



Flagstar Bank Building

Asking Rate:

\$24.00

PSF NNN

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8211 W. Broward Boulevard Plantation, FL

Professional office space for lease in the heart of the Tri-County area

- Secured building, accessible 24 / 7 / 365
- Building is Comcast Workplace ready - Cable TV, Internet and phone service available
- Fiber connectivity is available with multiple providers
- Adjacent to HCA Florida Westside Regional Hospital, the Broward County Library and West Regional Courthouse
- Common area renovations recently completed
- Located within the Plantation Midtown commercial district, zoned SPI-3
- On-site property maintenance staff

For Lease

Available Space

Suite 120	1,027 SF	Available: January 2027
Suite 200	1,663 SF	Available: November 2026
Suite 210	6,115 SF	Available: Immediately Divisible
Suite 375	2,207 SF	Available: February 2027
Suite 500	3,563 SF	Available: October 2026

Building Information & Costs

Address:	8211 W Broward Boulevard Plantation, FL 33324
Location:	Centrally located property on Broward Boulevard, adjacent to HCA Florida Westside Hospital and the latest mixed-use development, Plantation Walk.
Size/Stories:	±78,134 SF / 5-stories
Asking Rate:	\$24.00 PSF NNN
OpEx:	\$14.50, Full Service - 2026 Estimated
Parking:	4/1,000 SF Ratio Limited covered reserved parking available at \$40.00/month

Key Features

-  Covered, reserved spaces available
-  Covered walkway from the garage to main entrance
-  On-site FedEx and UPS drop boxes
-  Walk to restaurants, retail and hotels
-  15 Minutes to Downtown Fort Lauderdale
-  On-site maintenance staff
-  Excellent connectivity



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Contact us:

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Office space in the center of it all.



4:1,000 SF
Parking



5-Story
Building



Fibre-Optic
Enabled



Wheelchair
Accessible



Walk Score
69



Public Transit:
West Regional
Bus Station



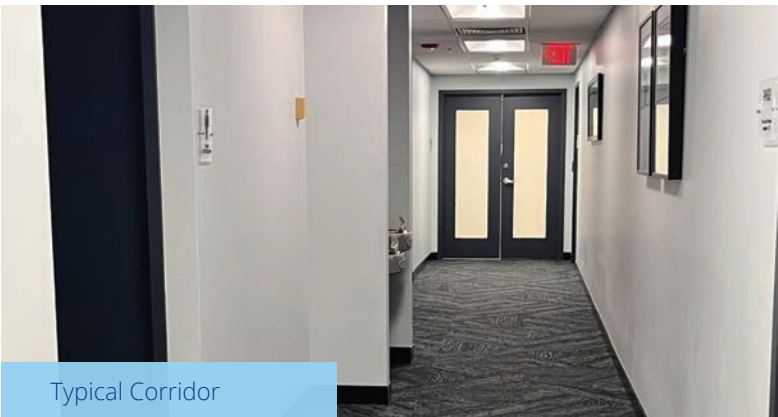
On-site
Maintenance



Main Lobby



Elevator Lobby



Typical Corridor



Renovated Restroom



Location Overview



Area Amenities

Restaurants



Grocery



Banks



Plantation amenities with Downtown Fort Lauderdale access.

The property is approximately 15 minutes from downtown Fort Lauderdale, and is surrounded by culture, dining and shopping including the new Plantation Walk development.

Distance

Westside Regional Medical Center	2 minute walk
I-595 Interchange	5 minute drive
Plantation Walk & Broward Mall	5 minute walk
I-95 Interchange (Broward Blvd)	13 minute drive
Ft. Lauderdale Brightline Station	16 minute drive
Ft. Lauderdale International Airport	20 minute drive

2026 Demographic Overview - 3m radius



Current Population

142,695



Daytime Population

131,065



Average Household Income

\$120,683



Projected Household Income

\$143,127 (2031)

Statistics from 2026 Demographic & Income report powered by Esri

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