



FOR LEASE

Office Flex

Dixie Hwy

S 21st Ave

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601 S 21 Ave
Hollywood, FL 33020

OFFERING SUMMARY

Leasing opportunity encompassing 5,200 square feet of office flex space moments away from Hollywood's vibrant Young Circle. The property, located at 601 S 21 Ave, is ideally suited for a diverse range of purposes. Features 8 ft high ceilings, bay doors, and a large lot in the back. This versatile space opens possibilities for establishments such as restaurants, showrooms, cafes, education centers, specialty markets, offices, and other creative uses. The prime location and adaptable nature of this property make it an attractive prospect for businesses seeking a dynamic and accessible space in a thriving area.



AVAILABLE SPACE	5,200 SF
TOTAL BUILDING SIZE	12,150 SF
TOTAL LOT SIZE	16,170 SF
PARKING SPOTS	6
ZONING	DH-3
BATHROOMS	2
KITCHEN/BREAKROOM	Yeas

**LEASEPRICE
\$19/SF NNN**

BIRD'S EYE VIEW



NORTH EAST VIEW



NORTH WEST VIEW

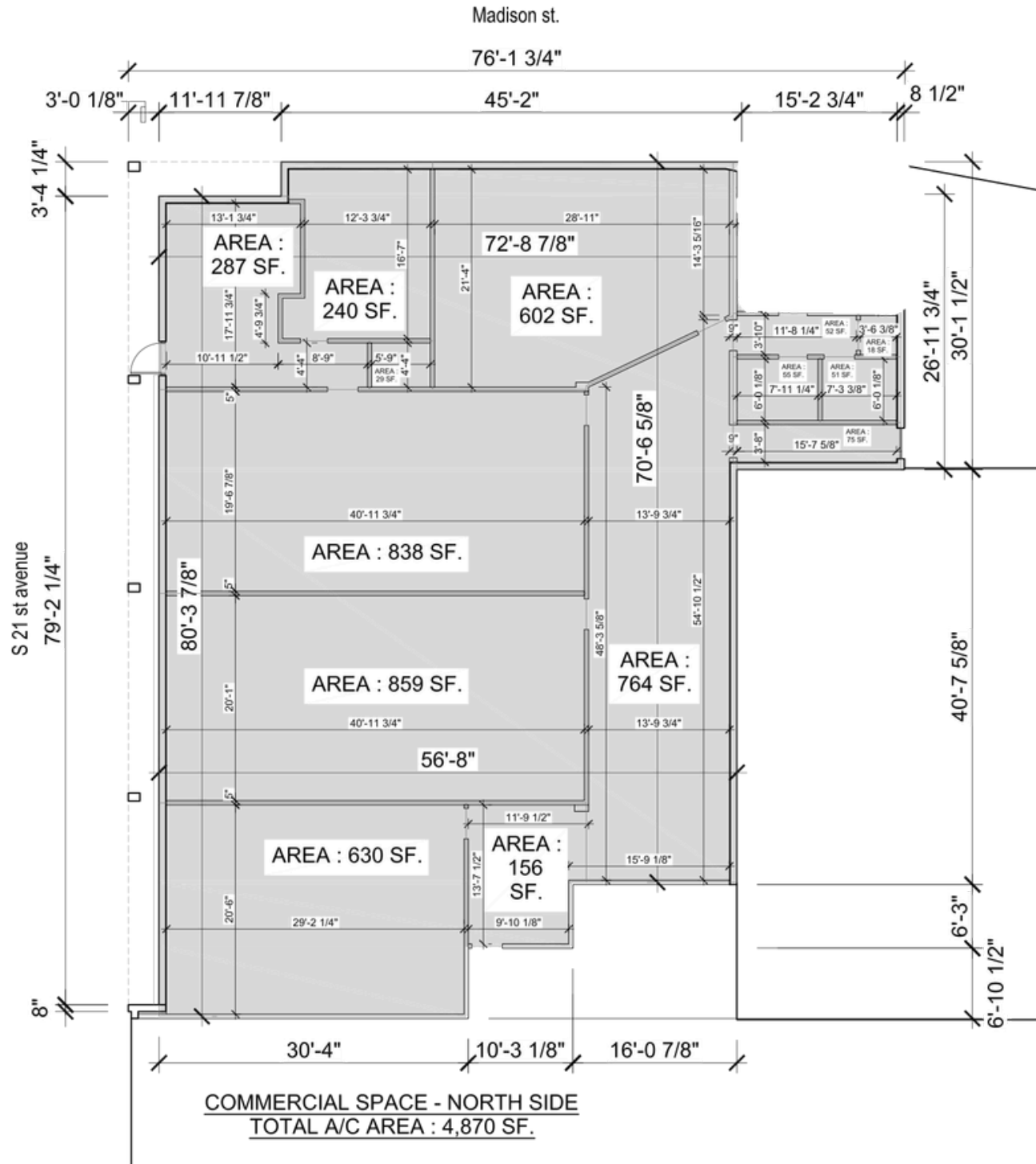


CONCEPTS



**CREATIVE OFFICE,
BOUTIQUE, ART
GALLERY, EDUCATION
CENTER**





COMMERCIAL BUILDING	
RETAIL SPACE	SF.
NORTH SIDE - BLDG AREA	5,191 SF
NORTH SIDE - TOTAL A/C AREA	4,870 SF

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 1 AS BUILT - FLOOR PLAN
 A-1 3/16"=1'-0"

AS BUILT FLOOR PLAN FOR:
COMMERCIAL BUILDING
 601 S 21st. AVE. HOLLYWOOD FL. 33020

REVISIONS	
No:	Date:
1	*

Date: 05-22-2025

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