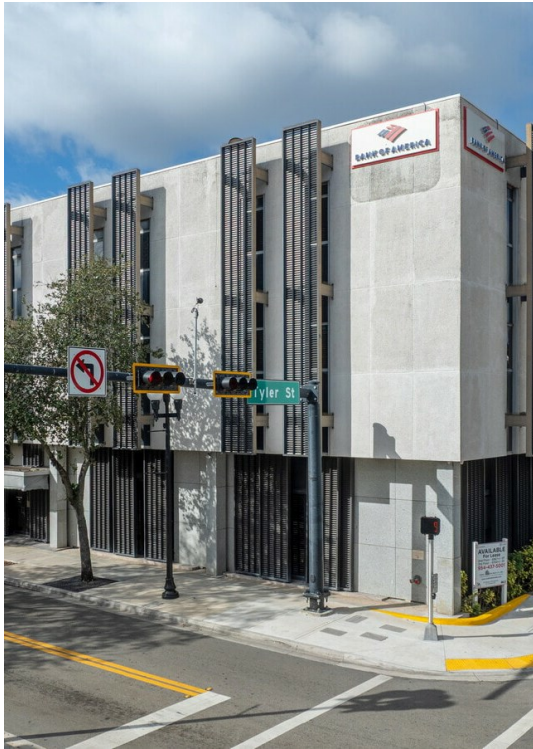




1900 Tyler St

1900 Tyler St, Hollywood, FL 33020



Todd Miller

Todd Miller Realty

7777 N Davie Rd Ext, Suite 302B, Hollywood, FL 33024

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(954) 437-5001 Ext: 7



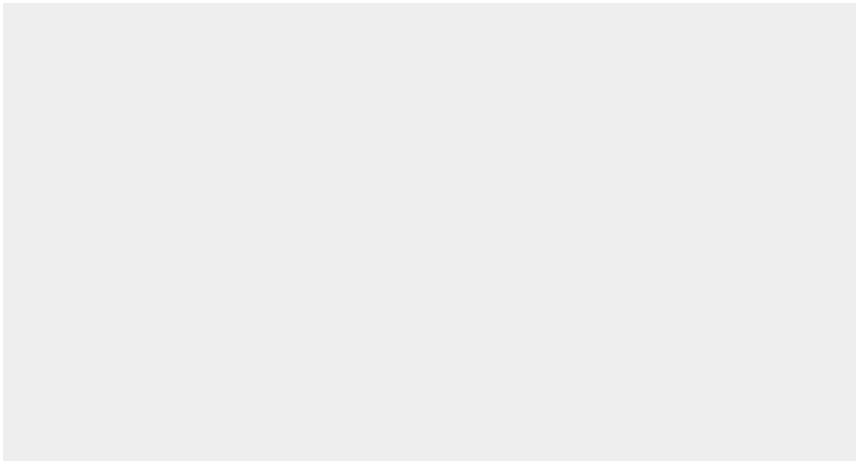
1900 Tyler St

\$34.00 /SF/YR

Position business for long-term success at 1900 Tyler Street in Hollywood, Florida. Offering approximately 6,967 square feet of professional office space, the available second-floor suite is ideal for service firms, creative companies, or expanding enterprises seeking a prime downtown address. Formerly a jewelry manufacturing facility, the flexible layout includes 10 private offices and two expansive open areas for collaborative workspaces. Long-time tenant Bank of America occupies the ground floor and part of the second floor, adding stability and credibility to the property. An additional approximately 9,700 square feet on the third floor is also available, providing flexible leasing options for growing businesses. Ample parking and immediate access to popular lunchtime dining support productivity and daily convenience. One block from Historic Hollywood Boulevard at the corner of Tyler Street and N 19th Avenue, the property benefits from excellent visibility and steady professional exposure. Surrounding residential towers and affluent single-family neighborhoods near the Hollywood Beach Golf Club contribute to a strong local presence and consistent activity. Historic Downtown Hollywood is a vibrant commercial, entertainment, and cultural arts district, highlighted by ArtsPark at Young Circle and dozens of restaurants, galleries, and live music venues. Convenient access to Interstate 95 and S Ocean Drive connects directly to South Florida's renowned beaches and major business corridors. Launch operations within a lively streetscape along Florida's dynamic Atlantic Coast and establish a presence in one of Broward County's most desirable office locations....

- Prime corner office location at 1900 Tyler Street in Downtown Hollywood delivers exceptional visibility along a vibrant streetscape.
- Flexible second-floor layout features 10 private offices and two expansive open-floor areas, with an additional 9,700 SF available for expansion.
- Established tenancy by Bank of America enhances property credibility and provides long-term stability within a professionally managed building.
- Exceptional access to retailers, entertainment, and services along Hollywood Boulevard, including adjacency to ArtsPark at Young Circle.

Rental Rate:	\$34.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	28,908 SF
Year Built:	1965
Walk Score ®:	80 (Very friendly)
Transit Score ®:	50 (Fairly friendly)
Rental Rate Mo:	\$2.83 /SF/MO



2nd Floor

1

Space Available	6,967 SF
Rental Rate	\$34.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	3 - 5 Years

Large, flexible second-floor office space of approximately 6,967 square feet in the heart of Downtown Hollywood, with ample parking and steps from great lunchtime dining options. A former jewelry manufacturing facility, there are 10 private offices and two large open spaces that would be perfect for an open workspace. Long-time tenant Bank of America occupies the ground floor and part of the second floor. There is an additional approximately 9,700-square-foot space available on the third floor that can be leased together or separately. Contact Todd Miller Realty at toddmlrrealty@bellsouth.net or (954)437-5001.

More photos, videos and information are available at <https://mgtsirena.com>

3rd Floor

2

Space Available	9,780 SF
Rental Rate	\$34.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Expansive third floor space that served as a complete jewelry manufacturing and shipping facility. This suite includes specialized features perfect for jewelry businesses or it can be converted for a wide variety of commercial uses.

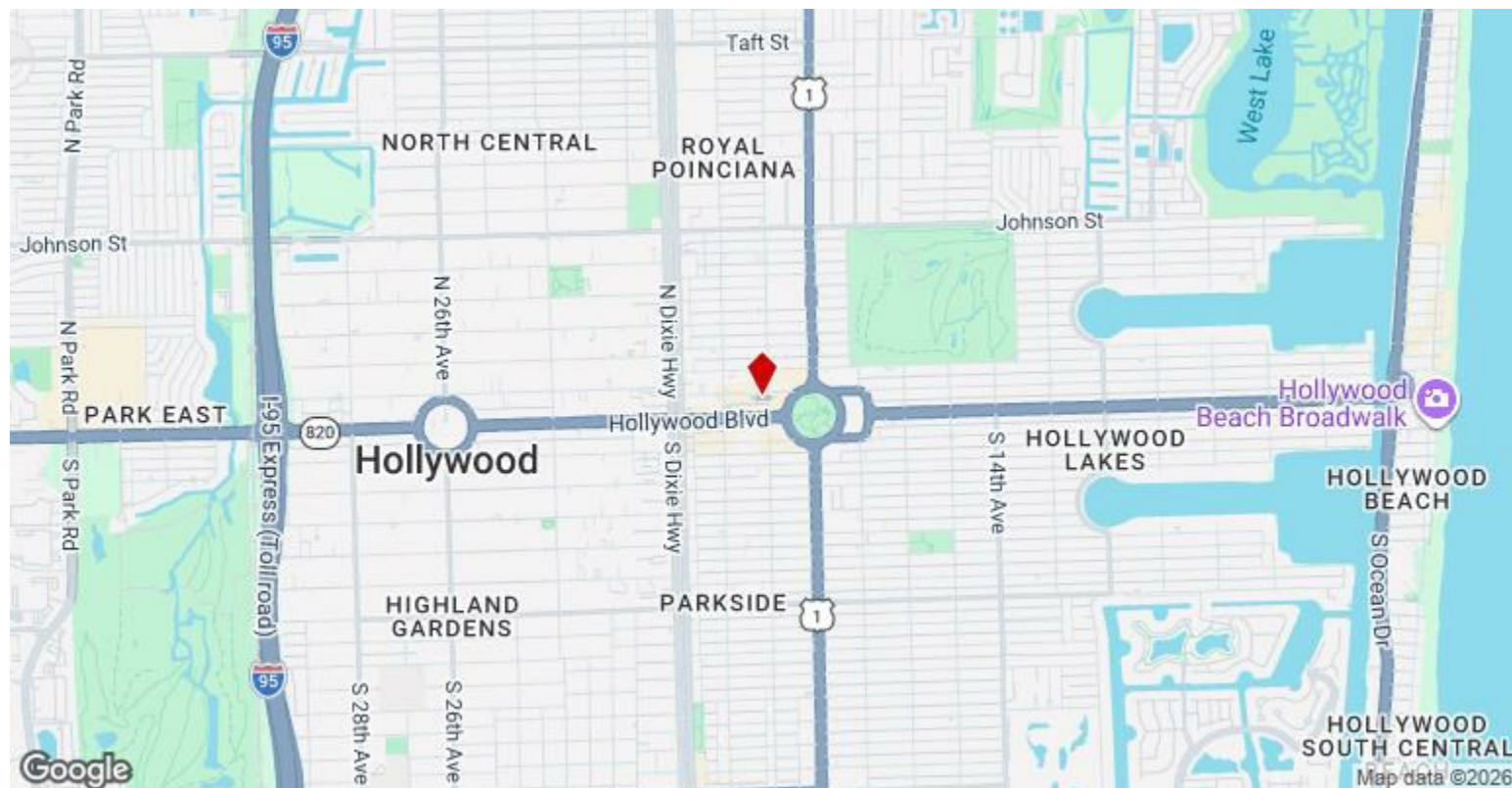
Ideal For: Jewelry manufacturers, precious metals dealers, luxury goods companies, or businesses requiring high-security facilities and extensive operational space.

Long-time tenant Bank of America occupies the ground floor and part of the second floor. There is an additional approximately 6,967-square-foot space available on the second floor that can be leased together or separately. Contact Todd Miller Realty at toddmlrrealty@bellsouth.net or (954)437-5001.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Abraham Kaplan	-	
Bank of America	-	June 2011
Merit Diamond Corp	-	



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Property Photos



Building Photo

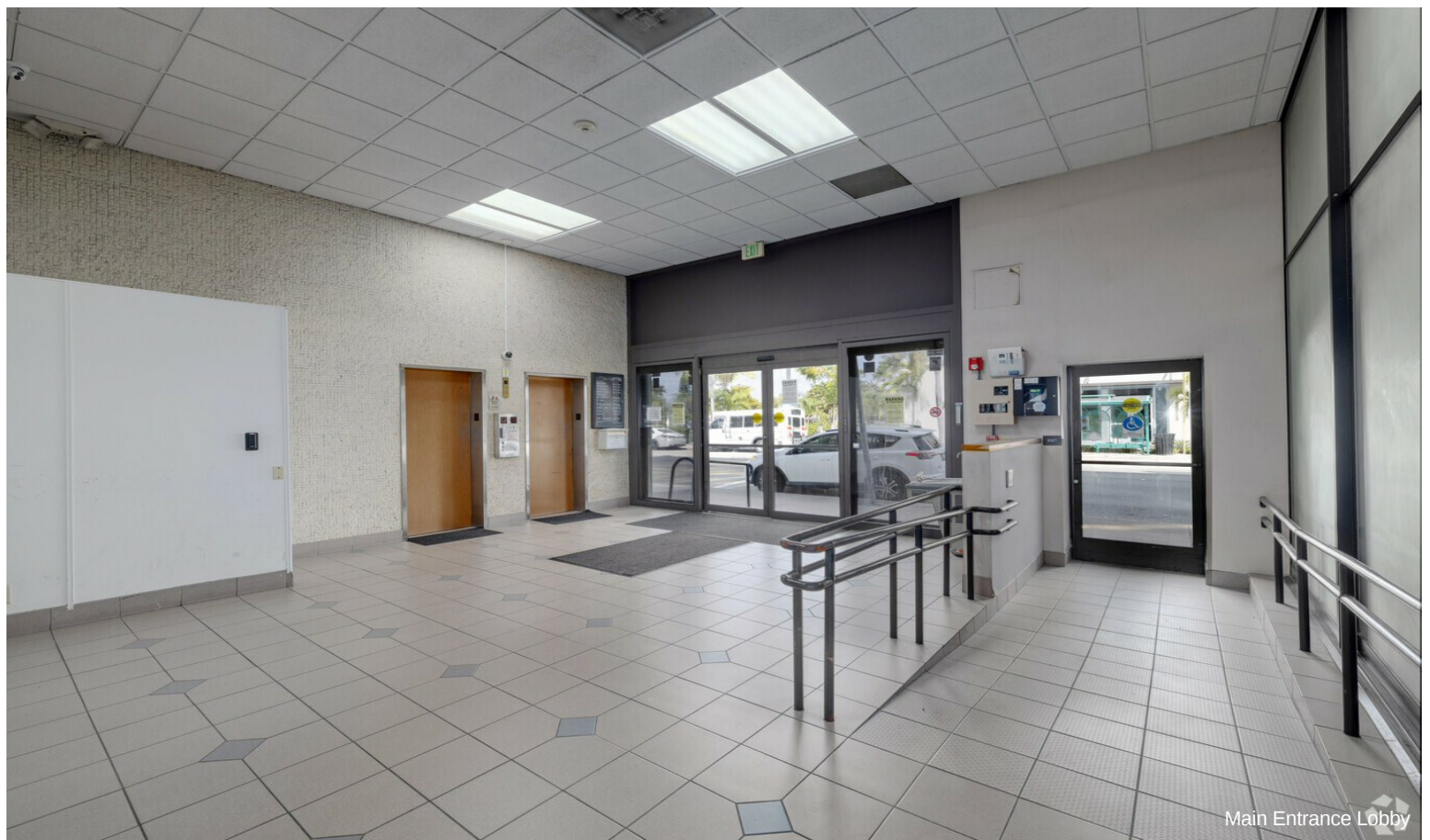


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1900 Tyler St, Hollywood



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Property Photos



Property Photos



Corner of Tyler Street and N 19th Avenue



Around the Corner from ArtsPark at Young Circle

Property Photos



Bird's-Eye Aerial