Sheridan Street Professional Plaza
Hollywood (Broward County) FL

The Sheridan Street Professional Plaza is comprised of two separate three story office buildings totaling 120,075 square feet of quality office space on 7+ acres within a half mile of Memorial Hospital Pembroke in West Hollywood.

SHERIDAN PROFESSIONAL

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Sheridan Street Professional Plaza
Description

Description:

Sheridan Street Professional Plaza is a Class "B" suburban office complex that is comprised of two, three-story office buildings totaling 120,075 square feet. The Property is situated on a total site area of 7.07 acres. The two buildings were originally completed in 1991 and 2000, respectively. The Property features a modern architectural design complimented by lush landscaping, a formal covered entryway and elegant foyer. The Property has abundant parking to accommodate medical users, with one primary parking lot shared by both buildings as well as additional parking around the perimeter of each building.

Location: 7261-7369 Sheridan Street, Hollywood, FL

Situated in southern Broward County, the Sheridan Street Professional Plaza is located in West Hollywood, along the north side of Sheridan Street (a primary east/west thoroughfare in Hollywood), less than 1.5-miles west of Florida's Turnpike and 0.5-miles east of University Drive. The Property is situated at the signalized intersection of Sheridan Street and NW 72nd Avenue and is easily accessible from both the east and westbound lanes. The Property is part of a niche suburban office submarket with a medical orientation due to the close proximity to Memorial Hospital Pembroke (301 beds), which according to Press-Ganey ranks in the top 10% of all hospitals in the Country. Sheridan Street Professional Plaza is strategically located less than 0.5-miles east of Memorial Hospital Pembroke.

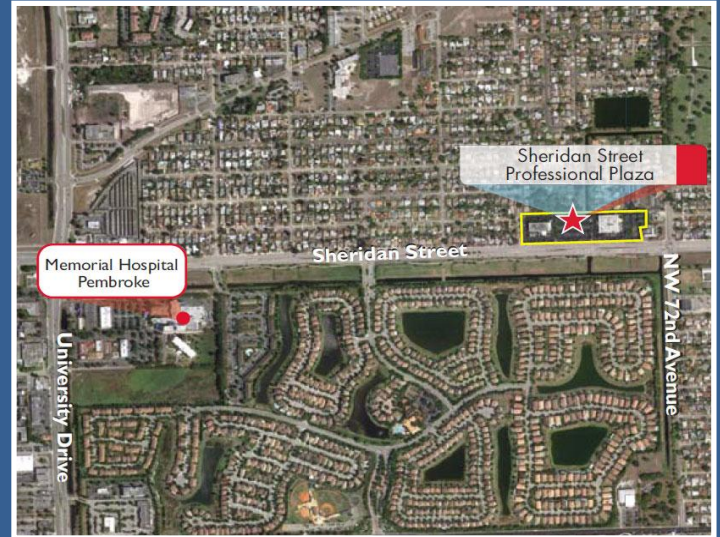Property is the only office property between Florida's Turnpike and University Drive.

Highly visible and accessible location along Sheridan Street, one of Hollywood's primary east/west thoroughfares.

Sheridan Street Professional Plaza is located less than 0.5-miles east of Memorial Hospital Pembroke.

Building 1
7369 Sheridan St
41,853 sf

Building 2
7261 Sheridan St
79,425 sf

This two building "campus" has abundant parking and is situated at the signalized intersection of Sheridan Street and NW 72nd Avenue.

Broward County Office Overview

The Broward County office inventory totals 30,006,953 sf in 444 buildings. Class A space represents 11.7 msf (or 39% of the overall inventory), Class B space represents 13.7 msf (or 45% of the overall inventory), and Class C space represents 4.6 msf (or 16% of the overall inventory). Broward County's office inventory is segmented into eight markets: CBD (Downtown Fort Lauderdale), Central Broward, Cypress Creek, Northeast Broward, Northwest Broward, Southeast Broward, Southwest Broward, and West Broward. Sheridan Street Professional Plaza is a Class B office complex located in the Southeast Broward office market.
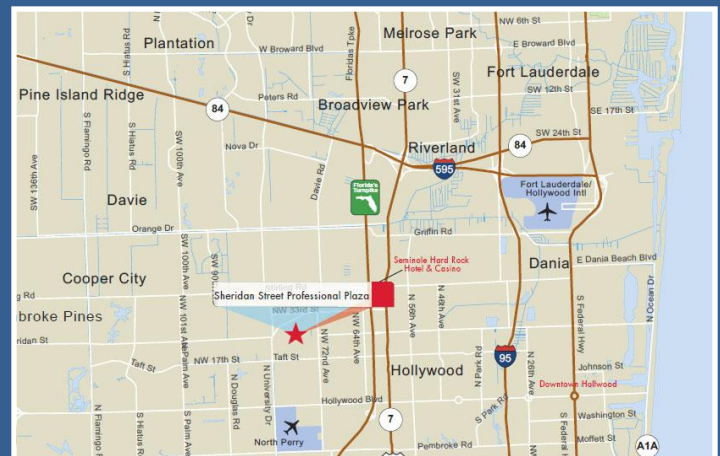
> **There are currently no office projects under construction within the Southeast Broward office market.**

Corporate users are attracted to Hollywood because of its ease of accessibility, exceptional amenities, proximity to major international airports, and quality of life amenities.

Sheridan Street Professional Plaza
Area Overview

Introduction

Sheridan Street Professional Plaza is located in West Hollywood, Broward County, Florida. West Hollywood is a suburban community located within the western city limits of Hollywood, Broward County's third largest municipality with 142,942 residents. West Hollywood's population totals over 60,000 residents.

Situated in southeast Broward, West Hollywood is generally bounded by Stirling Road to the north, Hollywood Boulevard to the south, Florida's Turnpike to the east, and by Douglas Road to the west. West Hollywood borders the densely populated suburban communities of Davie (north), Hollywood (east), and Pembroke Pines (south/west).

West Hollywood is home to Memorial Hospital Pembroke, a fully accredited 301-bed acute care full service facility that is ranked as one of the best hospitals in the nation by U.S. News. Memorial Hospital Pembroke serves a major employment center for the area and its presence attracts medical office users from throughout the region, which are drawn to quality office properties like Sheridan Street Professional Plaza because of the immediate proximity to the hospital (less than ½ mile to the east). The hospital has over 6,874 admissions annually and performs over 1,500 inpatient and 3,200 outpatient surgeries per year.

Hollywood Highlights

Hollywood enjoys a strategic location at the geographic center of South Florida, allowing convenient access to a widespread employee and client base throughout South Florida. Centrally located between Miami and Fort Lauderdale, Hollywood is served by Interstate-95, Interstate-595, Interstate-75 and Florida's Turnpike, along with other major arteries such as US Highway 1 and State Road 441.

Corporate users are attracted to Hollywood because of its ease of accessibility, exceptional amenity base, immediate proximity to Fort Lauderdale-Hollywood International Airport, and quality of life amenities. Further, Hollywood's centralized location enables corporate executives to access the employee/client base that borders both Miami-Dade, and Greater Broward Counties while maintaining a short commute.

Notable amenities within immediate proximity to Sheridan Street Professional Plaza include:
- Memorial Hospital Pembroke (±1/2-mile to the west)
- Seminole Hard Rock Hotel and Casino (±2-miles to the northeast)
- Memorial Hospital West (±4-miles to the southwest)
- Pembroke Lakes Mall (±4-miles to the southwest)
- Fort Lauderdale-Hollywood International Airport (±5-miles to the northeast)
- Downtown Hollywood (±5-miles to the east)
- Hollywood Beach (±7-miles to the east)

Hollywood's demographic profile includes a relatively affluent and well-educated population, a significant driver that attracts business to the region. The City of Hollywood is home to more than 10,000 businesses.

Hollywood Beach

Seminole Hard Rock Hotel

Downtown Hollywood