

Flagstar Bank Building

Asking Rate:

$24.00

PSF NNN

Alfie Hamilton
Senior Vice President
+1 954 652 4615
alfie.hamilton@colliers.com

200 E Broward Boulevard
Suite 1150
Fort Lauderdale, FL 33301
P: +1 954 652 4600
colliers.com

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8211 W. Broward Boulevard Plantation, FL

Professional office space for lease in the heart of the Tri-County area

- Secured building, accessible 24 / 7 / 365
- Building is Comcast Workplace ready - Cable TV, Internet and phone service available
- Fiber connectivity is available with multiple providers
- Adjacent to HCA Florida Westside Regional Hospital, the Broward County Library and West Regional Courthouse
- Common area renovations recently completed
- Located within the Plantation Midtown commercial district, zoned SPI-3
- On-site property maintenance staff

For Lease

Available Space

Suite 200	1,663 SF	Available: November 2026
Suite 210	6,115 SF	Available: Immediately Divisible
Suite 375	2,207 SF	Available: February 2027
Suite 500	3,563 SF	Available: October 2026

Building Information & Costs

Address:	8211 W Broward Boulevard Plantation, FL 33324
Location:	Centrally located property on Broward Boulevard, adjacent to HCA Florida Westside Hospital and the latest mixed-use development, Plantation Walk
Size/Stories:	±78,134 SF / 5-stories
Asking Rate:	$24.00 PSF NNN
OpEx:	$14.50, Full Service - 2026 Estimated
Parking:	4/1,000 SF Ratio Limited covered reserved parking available at $40.00/month

Key Features

- Covered, reserved spaces available
- Covered walkway from the garage to main entrance
- On-site FedEx and UPS drop boxes
- Walk to restaurants, retail and hotels
- 15 Minutes to Downtown Fort Lauderdale
- On-site maintenance staff
- Excellent connectivity

View Online

Contact us:

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Office space in the center of it all.

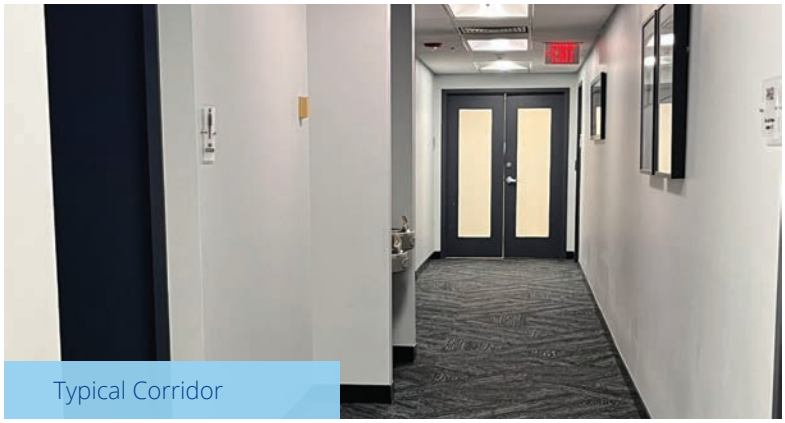
- 4:1,000 SF Parking
- 5-Story Building
- Fibre-Optic Enabled
- Wheelchair Accessible
- Walk Score 69
- Public Transit: West Regional Bus Station
- On-site Maintenance



Main Lobby



Elevator Lobby



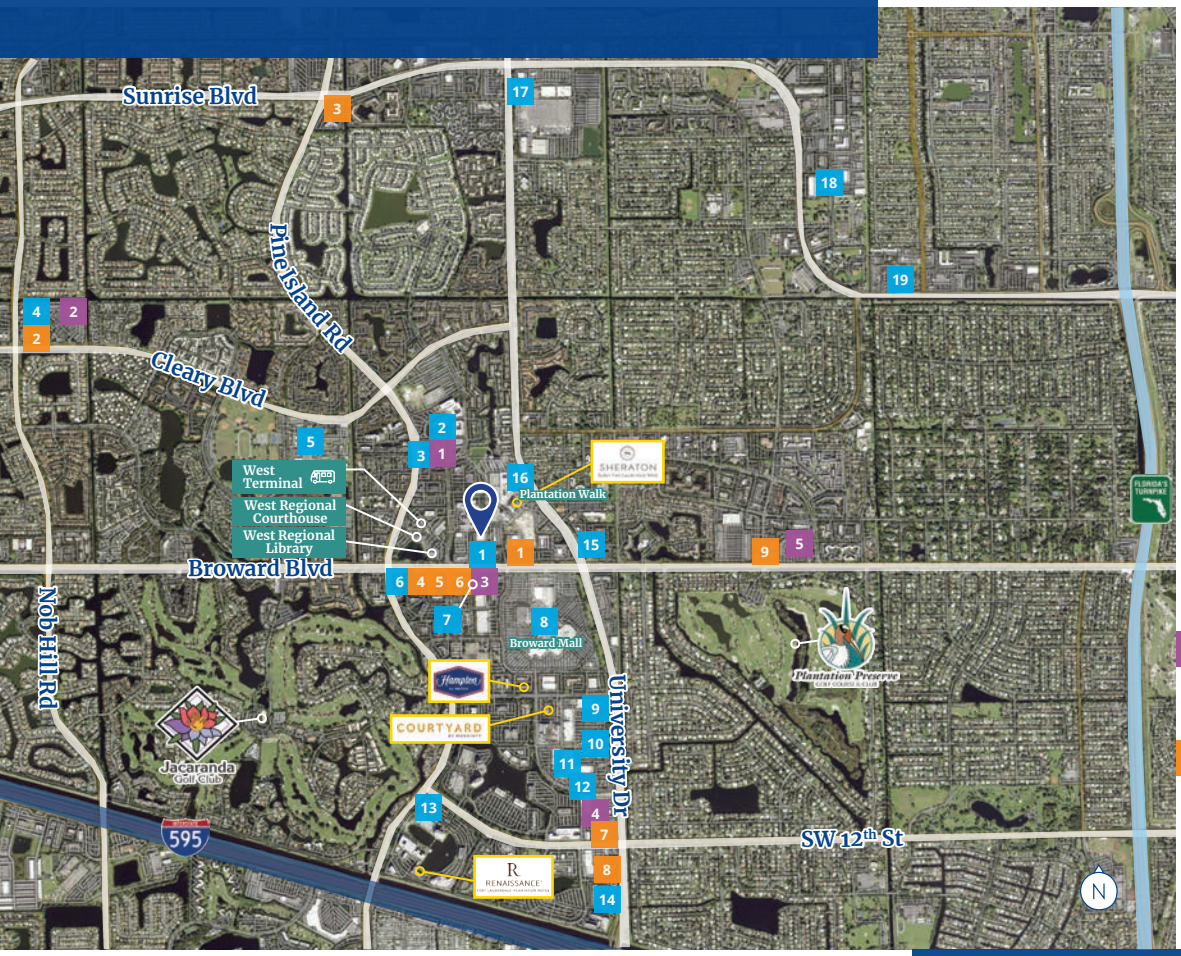
Typical Corridor



Renovated Restroom



Location Overview



Area Amenities

Restaurants

1 Taco Bell · 2 Dunkin' · 3 Pei Wei · Anthony's · 4 Broadway Bagels · Amazing Asian Bistro · Starbucks · Panera Bread · Subway · Vito's · 5 Poke House · Chili's Grill & Bar · Mandarin Village 華閣 · 6 J. Alexander's · 7 TGI Friday's · 8 Starbucks · Jamba Juice · 9 Red Lobster · 10 Olive Garden · Five Guys · Buffalo Wild Wings · Cajun Boil · 11 Firehouse Subs · Duffy's · Chili's · Charley's · Chick-fil-A · Tijuana Flats · Rawbar · 12 Zona Fresca · Brio · 13 Miami Subs Grill · 14 McDonald's · Tijuana Flats · IHOP · 15 Pollo Tropical · Kaluz · 16 Tacocraft · Ford's Garage · 17 Chipotle · The Habit Burger Grill · FirstWatch · CAVA · Chick-fil-A · 18 Craft 12 · 19 Hook Fresh · Burger King

Grocery

1 Publix · 2 Publix · 3 ALDI · 4 Publix · 5 Publix

Banks

1 Bank of America · 2 Wells Fargo · 3 Wells Fargo · 4 Third Federal · 5 citibank · 6 Wells Fargo · 7 Wells Fargo · 8 Bank of America · 9 Bank of America

Plantation amenities with Downtown Fort Lauderdale access.

The property is approximately 15 minutes from downtown Fort Lauderdale, and is surrounded by culture, dining and shopping including the new Plantation Walk development.

Distance

Westside Regional Medical Center	2 minute walk
I-595 Interchange	5 minute drive
Plantation Walk & Broward Mall	5 minute walk
I-95 Interchange (Broward Blvd)	13 minute drive
Ft. Lauderdale Brightline Station	16 minute drive
Ft. Lauderdale International Airport	20 minute drive

2026 Demographic Overview - 3m radius

Current Population
142,695

Daytime Population
131,065

Average Household Income
$120,683

Projected Household Income
$143,127 (2031)

Statistics from 2026 Demographic & Income report powered by Esri

Rev: 09.11.26