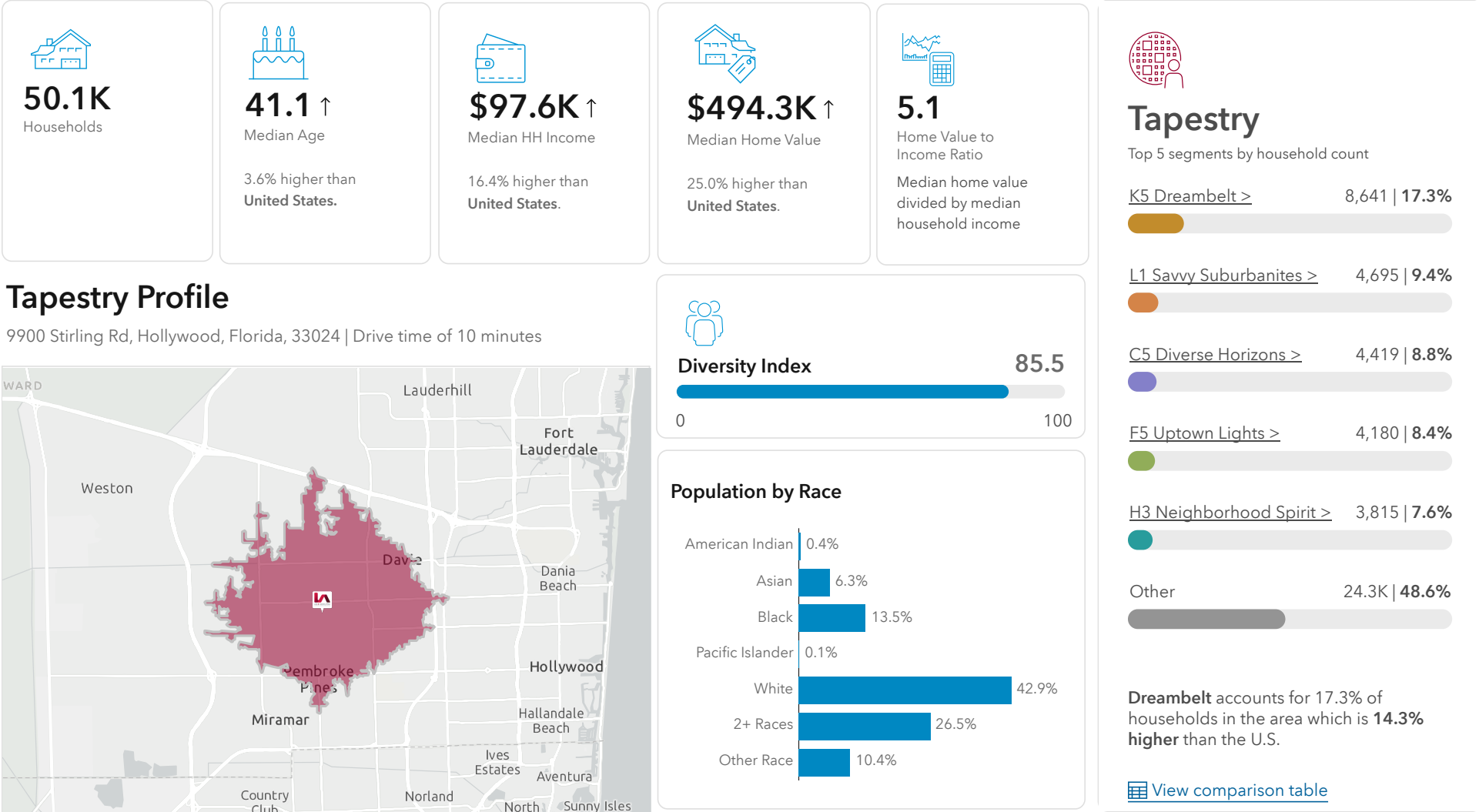
BUILDING 10000
SIZE: 19,827 SF
FLOORS: 1
YEAR BUILT: 1988



HOSPITALS AND PHARMACIES



MARKET TAPESTRY

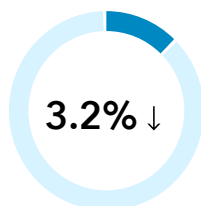
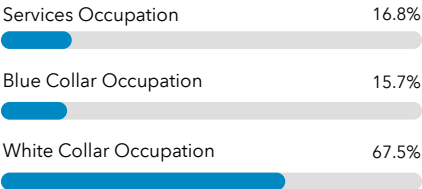


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MARKET TAPESTRY

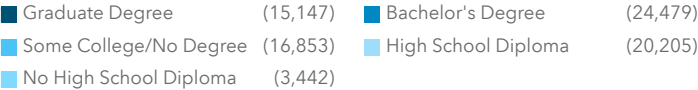
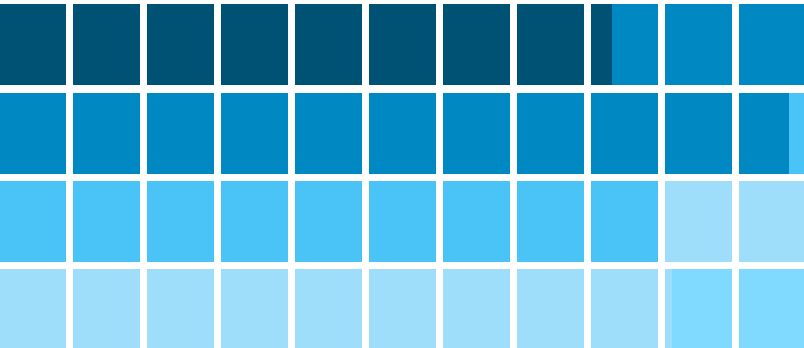


Occupation Type



Unemployment Rate
This is 19% lower than **Florida**.

Educational Attainment



Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
Total	77,091	100.0%	100.0%	-
White Collar	52,004	67.5%	62.5%	1.08
Management	11,391	14.8%	11.8%	1.25
Business/Financial	4,647	6.0%	6.4%	0.93
Computer/Mathematical	2,776	3.6%	4.0%	0.90
Architecture/Engineering	1,106	1.4%	2.3%	0.61
Life/Physical/Social Sciences	467	0.6%	1.3%	0.47
Community/Social Service	1,157	1.5%	1.8%	0.83
Legal	1,436	1.9%	1.2%	1.60
Education/Training/Library	4,060	5.3%	6.3%	0.83
Arts/Design/Entertainment	1,918	2.5%	2.1%	1.16
Healthcare Practitioner	6,562	8.5%	6.7%	1.27
Sales and Sales Related	7,705	10.0%	8.4%	1.19
Office/Administrative Support	8,779	11.4%	10.1%	1.13
Blue Collar	12,112	15.7%	21.0%	0.75
Farming/Fishing/Forestry	66	0.1%	0.5%	0.18
Construction/Extraction	2,600	3.4%	4.9%	0.69
Installation/Maintenance/Rep	2,689	3.5%	2.9%	1.20
Production	1,775	2.3%	5.0%	0.46
Transportation/Material	4,982	6.5%	7.7%	0.84
Services	12,974	16.8%	16.5%	1.02
Healthcare Support	1,809	2.4%	3.5%	0.66
Protective Service	2,595	3.4%	2.1%	1.62
Food Preparation/Serving	3,768	4.9%	5.1%	0.96
Building Maintenance	2,572	3.3%	3.4%	0.99
Personal Care/Service	2,230	2.9%	2.4%	1.19

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

Source: This infographic contains data provided by Esri (2025). © 2026 Esri

DEMOGRAPHIC PROFILE

— KEY FACTS —

123,468
Total Population

\$122,386
Average Household Income

41.2
Median Age

2.7
Average Household Size

EDUCATION

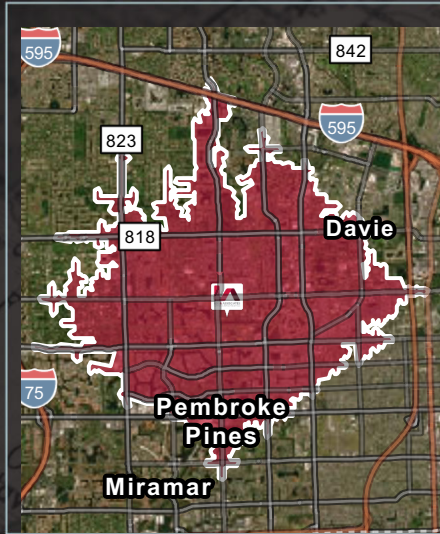
6%
No High School Diploma

24%
High School Graduate

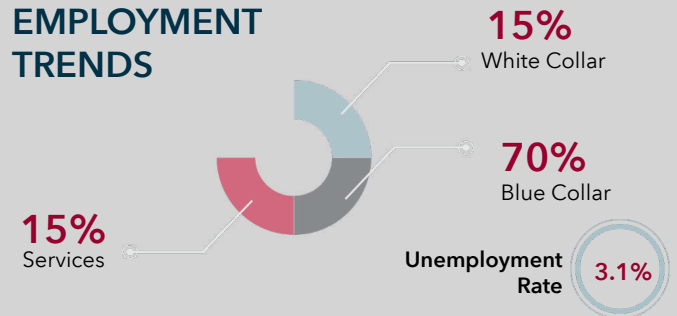
29%
Some College

40%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



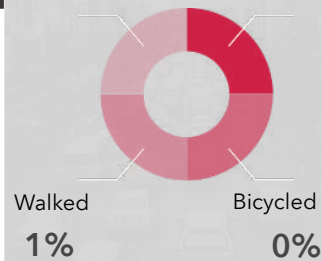
EMPLOYMENT TRENDS



COMMUTING TRENDS

1% Took Public Transportation

9% Carpooled



NEARBY AMENITIES



369
Number of Restaurants

1,042
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
99,084

Daytime Population: Workers
44,903

Daytime Population: Residents
54,181

BUSINESS



6,791
Total Businesses



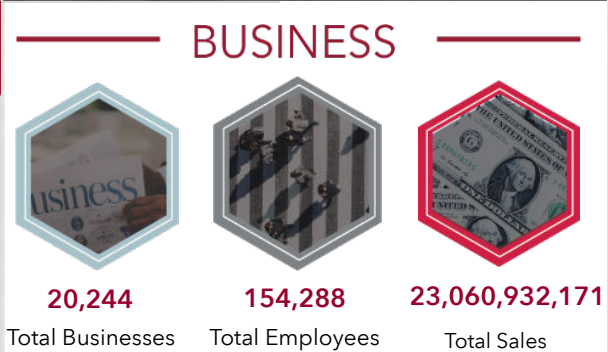
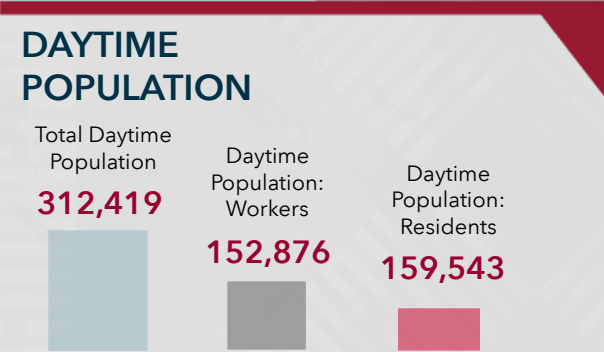
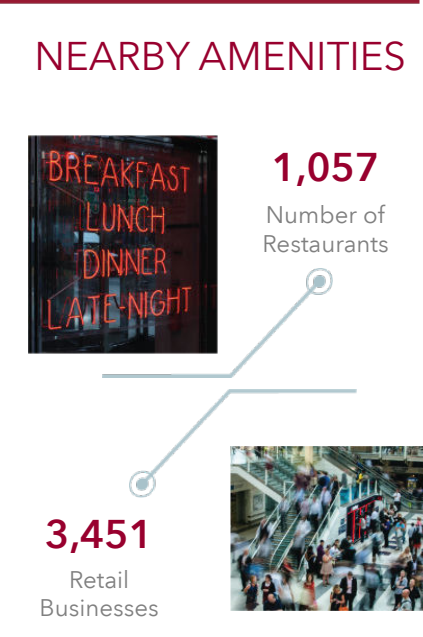
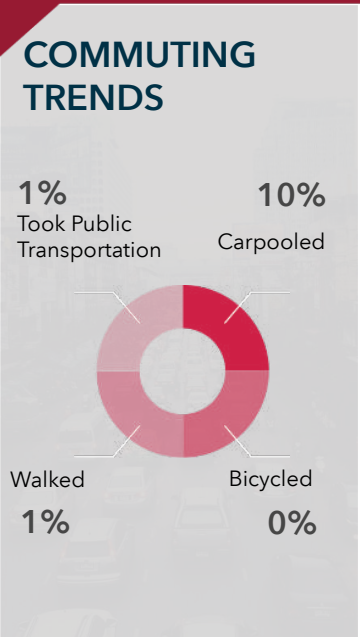
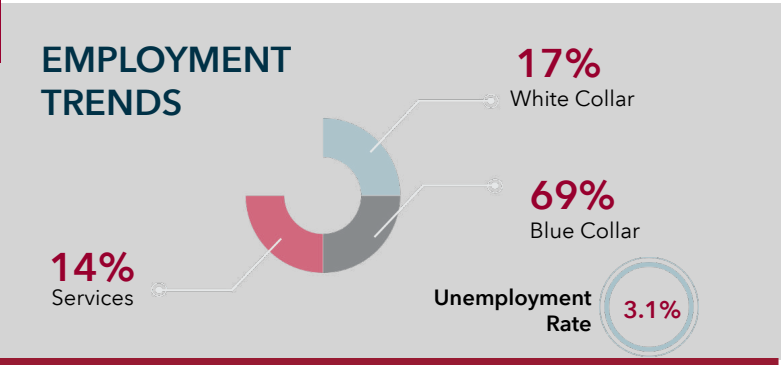
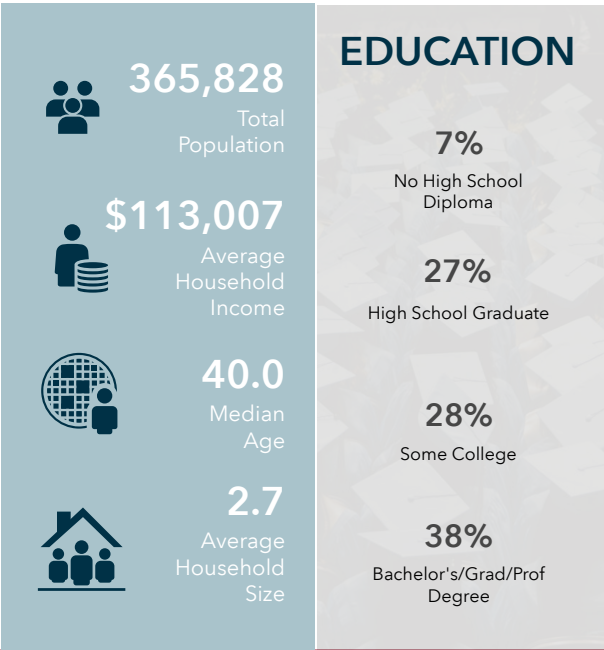
42,808
Total Employees



5,309,429,895
Total Sales

DEMOGRAPHIC PROFILE

— KEY FACTS —



DEMOGRAPHIC PROFILE

— KEY FACTS —

758,745
Total Population

\$112,268
Average Household Income

41.2
Median Age

2.7
Average Household Size

EDUCATION

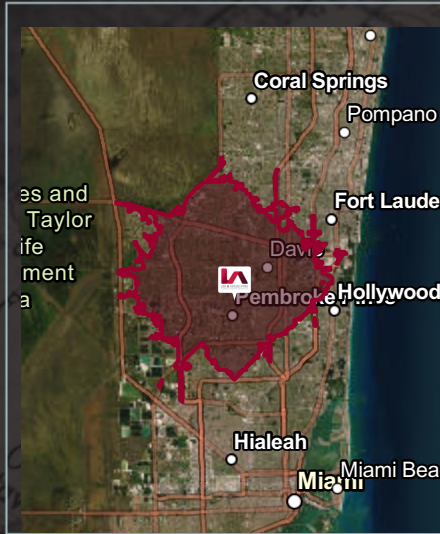
8%
No High School Diploma

27%
High School Graduate

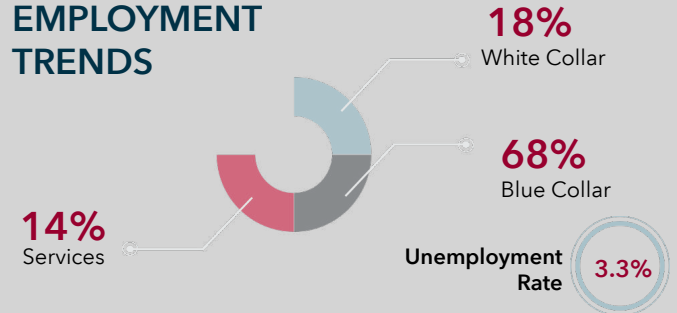
27%
Some College

38%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



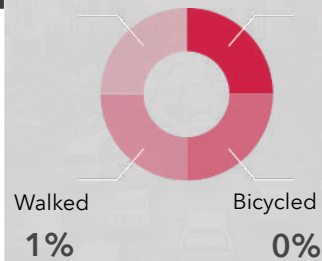
EMPLOYMENT TRENDS



COMMUTING TRENDS

1% Took Public Transportation

9% Carpooled



NEARBY AMENITIES



2,059
Number of Restaurants



7,263
Retail Businesses

DAYTIME POPULATION

Total Daytime Population

682,247

Daytime Population: Workers

339,833

Daytime Population: Residents

342,414

BUSINESS



43,197

Total Businesses



342,674

Total Employees



53,357,663,373

Total Sales