


PRESIDENTIAL CIRCLE OFFICE PLAZA

3801 HOLLYWOOD BLVD
HOLLYWOOD, FL 33021

**LOCATION
LOCATION
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**MEDICAL / PROFESSIONAL / FINANCIAL OFFICES
AVAILABLE FOR LEASE**

 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

Presented By,

ELIAS PORRAS, SIOR

Principal

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PROPERTY SUMMARY

MEDICAL / PROFESSIONAL OFFICES FOR LEASE

Presidential Circle Office Plaza - Presented by Lee & Associates

Perfectly positioned just five minutes from I-95 and the Florida Turnpike, ideally located between Fort Lauderdale and Miami, the Presidential Circle Office Plaza offers unmatched convenience for patients, clients, and staff. This well-maintained, three-story medical and professional office building spans 19,616 square feet and features a typical floorplate of 6,539 square feet, providing flexible layouts for multi-tenant occupancy. Many suites feature private in-suite restrooms and are connected by open-air breezeways, creating a healthy, inviting environment for both tenants and visitors.

In a market where parking is a constant challenge, Presidential Circle Office Plaza stands apart with 95 surface parking spaces, delivering a rare and highly desirable ratio of 4.8 spaces per 1,000 square feet. This far exceeds the parking availability of most buildings in the area, where shortages often lead to daily frustration. Here, tenants enjoy the peace of mind of ample, convenient parking located just steps from the building's entrances.

Situated on the northeast side of Hollywood's Presidential Circle, the property benefits from excellent visibility and accessibility. It is within minutes of the Hollywood and Sheridan Street commuter rail stations, and only 6.5 miles from Fort Lauderdale-Hollywood International Airport. Surrounded by a vibrant community of more than 180,000 residents within a three-mile radius, the location also enjoys strong daytime employee density and an active traffic volume of over 50,000 vehicles daily on Hollywood Boulevard, creating exceptional opportunities for growth and exposure.



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

MARKET ADVISORS

ELIAS PORRAS, SIOR

Principal
954.325.8784
eporras@lee-associates.com

LEASE RATE: \$27 - \$38 SF/YR NNN



Presidential Circle Plaza

Building size: 19,616 SF
Building Height: 3 Stories
Parking: 95 surface spaces Parking Ratio:
4.8:1000 SF
Zoning: C-2
New Roof and New Building Lighting
Freshly Painted Building
New Interior of Elevator Cab
Proactive Ownership & Management

Available Offices For Lease:

1st Floor Availability: 1,100 - 2,658 SF

Suite 101 -1,558 SF
Suite 102 -1,100 SF

3rd Floor Availability: 4,846SF

Suite 300 - 4,846 SF



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)

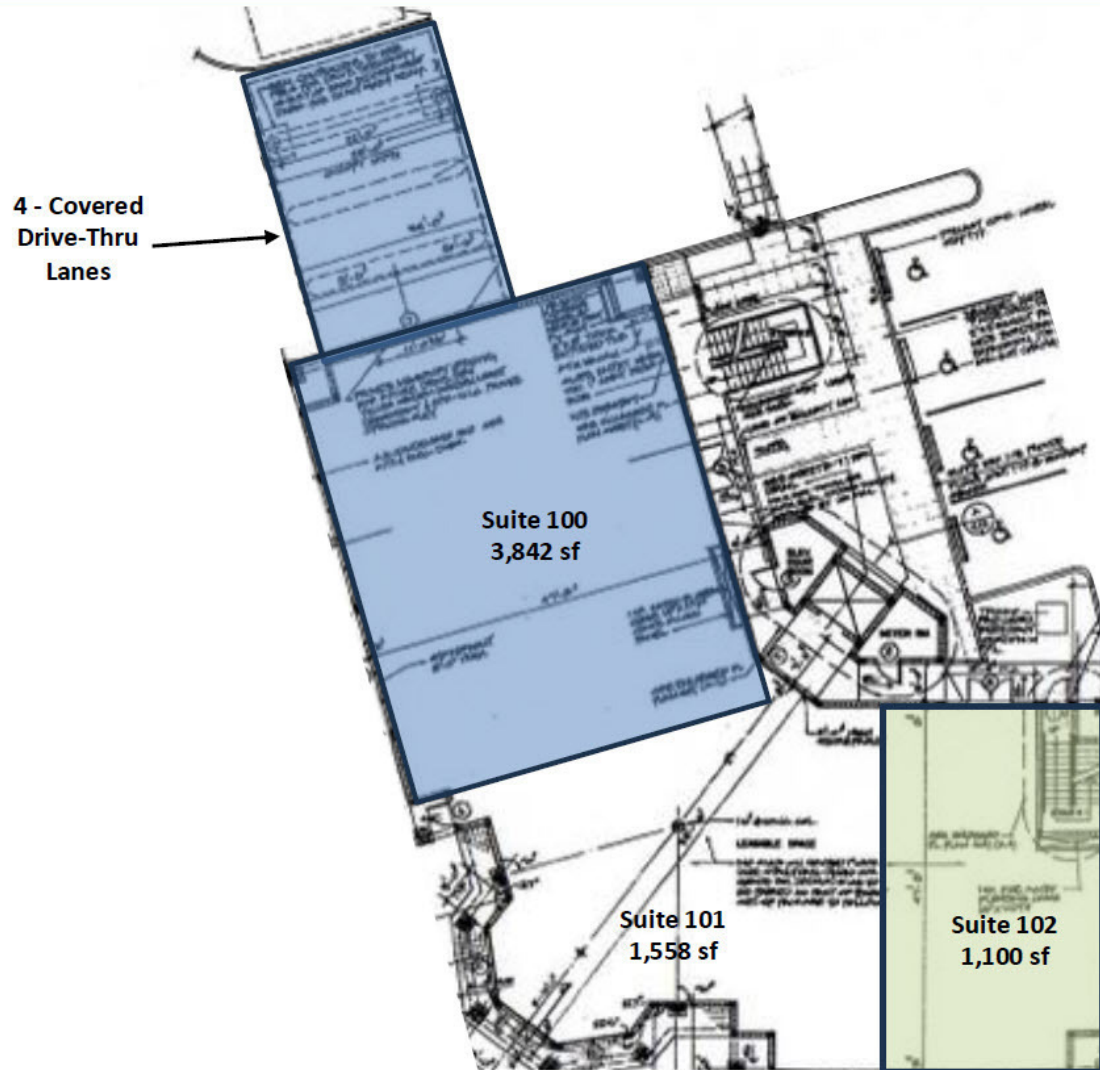
AVAILABLE SPACES FOR LEASE

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 300	Available	4,846 SF	NNN	\$27.00 SF/yr	Medical / Professional Office / Financial Services.
1st Floor Suite 101	Available	1,558 - 2,658 SF	NNN	\$38.00 SF/yr	Executive Offices with Great Medical / Professional Layout
1st Floor Suite 102	Available	1,100 - 2,658 SF	NNN	\$38.00 SF/yr	Executive Offices with great Medical / Professional Layout



SUITE 101/102 – 1,100 – 2,658 SF | 1ST FLOOR - FLOOR PLAN



1ST FLOOR - 6,500 SF FORMER BANK W/4-DRIVE-THRU

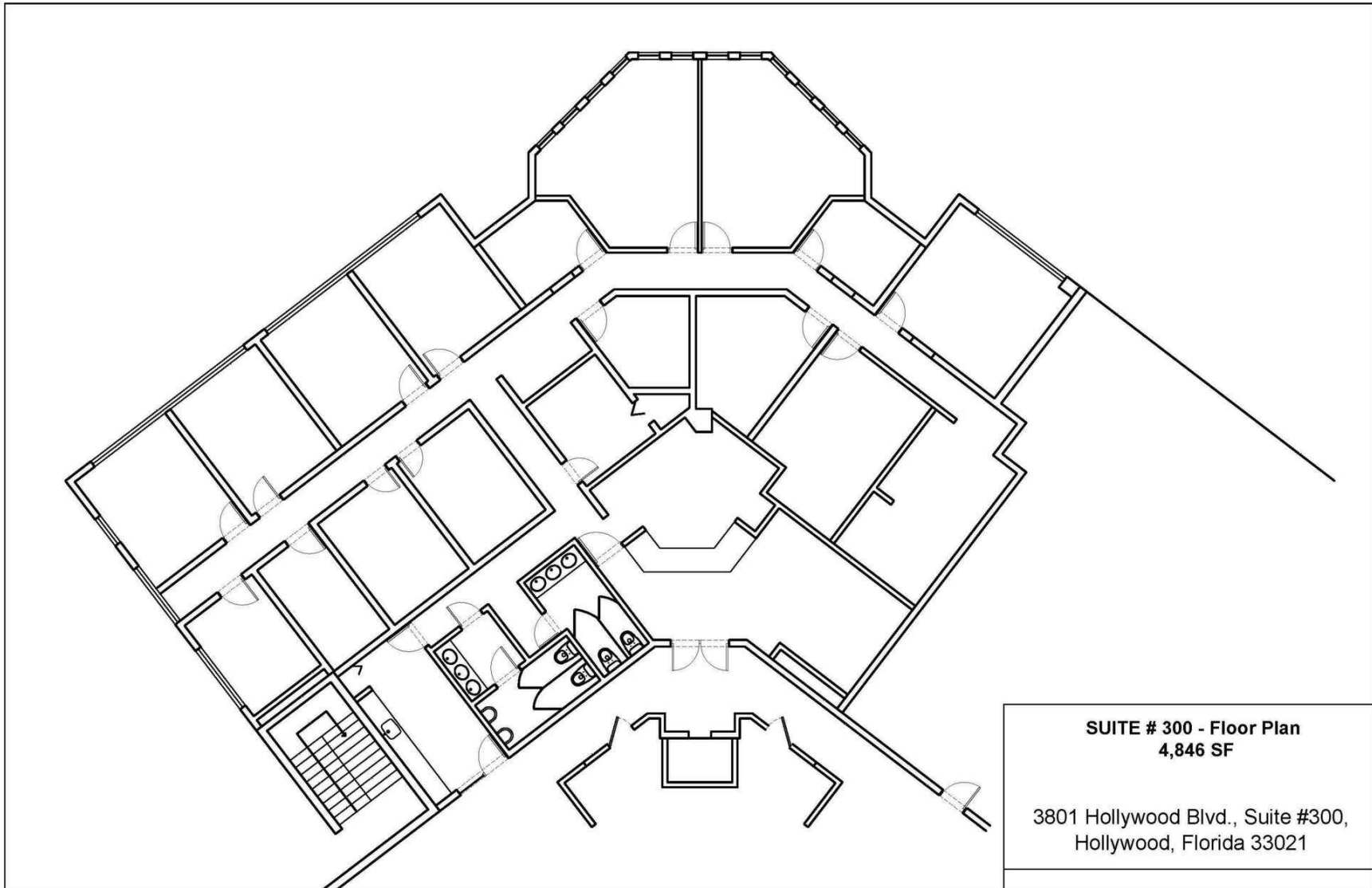


FORMER BANK SPACE ON GROUND FLOOR WITH 4 - DRIVE-THRU LANES AVAILABLE!

- Ideal for a financial institution seeking both a modern branch and corporate or back-office space
- The design allows for seamless internal communication between the bank branch and office areas during business hours, while also offering separate side-door access so the office can function independently when the bank branch is closed



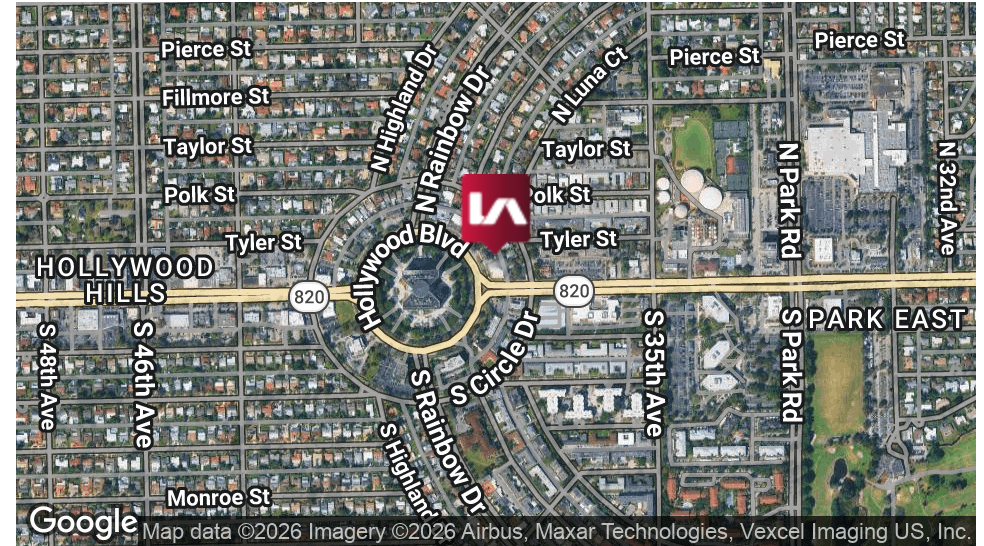
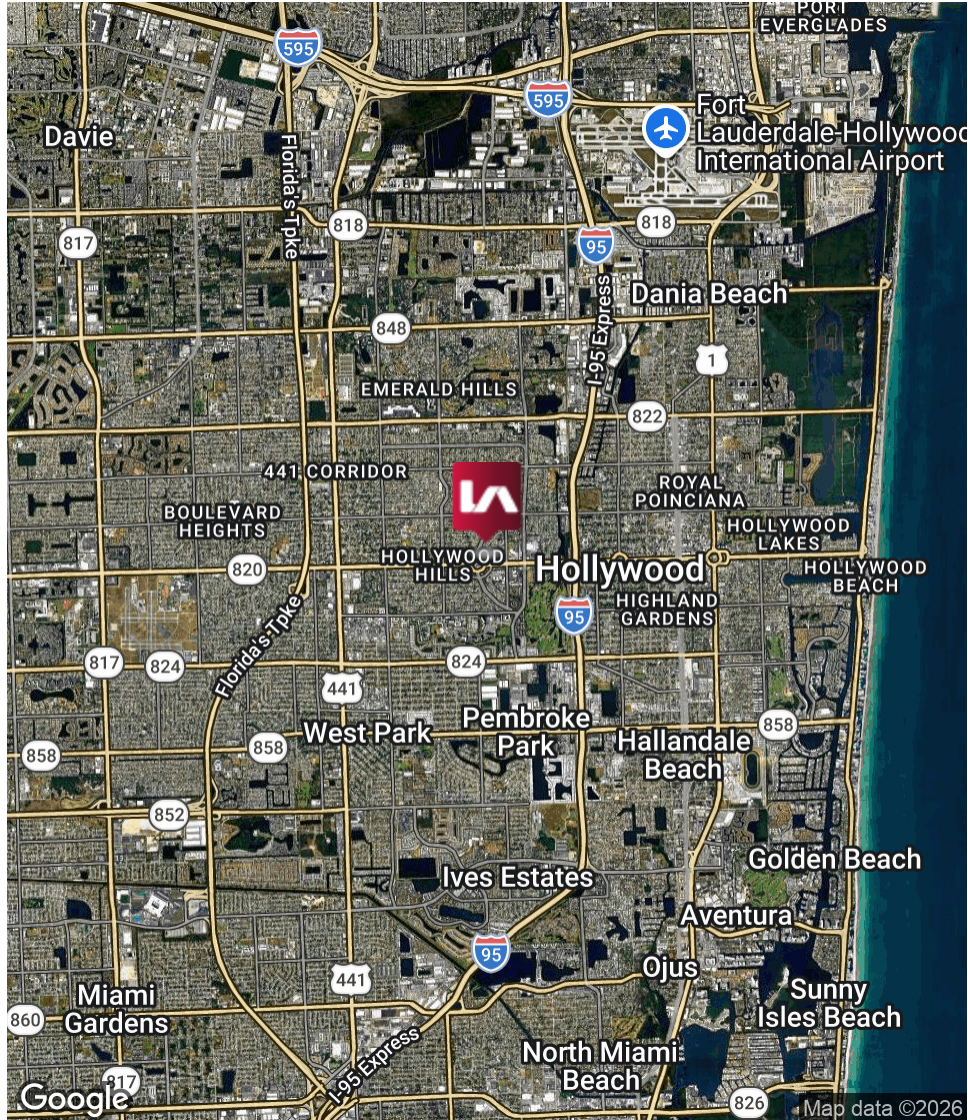
SUITE 300 - 4,846 SF 3RD FLOOR FLOOR PLAN



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



REGIONAL MAP



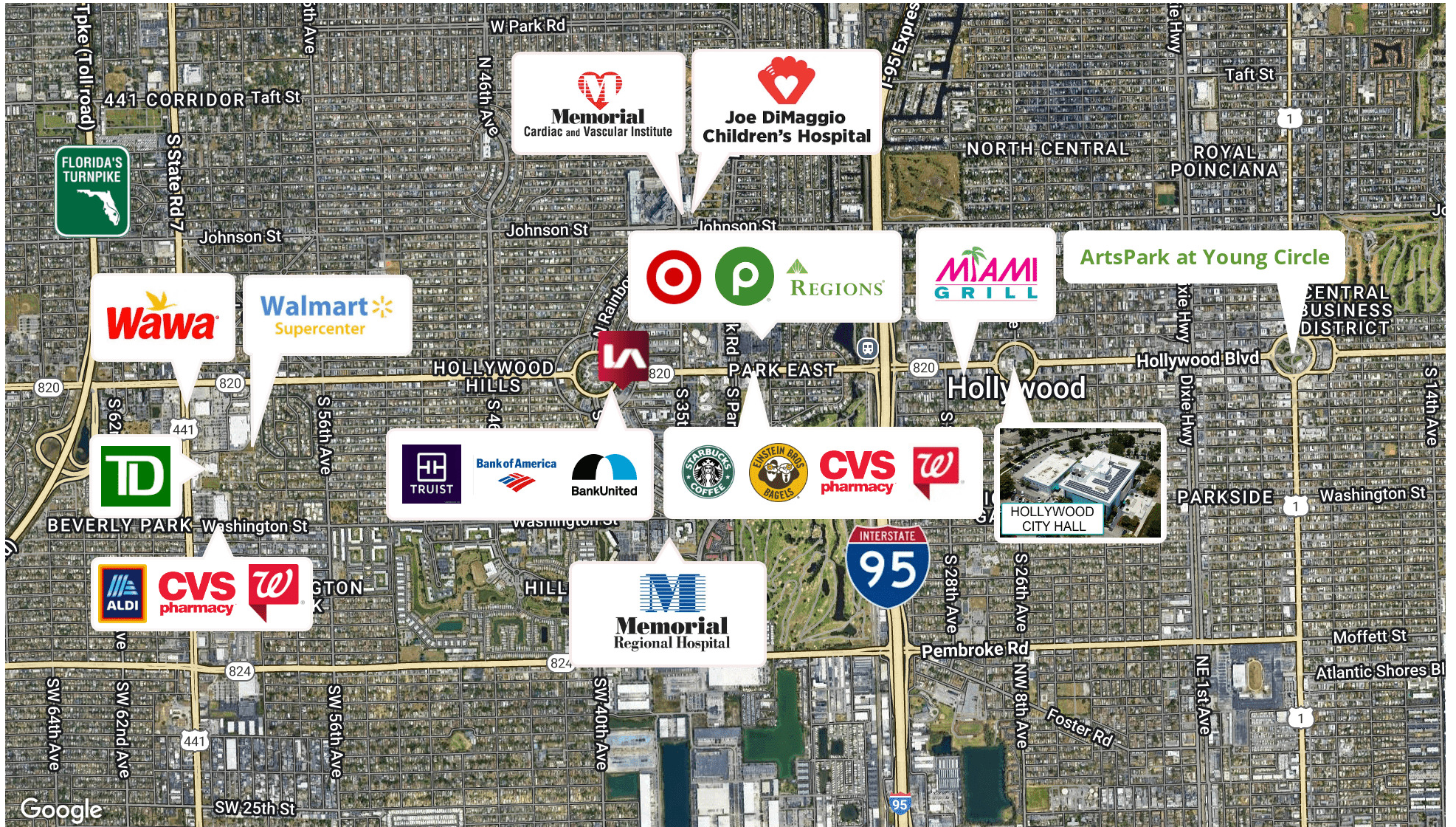
LOCATION OVERVIEW

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 —

991,548
Total Population

\$94,165
Average Household Income

40.5
Median Age

2.6
Average Household Size

EDUCATION

11%
No High School Diploma

30%
High School Graduate

27%
Some College

32%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes

EMPLOYMENT TRENDS

21% White Collar

62% Blue Collar

17% Services

Unemployment Rate **3.7%**

COMMUTING TRENDS

3% Took Public Transportation

9% Carpooled

1% Walked

0% Bicycled

NEARBY AMENITIES

3,072 Number of Restaurants

11,316 Retail Businesses

DAYTIME POPULATION

Total Daytime Population **975,218**

Daytime Population: Workers **507,642**

Daytime Population: Residents **467,576**

BUSINESS

67,752 Total Businesses

492,495 Total Employees

113,911,950,676 Total Sales