



7630 SW 34th Manor Davie, FL 33328



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AVAILABLE FOR LEASE

Newly Constructed HCA University Medical Office Building

Located on the campus of the brand-new HCA Florida University Hospital in Davie, FL and adjacent to Nova Southeastern University



Property Highlights

- + Address: 7630 SW 34th Manor Davie, FL 33328
- + Floors: 4
- + Year Built: 2020
- + Parking: 5/1,000 rsf
- + Covered 7 story parking garage

- + 100,000 Total SF
- + Class A Medical Office Building
- + Covered Access to the HCA Florida University Hospital
- + Spec Suites and Timeshare opportunities coming available



State-of-the-art medical offices built to suit
From 1,630 - 22,883 SF Available

The 100,000 SF newly constructed HCA University Medical Office Building sits on the campus of the brand-new HCA Florida University Hospital in Davie FL.

The HCA Florida University Hospital is a state-of-the-art multi-specialty hospital that will partner with top clinical leaders and use enhanced technology to deliver exceptional patient experiences.

The comprehensive medical facility provides a full range of healthcare services to Davie, FL,

and its surrounding communities, including 24/7 emergency care with board-certified emergency physicians, maternity, orthopedics, oncology, neurosciences, diagnostic services, imaging, and a full range of robotic and minimally invasive surgical services.



HCA Florida University Hospital features all-private patient rooms



Located adjacent to the campus of Nova Southeastern University in Broward County



Located adjacent to the Academical Village mixed-use project, which is slated to house up to 800 multifamily units, approximately 20,000 SF of retail shops and restaurants, a state-of-the-art cancer center, a hotel and convention center



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Location Highlights

- + 2 Miles to I- 595
- + 3.5 Miles to Florida's Turnpike
- + 7 Miles to I-95
- + 8.5 Miles to I-75 and Sawgrass Expressway
- + 10 Miles to FLL
- + Dozens of restaurants within a one-mile radius
- + Additional nearby amenities include hotels, restaurants, pharmacies, and banks



Demographics

1 Mile

13,364
2022 Total Population

\$93,074
2022 Average Household Income

5,183
2022 Total Households



3 Miles

105,043
2022 Total Population

\$107,672
2022 Average Household Income

39,813
2022 Total Households



5 Miles

346,453
2022 Total Population

\$106,103
2022 Average Household Income

127,178
2022 Total Households

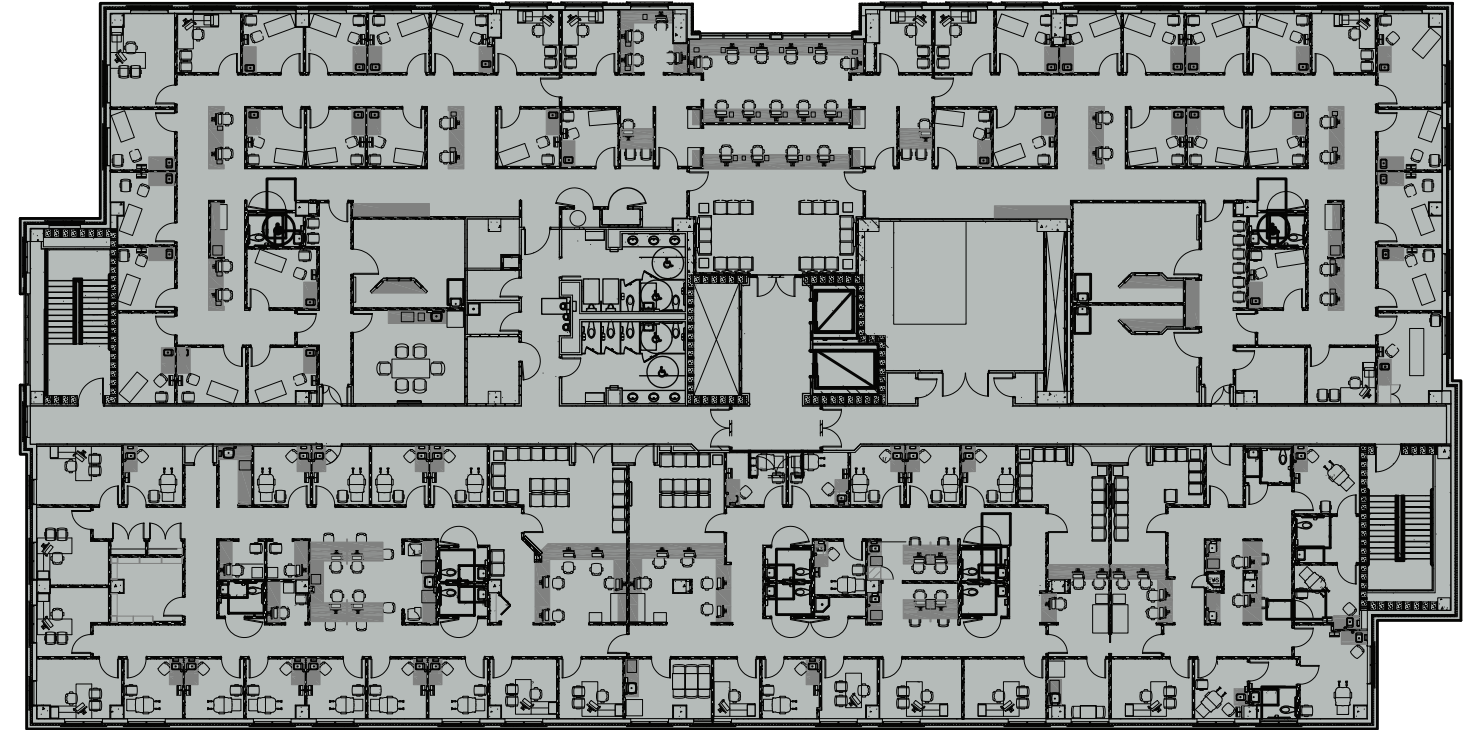
Availabilities

Leased
 Available
 Available spec suites and timeshares

First Floor



Third Floor - LEASED



Second Floor

From 2,041 RSF to 12,243 RSF contiguous

Suite 280 \ 2,166 RSF Suite 290 \ 2,041 RSF Suite 200 \ 3,628 RSF Suite 210 \ 2,144 RSF Suite 220 \ 2,213 RSF

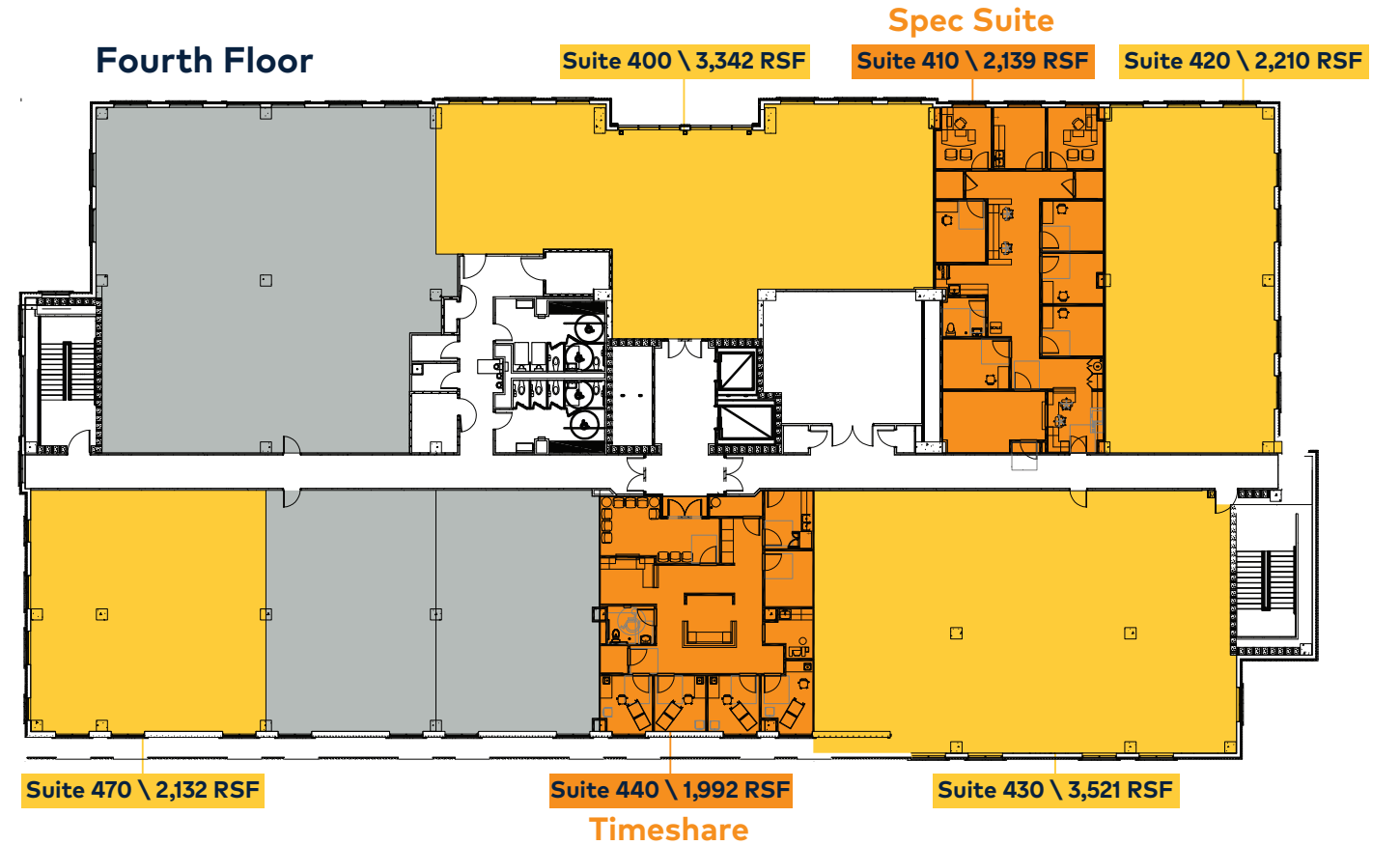


Full 2nd floor available totaling 22,883 RSF contiguous

Suite 270 \ 2,123 RSF Suite 260 \ 1,530 RSF Suite 250 \ 2,476 RSF Suite 240 \ 1,892 RSF Suite 230 \ 3,517 RSF

From 1,530 RSF to 10,540 RSF contiguous

Fourth Floor





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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.