



400 BUILDING

SPACE	TENANT	SQ. FT.
4215	AVAILABLE FOR RENT	983

500 BUILDING

SPACE	TENANT	SQ. FT.
5202	AVAILABLE FOR RENT	1,571
5204	AVAILABLE FOR RENT	1,702

600 BUILDING

SPACE	TENANT	SQ. FT.
FULLY OCCUPIED		

700 BUILDING

SPACE	TENANT	SQ. FT.
FULLY OCCUPIED		

THE FACTS

Pembroke Pines Medical is comprised of 4 medical office buildings totaling 91,956 SF within the desirable city of Pembroke Pines.

The property is located just north of Pines Blvd. on Hiatus Road, next to the Pembroke Lakes Mall.

Address: 400-700 N. Hiatus Road, Pembroke Pines, FL 33026

Population within 3 miles: 154,108

Average Household Income: \$82,604

Property Size: 91,956 Square Feet

Traffic Counts: 50,000 AADT (Pines Blvd.) 21,000 AADT (Hiatus Rd.)