

# RENOVATED 2,600 RSF OFFICE SUITE FOR LEASE PLANTATION, FL

215 SW 125TH AVE ,  
PLANTATION, FL 33325



**LISTING  
WEBSITE**



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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



**SEBASTIAN MISIEWICZ**

*Principal*

305.904.5956

[smisiewicz@lee-associates.com](mailto:smisiewicz@lee-associates.com)

Presented By,

**ETHAN AMAR**

*Associate*

786.487.3883

[eamar@lee-associates.com](mailto:eamar@lee-associates.com)

@leesouthflorida

# PROPERTY SUMMARY

## RENOVATED 2,109 RSF OFFICE SUITE FOR LEASE | PLANTATION, FL

Lee & Associates presents a well-maintained 2,600 RSF office suite available for lease within a neighborhood retail strip center at 205 SW 125th Avenue in Plantation, Florida. Recent improvements include new air conditioning, new flooring, and LED lighting throughout, delivering a clean, modern workspace. The efficient layout features three private, windowed offices, a welcoming reception area, a large open work area suitable for cubicles or desks, two restrooms, and a dedicated copy room, making the space ideal for professional or service-oriented users seeking visibility and functionality. Directly across from a Publix-anchored shopping center that drives daily foot traffic and convenience. The property offers quick connectivity to I-595, with on- and off-ramps located less than one mile away, providing efficient access throughout Broward County and the greater South Florida market.



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

### MARKET ADVISORS

#### SEBASTIAN MISIEWICZ

Principal  
305.904.5956  
smisiewicz@lee-associates.com

#### ETHAN AMAR

Associate  
786.487.3883  
eamar@lee-associates.com

## PROPERTY HIGHLIGHTS



### Base Rent **\$27.69/sf**

- **CAM:** \$1.05 PSF
- **RET:** \$4.36 PSF
- **INS:** \$1.24 PSF

**Total OPEX:** \$6.65 PSF



### Office Space:

- 2,109 RSF office suite
- Recent upgrades: new A/C, flooring, and LED lighting
- Three (3) private windowed offices
- Reception area plus large open work area
- Two (2) restrooms and copy room



### Centrally Located:

Plantation, FL  
Across from Publix; less than one mile to I-595



### Distances & Drive Times:

I-95 (via Sunrise Blvd/FL-838 & US 1)  
15 Min drive - 10 miles  
Florida's Turnpike (FL-82/ Griffin Rd)  
10 Min drive - 12 miles

# OFFICE SPACE AVAILABLE



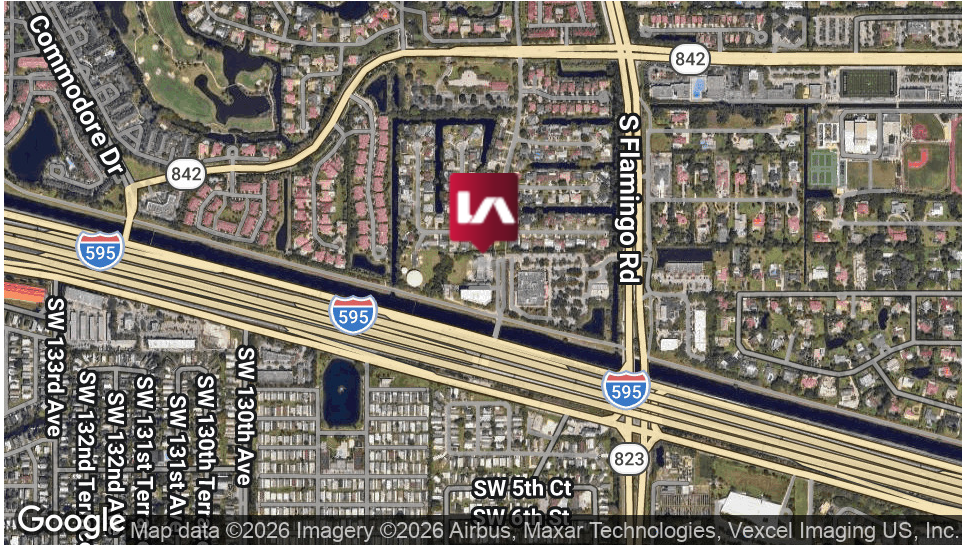
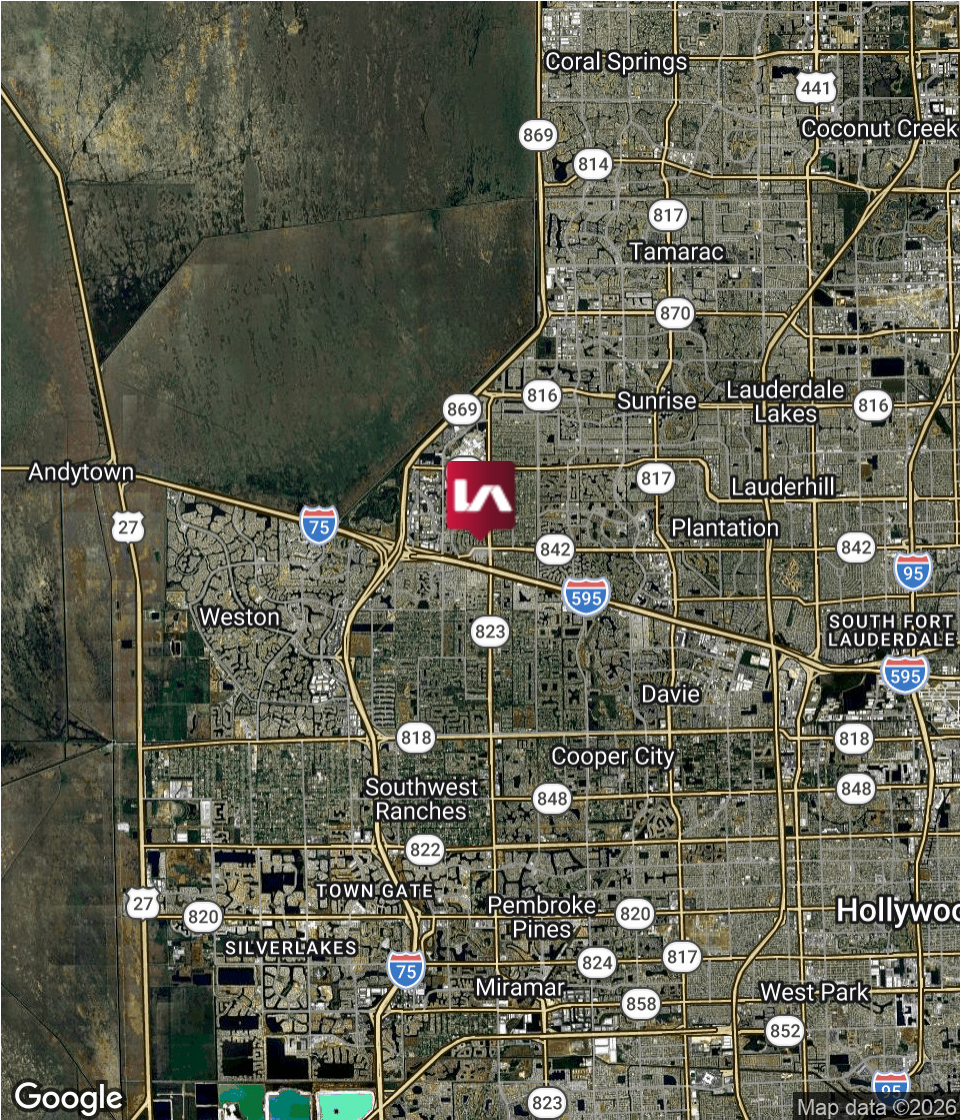
## AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
215	2,600 SF	NNN	\$27.69 SF/yr	OPEX: \$6.65 PSF

# UNIT PHOTOS



# REGIONAL MAP



### LOCATION OVERVIEW

The property is situated in Plantation, Florida, directly across from a high-traffic Publix shopping center that enhances visibility and daily activity. Immediate proximity to I-595 provides convenient regional access, supporting efficient commuting and client connectivity.

### CITY INFORMATION

<b>MARKET:</b>	South Florida
<b>SUBMARKET:</b>	Plantation / Central Broward (West Broward)
<b>CROSS STREETS:</b>	SW 125th Ave & SW 3rd St
<b>NEAREST HIGHWAY:</b>	595 & 75
<b>NEAREST AIRPORT:</b>	Fort Lauderdale - Hollywood Int'l Airport

# SURROUNDING NATIONAL RETAILERS & AREA AMENITIES



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies, Vexcel Imaging US, Inc.

# DEMOGRAPHIC PROFILE

## KEY FACTS

**14,397**  
Total Population

**\$117,614**  
Average Household Income

**38.9**  
Median Age

**2.9**  
Average Household Size

## EDUCATION

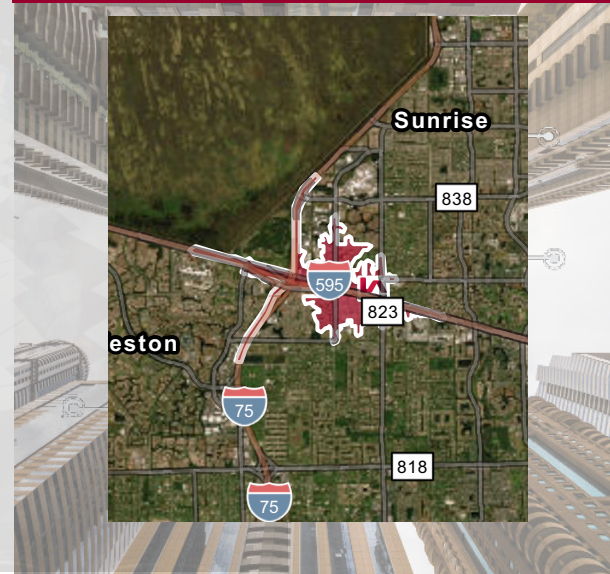
**14%**  
No High School Diploma

**27%**  
High School Graduate

**26%**  
Some College

**33%**  
Bachelor's/Grad/Prof Degree

Drive time of 5 minutes



## EMPLOYMENT TRENDS



**56%**  
White Collar

**23%**  
Blue Collar

**21%**  
Services

**2.6%**

Unemployment Rate

## COMMUTING TRENDS

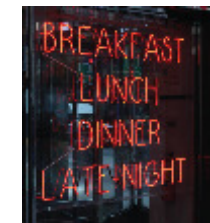
**1%**  
Took Public Transportation

**10%**  
Carpooled

**1%**  
Walked

**1%**  
Bicycled

## NEARBY AMENITIES



**30**  
Number of Restaurants

**137**  
Retail Businesses



## DAYTIME POPULATION

Total Daytime Population  
**11,896**

Daytime Population: Workers  
**5,749**

Daytime Population: Residents  
**6,147**

## BUSINESSES



**551**  
Total Businesses



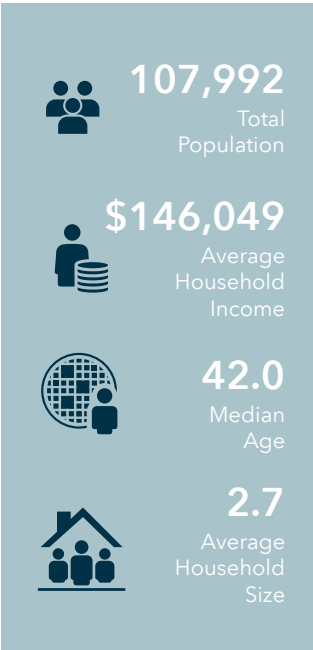
**5,165**  
Total Employees



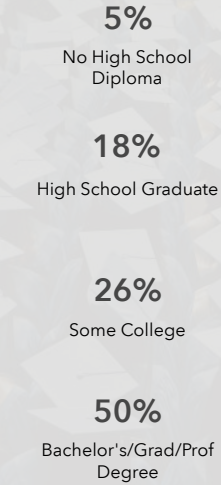
**973,101,969**  
Total Sales

# DEMOGRAPHIC PROFILE

## KEY FACTS



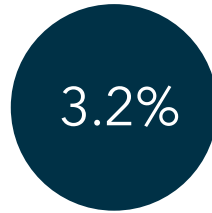
## EDUCATION



Drive time of 10 minutes

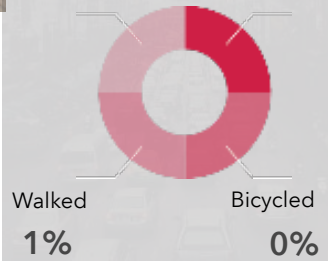
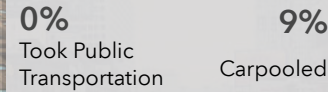


## EMPLOYMENT TRENDS

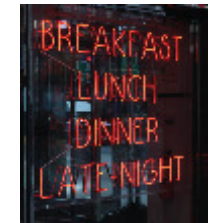


Unemployment Rate

## COMMUTING TRENDS



## NEARBY AMENITIES

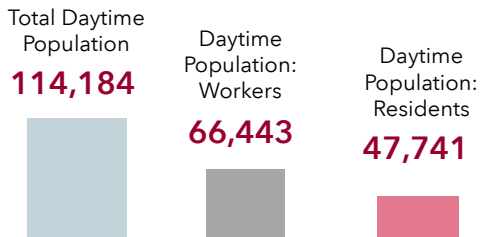


**320**  
Number of Restaurants

**1,218**  
Retail Businesses



## DAYTIME POPULATION



## BUSINESSES



# DEMOGRAPHIC PROFILE

## KEY FACTS

**385,403**  
Total Population

**\$135,073**  
Average Household Income

**42.4**  
Median Age

**2.6**  
Average Household Size

## EDUCATION

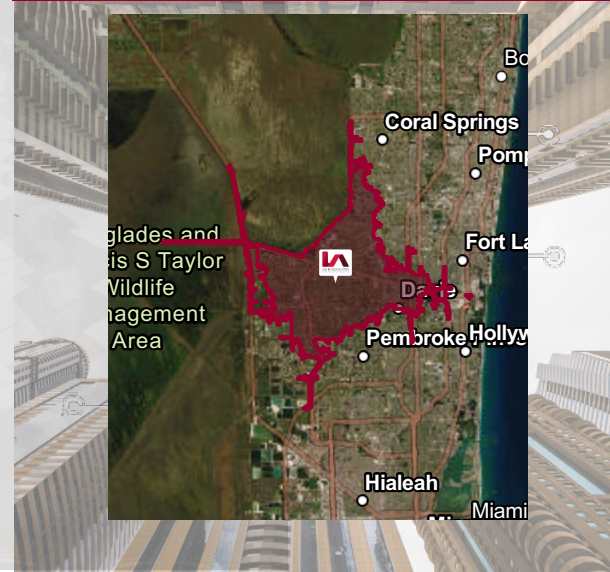
**6%**  
No High School Diploma

**21%**  
High School Graduate

**26%**  
Some College

**47%**  
Bachelor's/Grad/Prof Degree

**Drive time of 15 minutes**



## EMPLOYMENT TRENDS



**73%**  
White Collar

**14%**  
Blue Collar

**13%**  
Services

**3.1%**

Unemployment Rate

## COMMUTING TRENDS

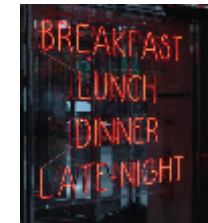
**1%**  
Took Public Transportation

**9%**  
Carpooled

**1%**  
Walked

**0%**  
Bicycled

## NEARBY AMENITIES



**1,005**  
Number of Restaurants

**3,576**  
Retail Businesses



## DAYTIME POPULATION

Total Daytime Population  
**359,520**

Daytime Population: Workers  
**182,725**

Daytime Population: Residents  
**176,795**

## BUSINESSES



**20,685**  
Total Businesses



**170,345**  
Total Employees



**31,889,070,512**  
Total Sales