

Medical Office Space for Lease in Lighthouse Point

For Lease \$21 Gross
2201 NE 52 St. Suite 206
Lighthouse Point, FL 33064



FOR LEASE	Suite 206 4,000 Sq. Ft.		
DESCRIPTION	Updated medical office space for lease in prestigious Lighthouse Point. This space includes large waiting and reception area, 6 exam rooms 2 executive offices with shower, lab room and kitchen area with ample covered parking. Located just blocks from the new Broward Health Emergency Center. B3-A Zoning would permit several other office uses including financial services, architectural and construction, and sales and marketing. Located in an area of high-income demographics.		
VIDEO TOUR	https://www.youtube.com/embed/tXzll_7NNtc?rel=0		
LOCATION	Located NE 52 Street just east of federal Hwy. Between 10 th Street and Sample Rd.		
PRICING	\$21/ Sq. Ft. Gross or \$7,000/ Month. Tenant pays all utilities.		
YEAR BUILT	1991		
PARKING	26 Covered Parking Spaces available		
ZONING/ FOLIO	B3A Lighthouse Point 4843-07-14-0161		
DEMOGRAPHICS 2024		1 mile	3 mile
	HH Population:	20,840	116,181
	Average HH Income:	\$93,753	\$77,172
			5 mile
			247,750
			\$83,535

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

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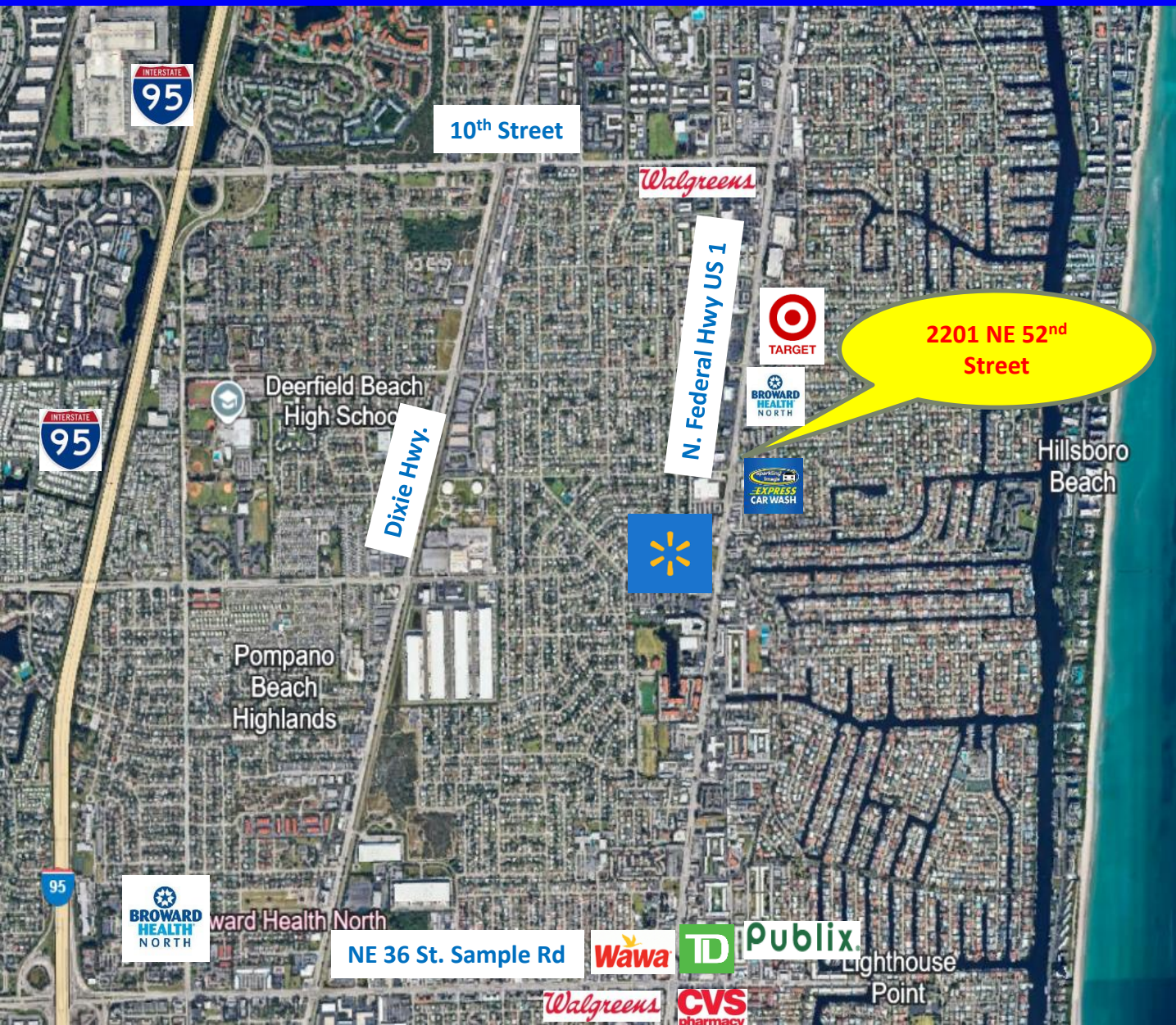
<https://pkcre.com>

1233 E. Hillsboro Blvd
Deerfield Beach, FL
33441

954.427.8686 T.
954.427.0117 F.

Location Map

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Additional Photos

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Employee/ Reception Area



Patient Waiting Area



Entrance/ Corridor



Executive Office



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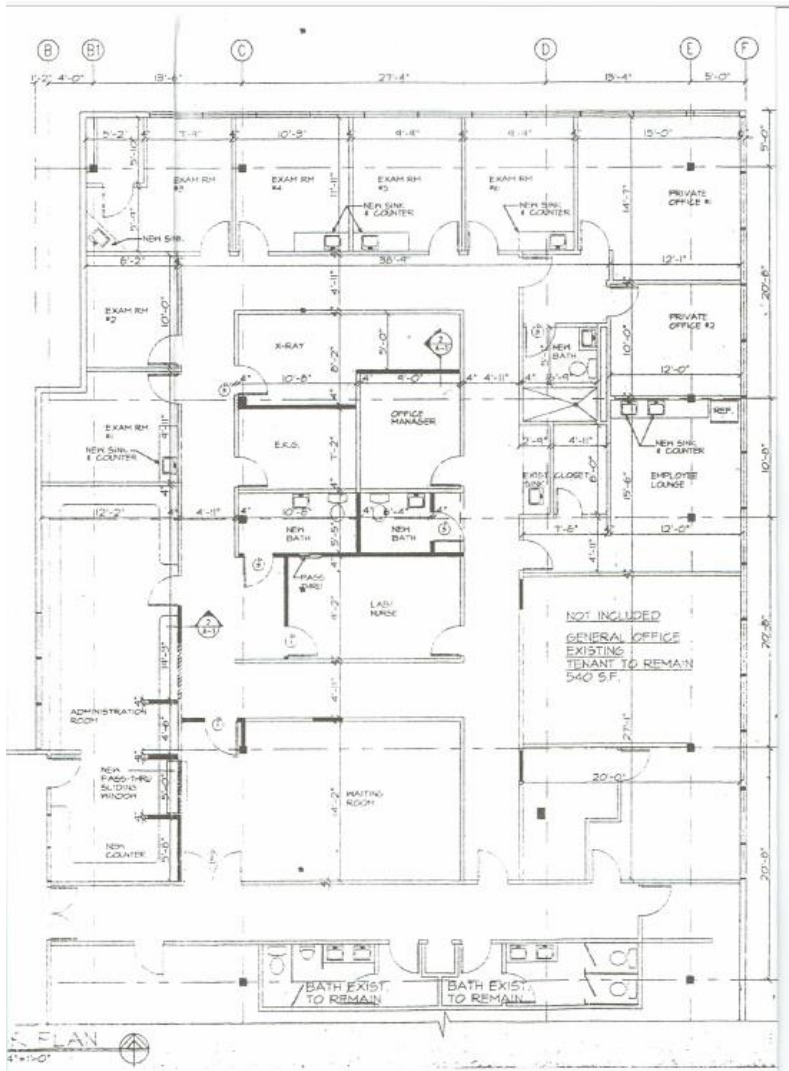
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Floorplan

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Suite 206 Approximately 4,000 Sq. Ft.



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