



**FOR LEASE**

**1818 SHERIDAN STREET**

**HOLLYWOOD, FL 33020**

**FULLY STABILIZED & RENOVATED MEDICAL OFFICE**



## OVERVIEW

Available for lease is a renovated office space located at 1818 Sheridan St in Hollywood. Unit 103 offers 2,250 square feet of office space on the ground floor of a well-maintained, 2-story building. This versatile unit features 2 large offices and 5 small offices, as well as a bathroom and kitchen.

1818 Sheridan St is ideally located at the intersection of S Federal Highway and Sheridan Street, with an average daily traffic count of 31,000 vehicles. The property is located just minutes from major retailers, with Publix and Walmart less than a 1-minute drive away, and I-95 accessible in under 3 minutes.

## SITE SUMMARY

SIZE : 2,250 SF

USE : Office Space, Medical Space

ASKING PRICE : \$25/SF NNN

## HIGHLIGHTS

- GROUND FLOOR ACCESS
- AMPLE PARKING
- PRIME HOLLYWOOD LOCATION



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**MAX LORIA** | MANAGING BROKER | 561.901.1402

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

# EXTERIOR PHOTOS



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# INTERIOR PHOTOS

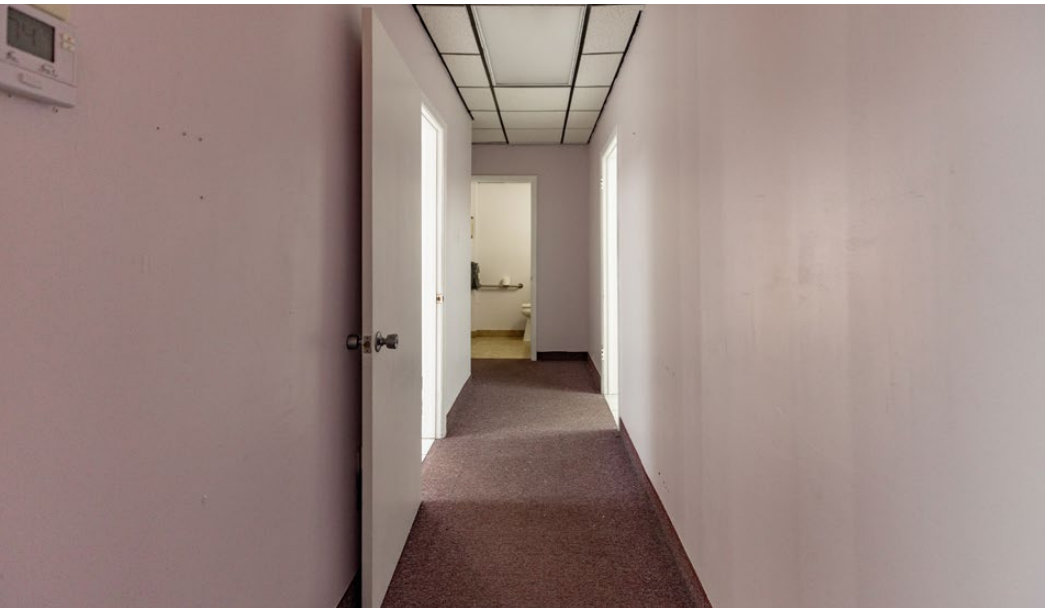


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# RETAIL CONTEXT MAP

# HOLLYWOOD



## SHERIDAN STREET

1818 SHERIDAN ST.

DIXIE HIGHWAY

FEDERAL HIGHWAY



A collection of retail logos including Dunkin', McDonald's, 7-Eleven, Starbucks, Burger King, PNC, Wells Fargo, Publix, City National Bank, Chase, and Pollo Tropical, arranged in a grid-like fashion within a white box.

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