

For Lease  
±2,176-7,282 SF  
Medical Office Space

**FREE RENT &  
BROKER BONUS** Details  
on Pg. 4



## Coral Ridge Medical Plaza

5301 N Dixie Hwy  
Oakland Park, FL 33334

### Property Features

- Move-in ready space in the Oakland Park/Coral Ridge medical district
- Anchored by Tenet Healthcare AMSC and 1.5 miles to Holy Cross Hospital
- Additional lab space available for lease
- Covered porte-cochère for convenient patient drop-off and pick-up
- Minutes from I-95 and US-1, near popular dining and conveniences
- Surrounded by dense residential and strong demographics

### Key Features:



**Great location in a thriving healthcare hub**



**Move-in ready space**



**Excellent parking ratio  
5.19/1,000 SF**

### For More Information:

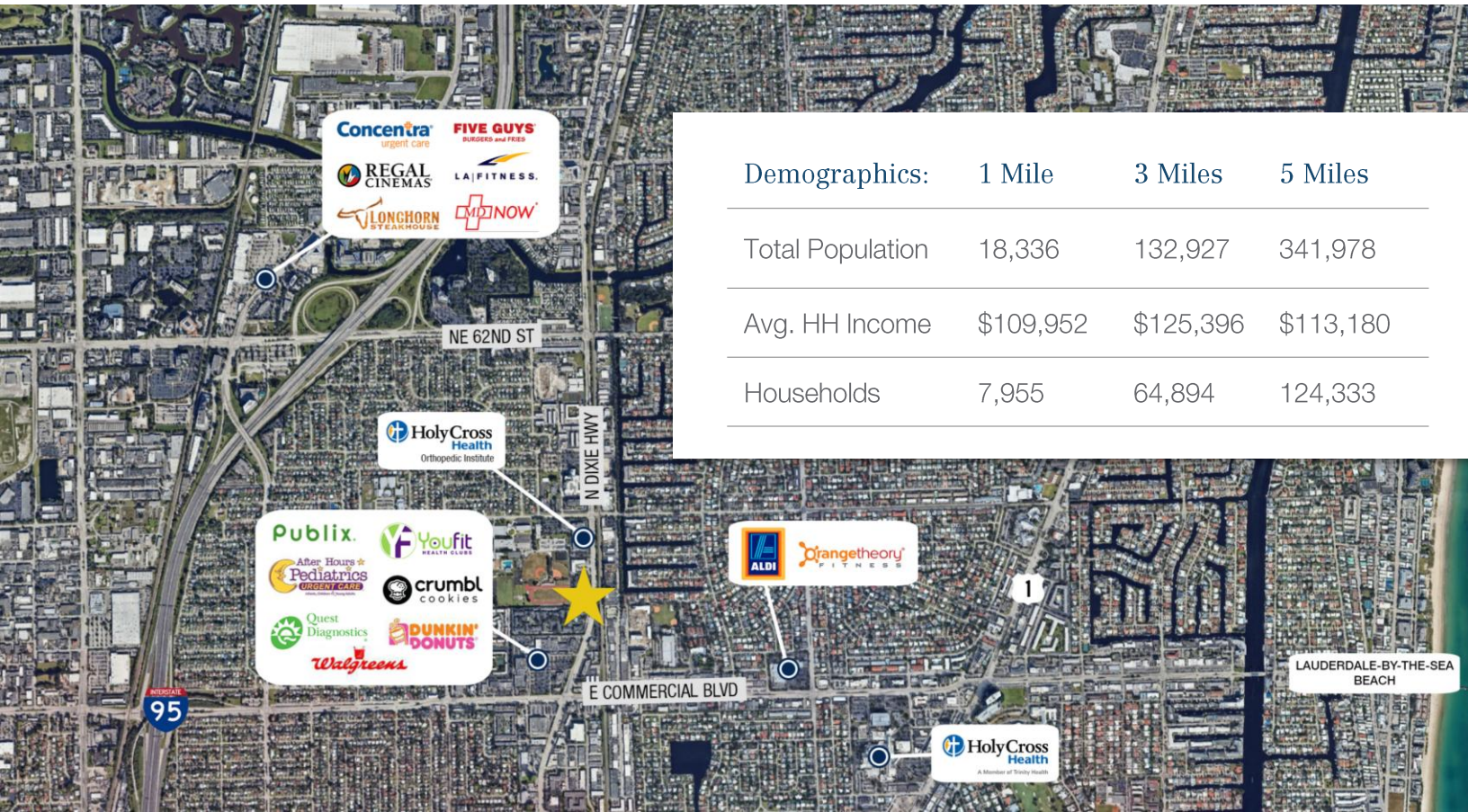
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# FOR LEASE: CORAL RIDGE MEDICAL PLAZA

## Medical Office Space in a Healthcare Hub



Demographics:	1 Mile	3 Miles	5 Miles
Total Population	18,336	132,927	341,978
Avg. HH Income	\$109,952	\$125,396	\$113,180
Households	7,955	64,894	124,333

### Proven Healthcare Demand with Built-In Patient Base

- Over \$534 million in annual healthcare spending within a 3-mile radius
- 25%+ of surrounding residents are age 65 and older – a key driver for ongoing medical services
- 132,000+ residents within 3-miles, with continued growth projected

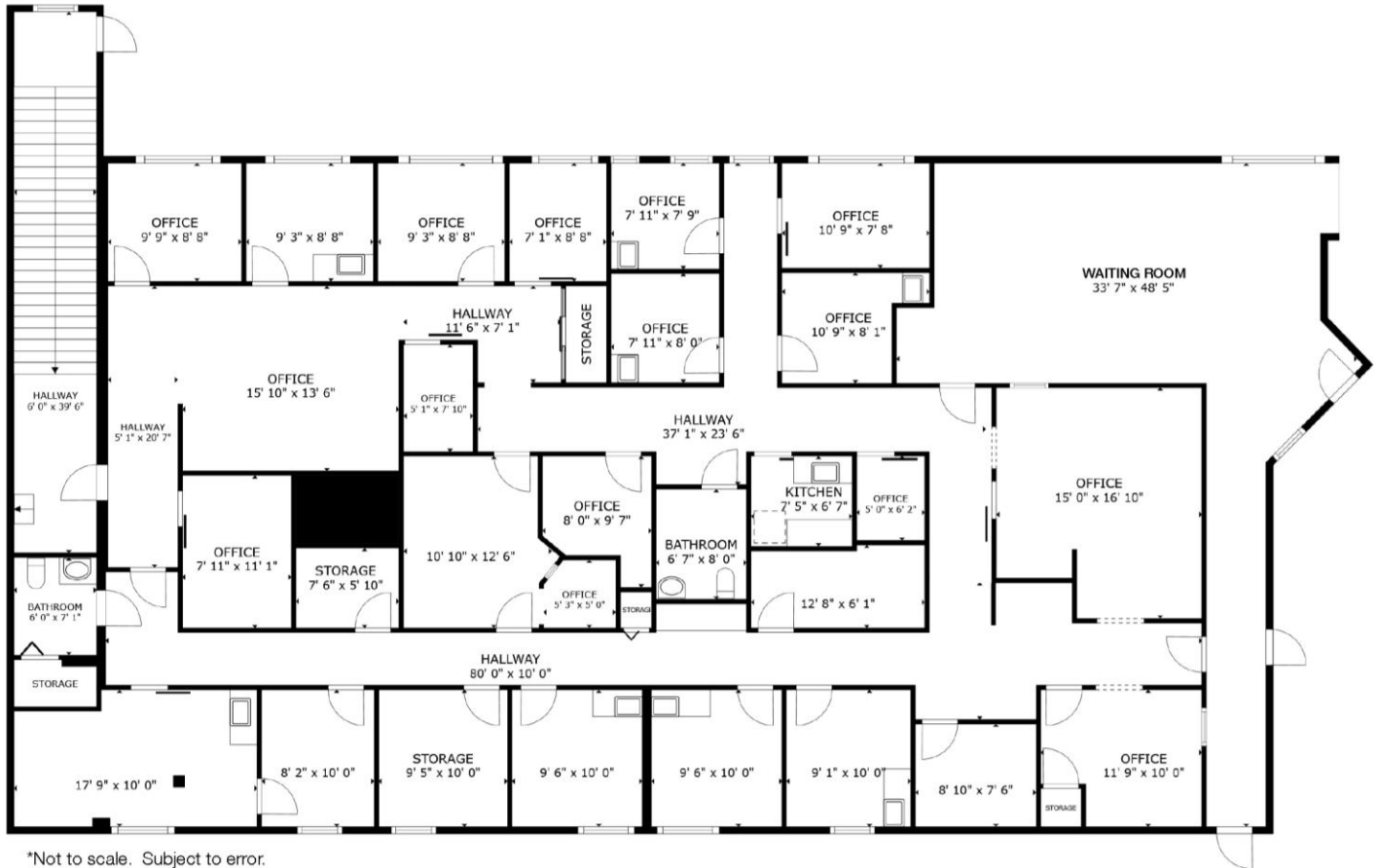


Available Space:	Suite 201: ±5,106 SF Suite 202: ±2,176 SF
Rental Rate:	\$28.00/SF NNN \$16.00/SF Est. CAM (tenant responsible for electric; tenant controls & maintains HVAC)
Parking:	Ample surface parking (5.19/1,000 SF)

### For More Information:

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**FOR LEASE: CORAL RIDGE MEDICAL PLAZA**  
**Move-In Ready Suites – Choose Your Layout**



\*Not to scale. Subject to error.

**SUITE 201**

**±5,106 SF**

- Expansive floor plan
- Large waiting room
- Multiple offices & exam rooms
- In-suite restrooms
- Kitchen area
- Dedicated storage areas

**For More Information:**

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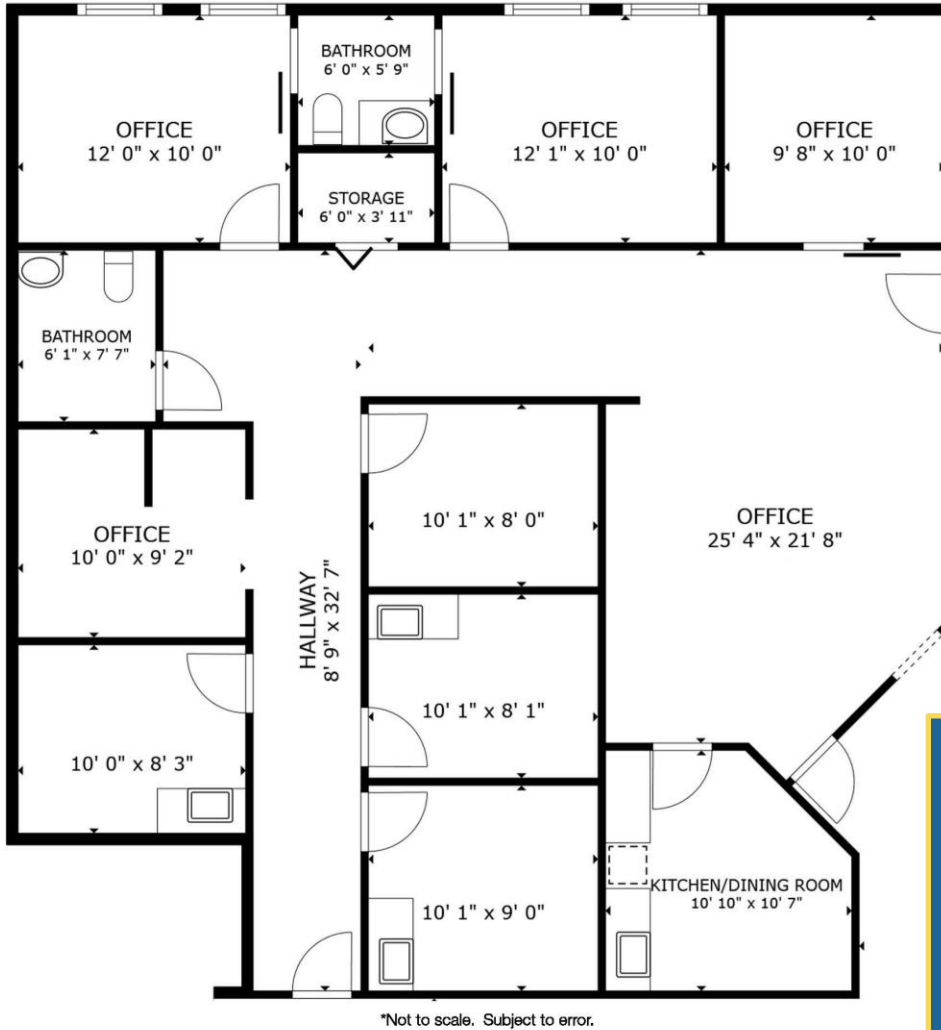


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**FOR LEASE: CORAL RIDGE MEDICAL PLAZA**  
**Move-In Ready Suites – Choose Your Layout**



**SUITE 202**  
**±2,176 SF**

- Multiple offices & exam rooms
- In-suite restrooms
- Breakroom/kitchen area

**FREE RENT**

- **TWO MONTHS OF FREE BASE RENT**  
with a min. 3-year lease term, signed by 6/30/26

**BROKER BONUS**



- **150% COMMISSION**  
for referring brokers with fully executed leases signed by 6/30/26

**SCHEDULE YOUR  
TOUR TODAY!**  
**561 471 8000**

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