

# FOR LEASE

# 2901

**STIRLING ROAD  
HOLLYWOOD, FL**

## STIRLING SQUARE OFFICE CENTER



Prime Office Building on Stirling Rd., Hollywood, FL. This office building is ideally situated on Stirling Road, conveniently linked to a retail plaza featuring a variety of options, including Walgreens, The Grove Market, Brooklyn Bagels, Grand Cafe, a pizzeria, Jewelry Exchange, a sandwich shop, and more.



### PROPERTY HIGHLIGHTS

Within 2 miles from: 1-95, Hotels, FLL Airport and The Hard Rock Casino

- Ample parking
- FPL Fast EV Chargers
- Most office suites have Balconies
- 1st Floor Retail - 1,355 sf
- 3rd Floor Office - 2,100 sf

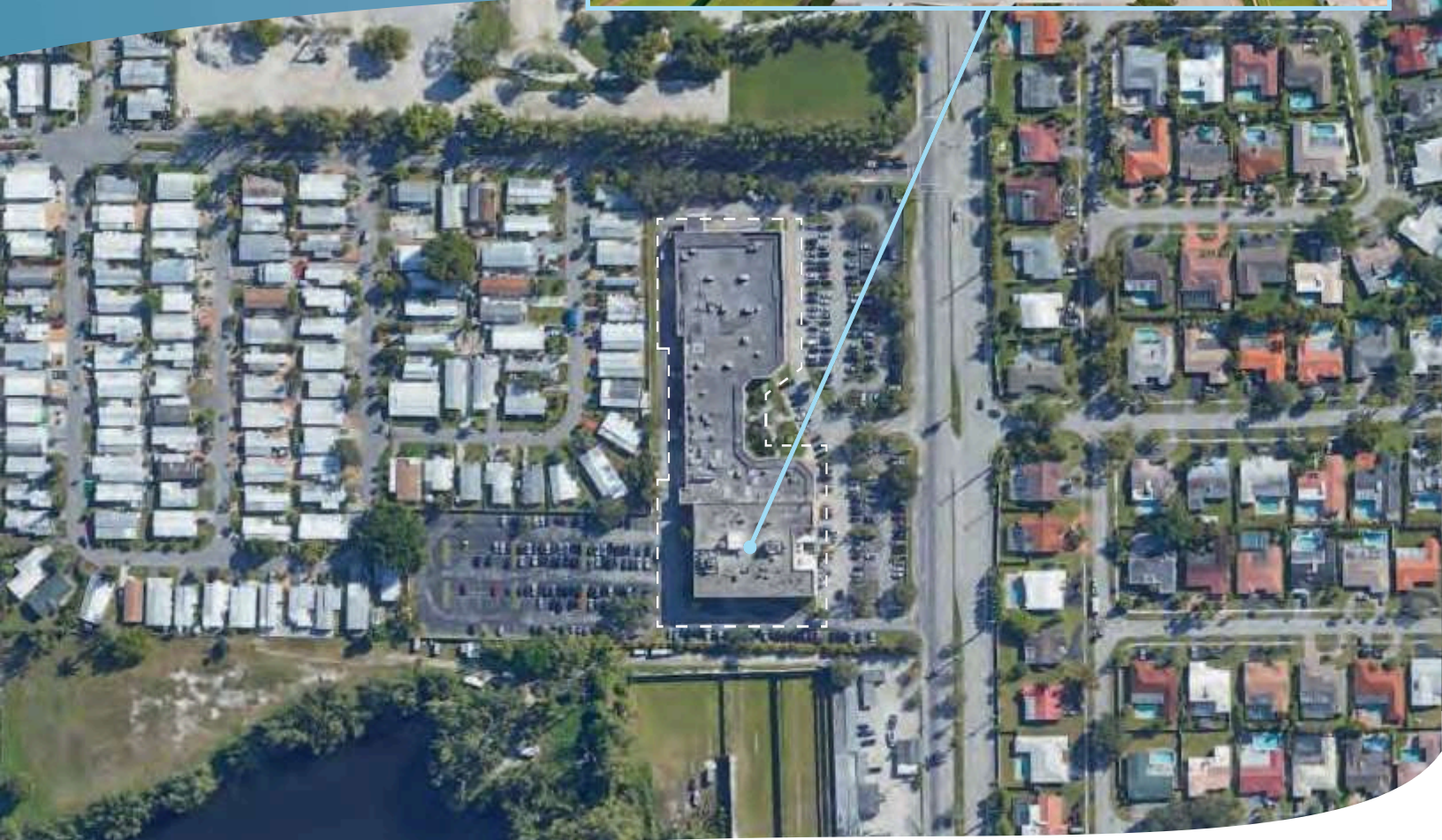
- **Retail Rental Rate:**
  - \$35.00 psf plus
  - \$10.00 CAM
- **Office Rental Rate:**
  - \$27.00 Modified Gross
  - 2025 Base Year
  - Electric included



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**MATTIS ADVISORS, INC.**  
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**2901 STIRLING ROAD  
HOLYWOOD, FL**



For additional information contact:

**Charlie Exelbirt**

**(954) 309-7151**

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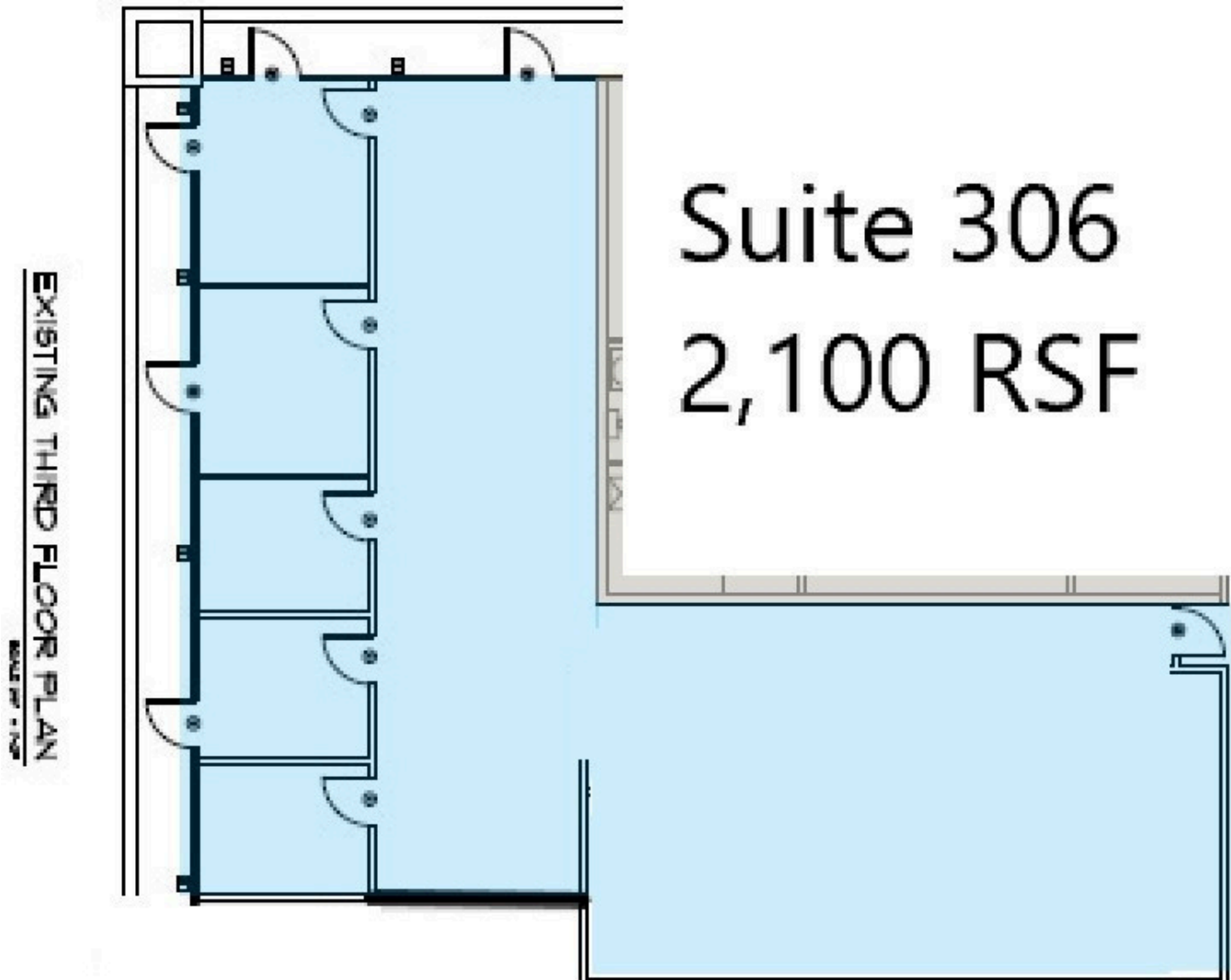


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**Conceptual Floor Plan**  
**1,335 SF- Retail**



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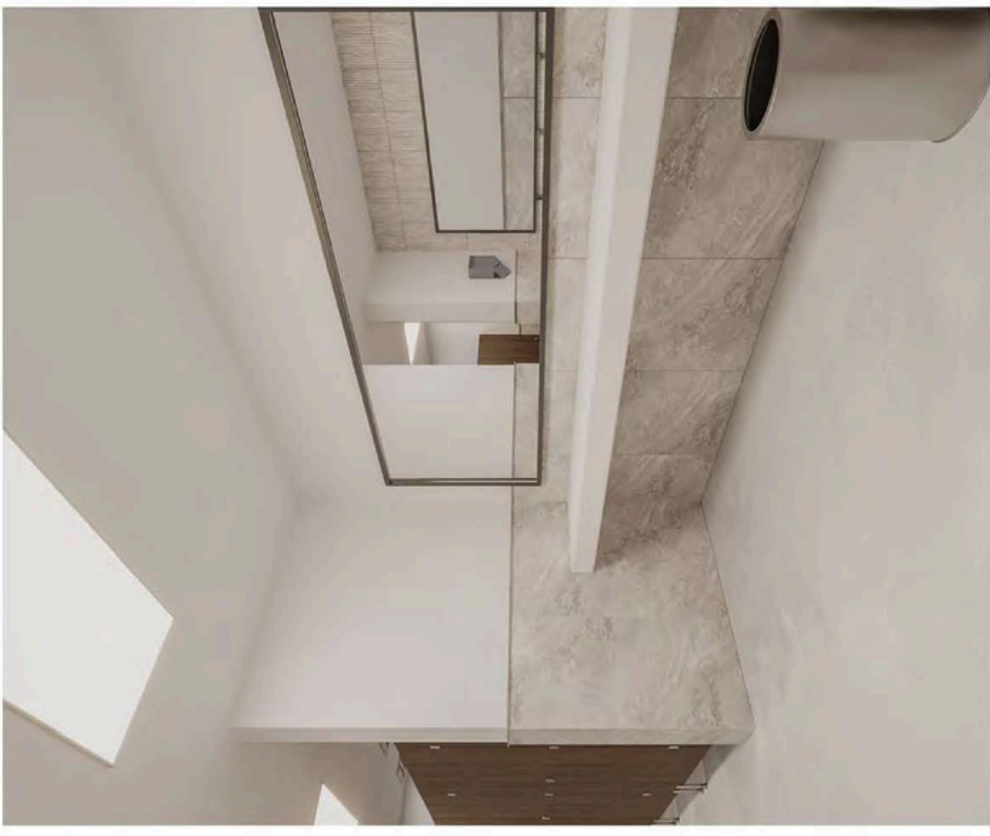
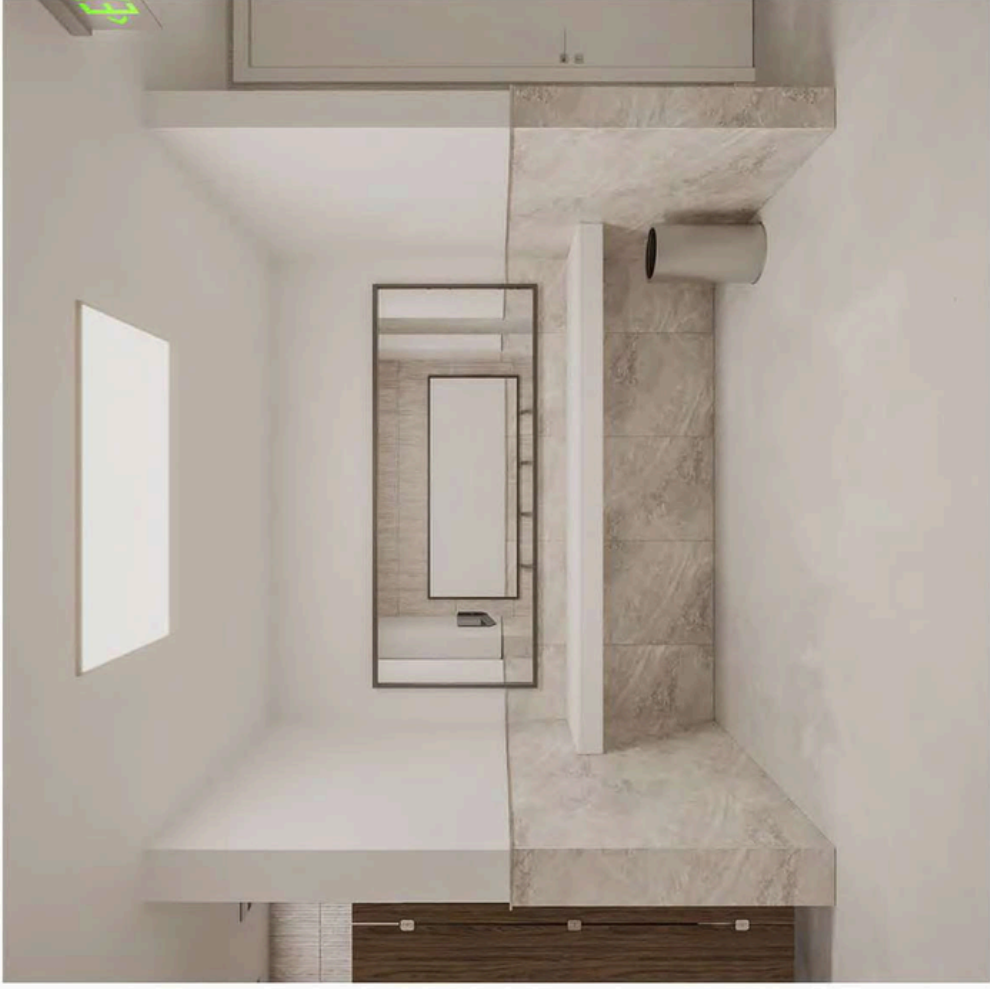


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# Renovations (Final Renderings)

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## BATHROOM RENDERINGS

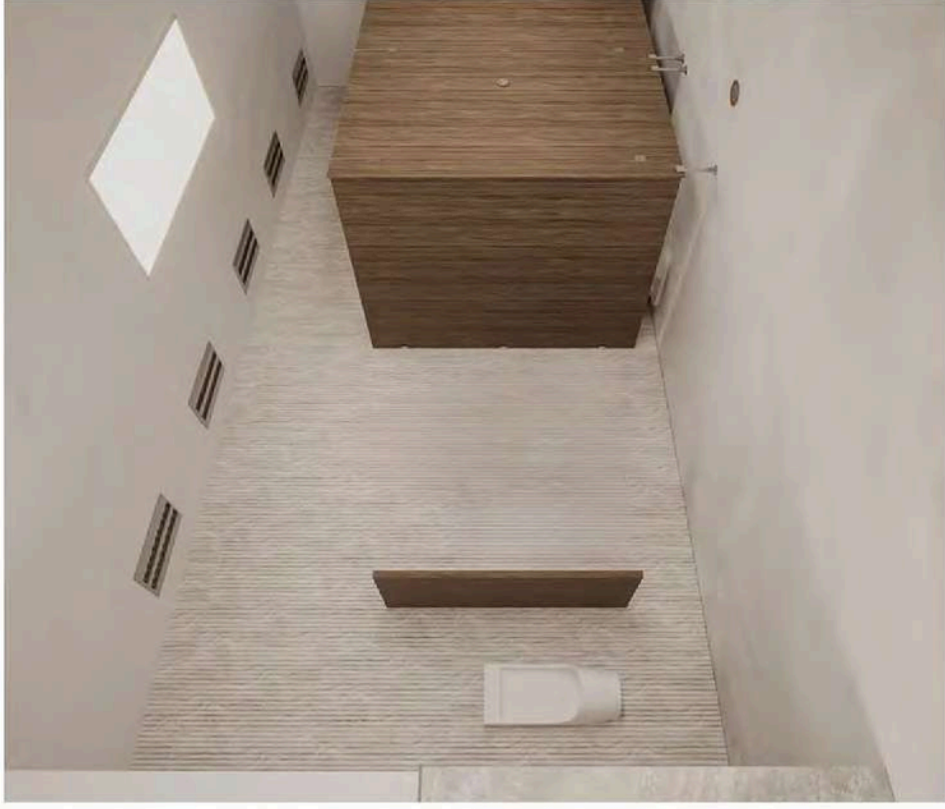
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**BATHROOM  
RENDERINGS**

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ELEVATOR LANDING  
RENDERING



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