

4100 S Hospital Drive • Plantation, FL • 33317



## Medical III Building

- ▶ 31,269 SF
- ▶ Class “B” Medical Office Building.
- ▶ Suites from 1,513 to 3,264 SF.
- ▶ New Chiller for A/C installed in 2013 along with many completed and ongoing capital improvements.

## Ample Parking

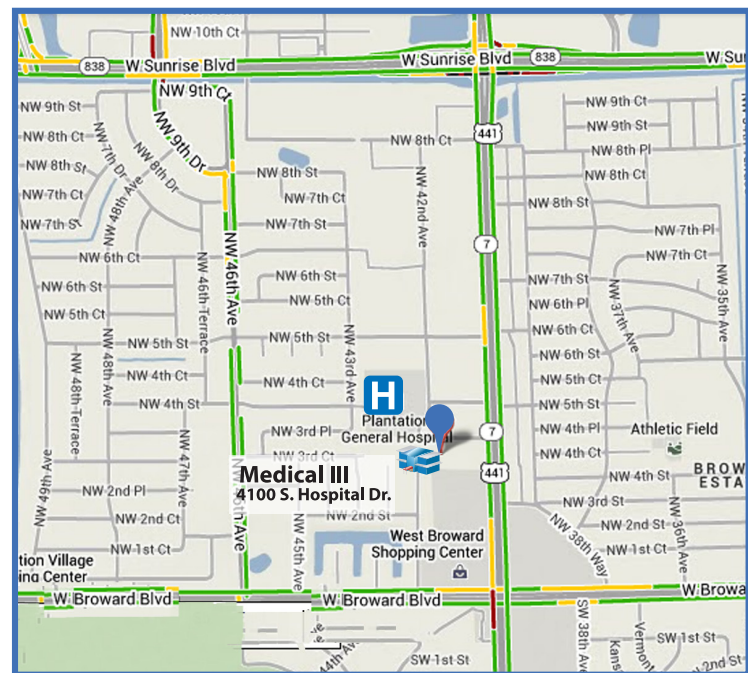
- ▶ Entire parking lot completely repaved late 2014.
- ▶ Parking 7.0 per 1,000 SF.
- ▶ Covered, private parking available with direct office access.

## Property and Location Details

- ▶ On-site management and ownership.
- ▶ Aggressive rental rates.
- ▶ Walk-up tenant suites.
- ▶ Diverse and professional tenant mix.
- ▶ Directly on campus, just steps away from Plantation General Hospital.
- ▶ Convenient access to Florida's Turnpike and I-95.
- ▶ South Hospital Drive (NW 3<sup>rd</sup> Court) connects to SR7/441.
- ▶ **Act now, space is limited! 10 new tenants have moved into the building within the last 24 months.**

**Enjoy great visibility.**

**Medical Building III is adjacent to the intersection of SR7/441, Broward County's busiest intersection.**



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