

PRESIDENTIAL CIRCLE OFFICE PLAZA

3801 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021



MEDICAL/PROFESSIONAL OFFICES FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | leesouthflorida.com

    @leesouthflorida

Presented By,

ELIAS PORRAS, SIOR

Principal

954.325.8784

eporras@lee-associates.com

PROPERTY SUMMARY

MEDICAL & PROFESSIONAL OFFICE SUITES FOR LEASE

Lee & Associates present spaces for lease at the Presidential Circle Office Plaza, a well-maintained Medical/Professional office building spanning 19,616 square feet across three stories. Constructed in 1990 with durable masonry, this suburban property features a typical floorplate of 6,539 square feet, accommodating multi-tenancy needs. With in-suite restrooms for most offices and outdoor breezeways, the design prioritizes health and convenience. The property boasts a surface parking lot with 90 spaces at a favorable ratio of 4.6 spaces per 1,000 SF. It is located on a 1.21-acre lot and offers tenants excellent visibility and accessibility.

Situated on the northeast side of Hollywood's Presidential Circle, this building enjoys proximity to key transit hubs, including the Hollywood and Sheridan Street commuter rail stations and Fort Lauderdale-Hollywood International Airport just 6.5 miles away. Surrounded by a vibrant community with over 180,000 residents within a 3-mile radius, the property benefits from strong demographics, daytime employee density, and an active traffic volume exceeding 50,000 vehicles daily on Hollywood Blvd.



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



Presidential Circle Plaza

Building size: 19,616 SF
Building Height: 3 Stories
Parking: 90 surface spaces
Parking Ratio: 4.6:1000 SF
Zoning: C-2

Available Offices For Lease:

Available: 4,846 - 6,500 SF
Lease Rate: \$27 - \$38 SF/yr NNN

In-Suite Restrooms

Former bank space on ground floor
with drive thru lanes available!



Prime Location:

Located at Hollywood's Renowned
Presidential Circle
Conveniently proximate to nearby
pharmacies, clinics and area hospitals
including Memorial Health and Joe
DiMaggio Children's Hospital



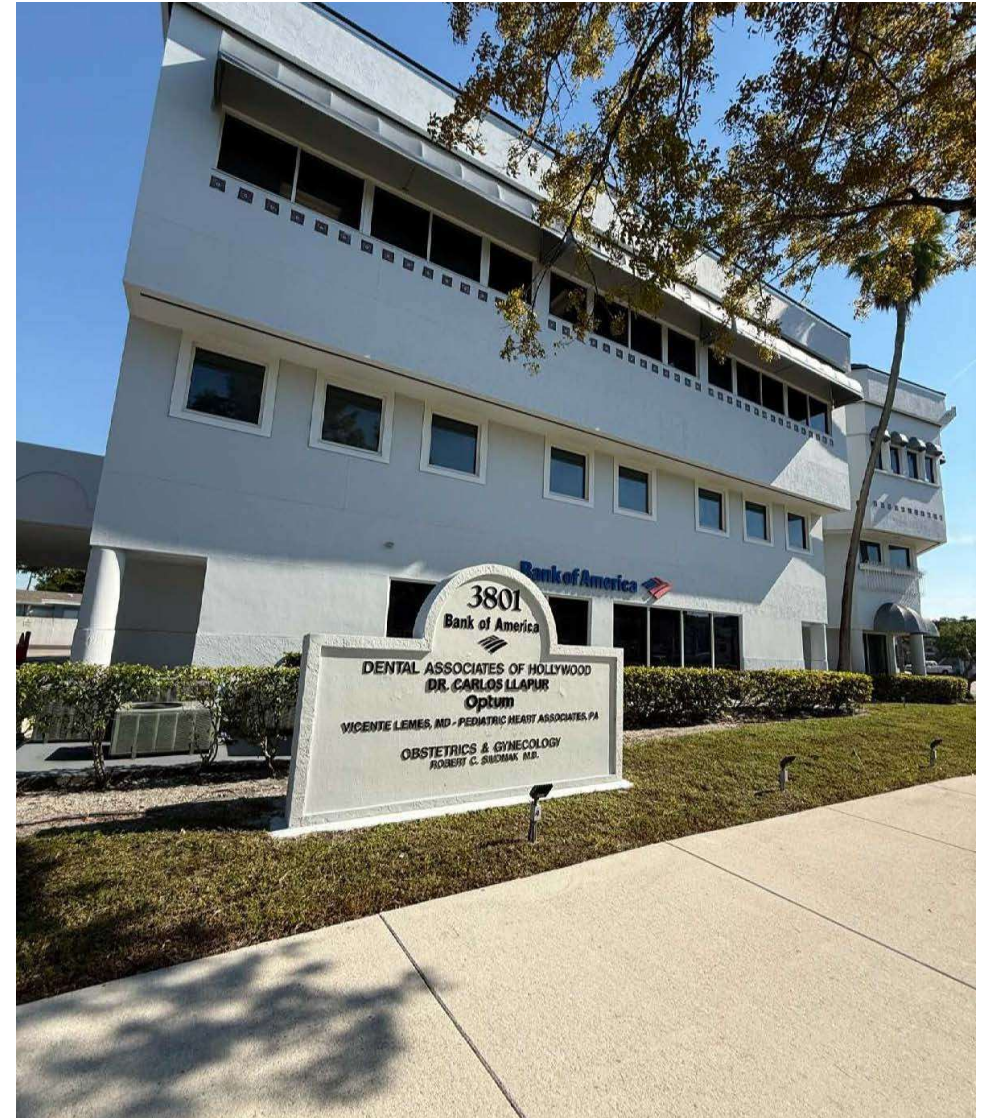
Exceptional Accessibility:

I-95: 6 min (1.5 miles)
US-1: 13 min (3 miles)
Florida Turnpike: 12 min (2 miles)

AVAILABLE SPACES FOR LEASE

AVAILABLE SPACES

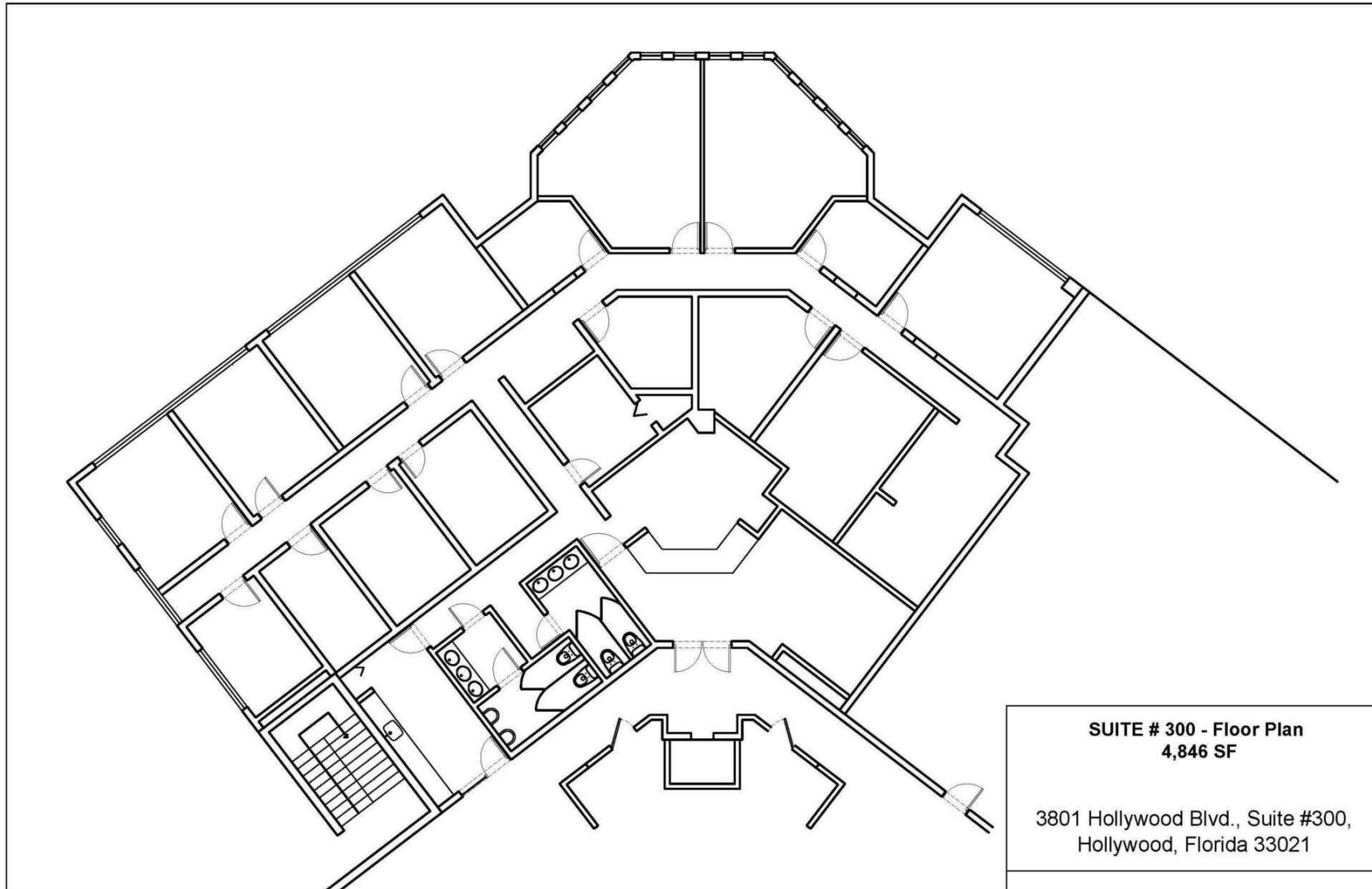
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	Available	4,846 SF	NNN	\$27.00 SF/yr	Third Floor Medical/Professional Office
1st Floor	Available	6,500 SF	NNN	\$38.00 SF/yr	First floor former bank branch with drive-thru lanes



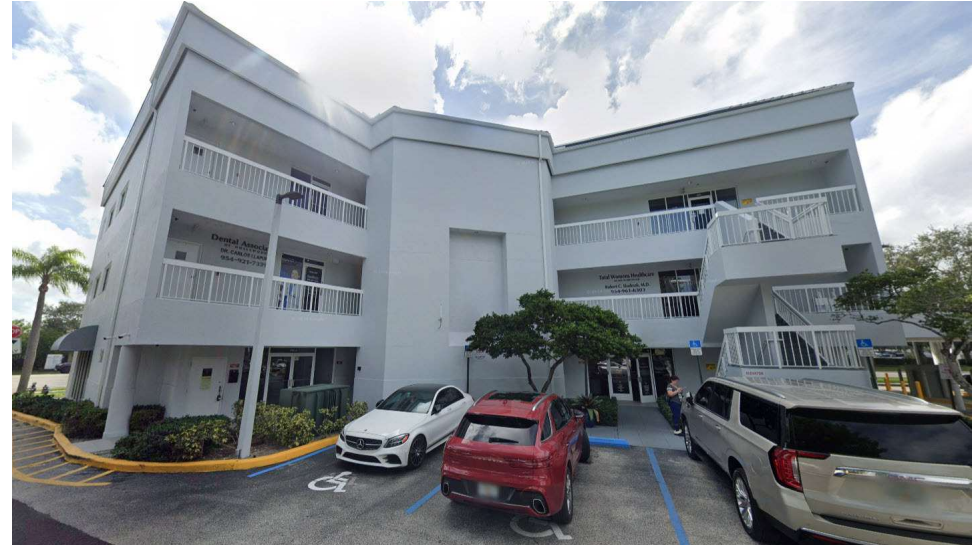
1ST FLOOR - 6,500 SF FORMER BANK W/DRIVE-THRU



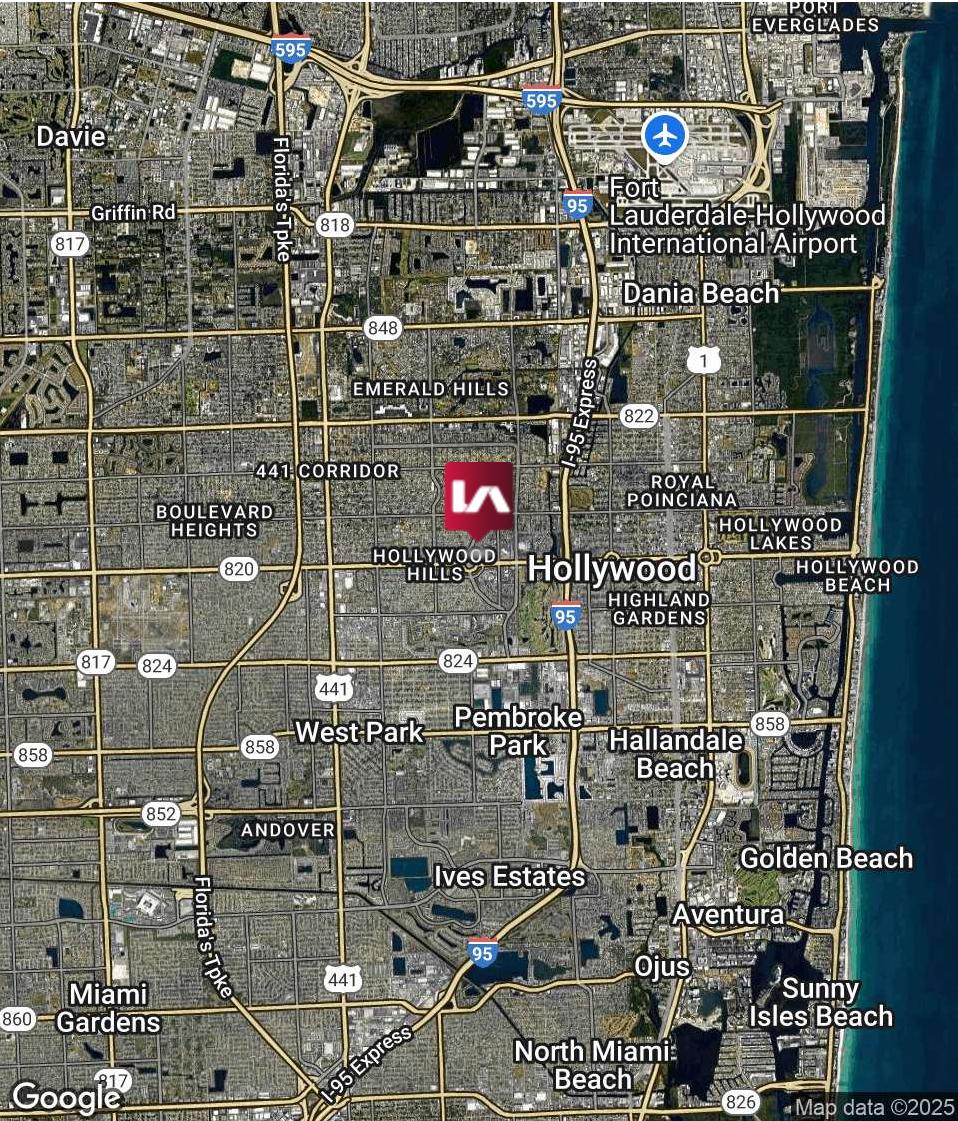
SUITE 300 - 4,846 SF 3RD FLOOR FLOOR PLAN



SUITE 300 - 4,846 SF 3RD FLOOR OFFICE SUITE



REGIONAL MAP



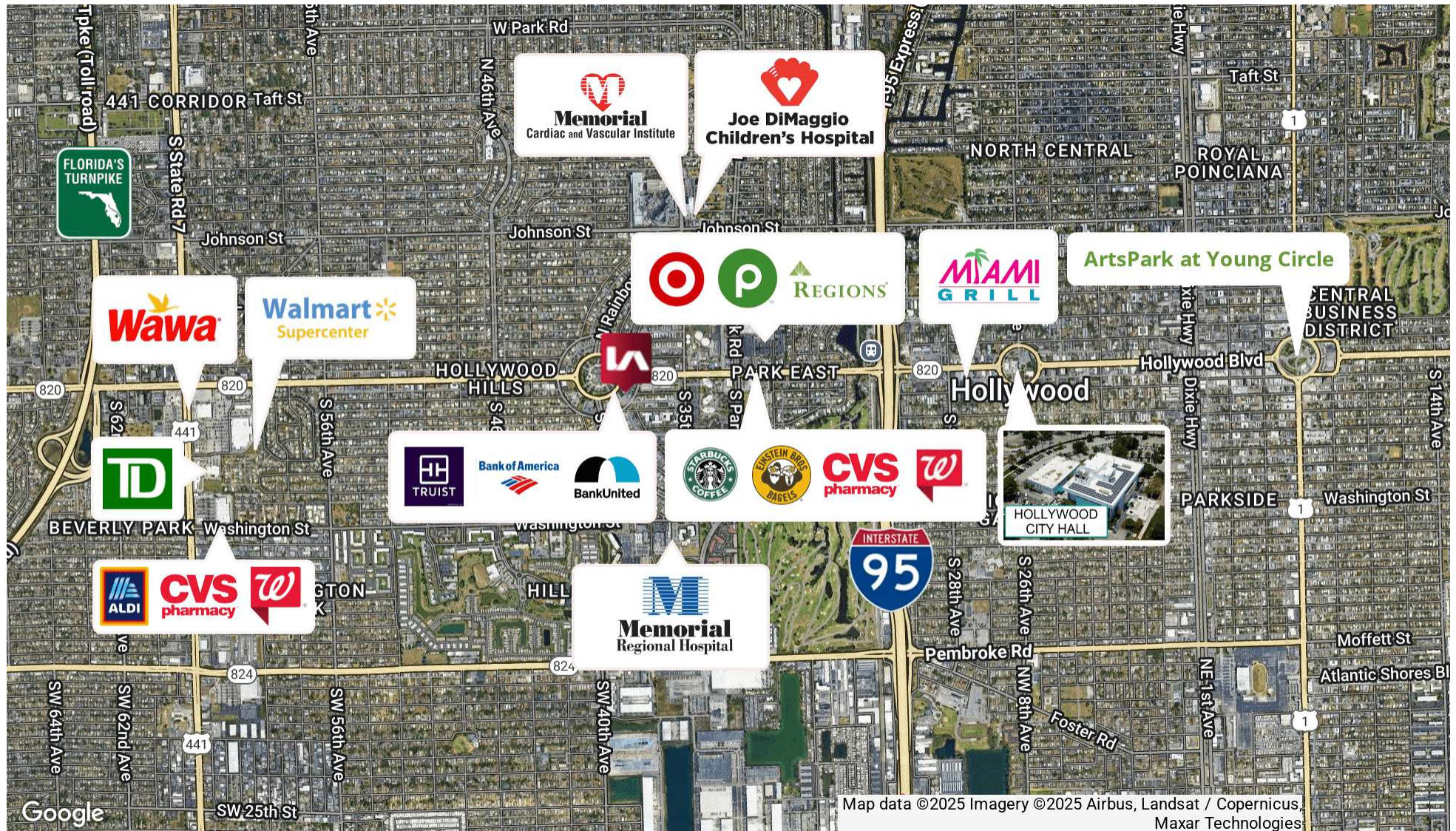
LOCATION OVERVIEW

Located in Hollywood, FL, this property is positioned in a high-traffic area just off Hollywood Blvd with excellent public transport options nearby, including commuter rail and regional airports. The surrounding community is a growing hub for professionals and families, making it an ideal location for medical offices and professional services.

CITY INFORMATION

CITY:	Hollywood
MARKET:	South Florida
TRAFFIC COUNT:	49,500
SUBMARKET:	Hollywood

AREA OVERVIEW



DEMOGRAPHIC PROFILE

— KEY FACTS —

