

FOR LEASE

2901

**STIRLING ROAD
HOLLYWOOD, FL**

STIRLING SQUARE OFFICE CENTER



2901 Stirling Road is a three-story office building in Hollywood, FL, situated within a retail plaza anchored by Walgreens, The Grove Market, Grand Cafe, Jewelry Exchange, and additional food and service tenants — with I-95, FLL Airport, and the Hard Rock Casino all within 2 miles.



PROPERTY HIGHLIGHTS

Within 2 miles of: I-95, Hotels, FLL Airport and the Hard Rock Casino

- Ample parking
- FPL Fast EV Chargers
- Most office suites have Balconies
- 1st Floor **Retail - 1,355 sf - \$35.00 psf plus \$10.00 CAM**
- 2nd Floor **Office - 764 sf - \$27.00 Modified Gross 2025 BY**
- 3rd Floor **Office - 905 sf - \$27.00 Modified Gross 2025 BY**

**Second Gen Restaurant
Former Brooklyn Water Bagels**

NEW TO MARKET

**Second Gen Restaurant
2,676 SF**

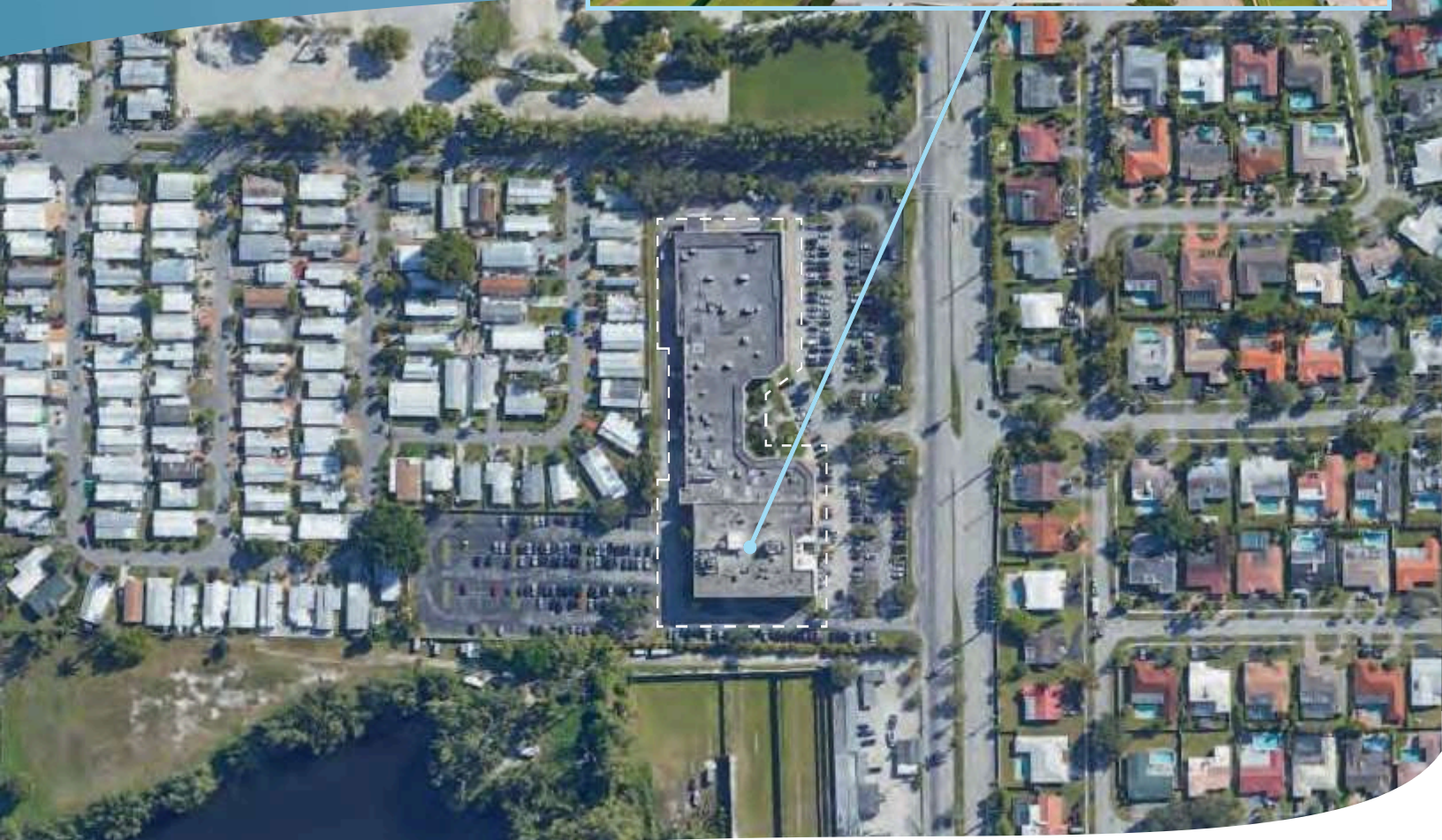
Base Rent \$45.00 psf NNN
CAM: \$10.00 psf



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MATTIS ADVISORS, INC.
Commercial Real Estate Brokers
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HOLYWOOD, FL**



For additional information contact:

Charlie Exelbirt

(954) 309-7151

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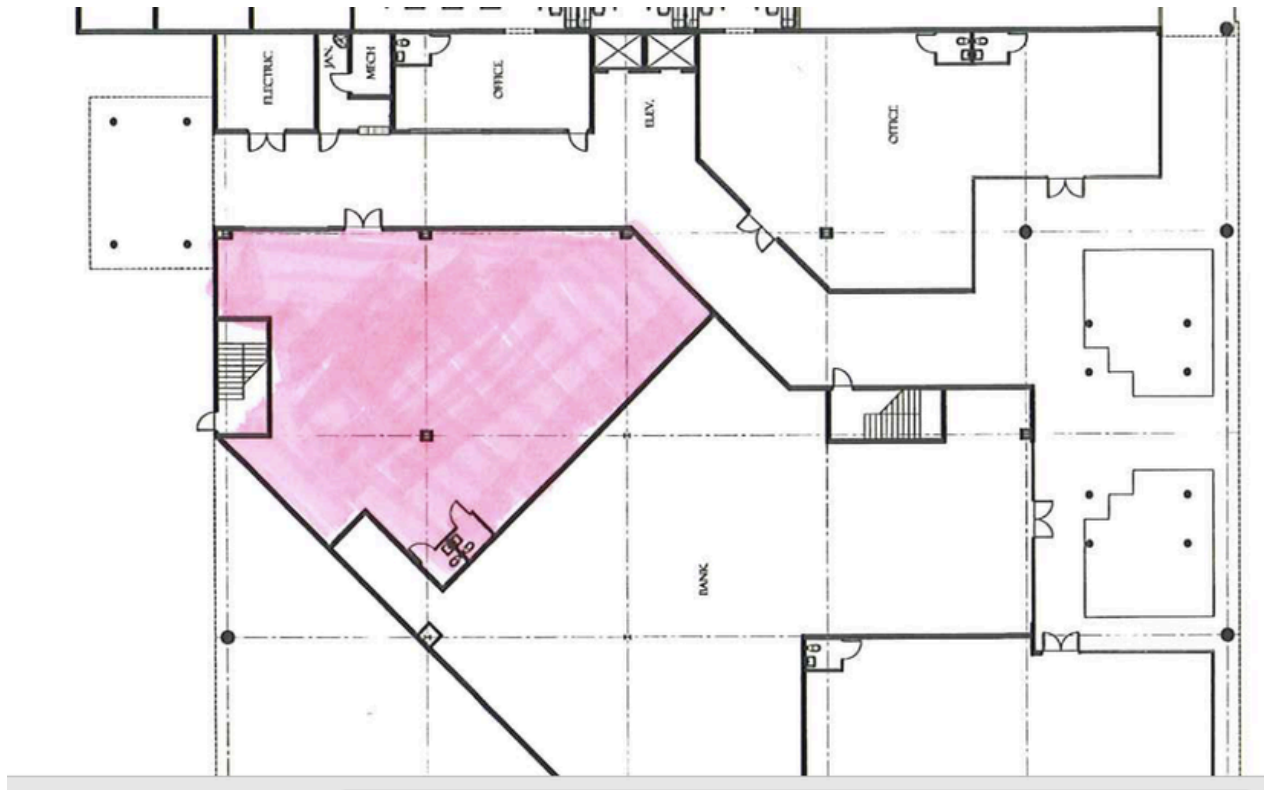
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Conceptual Floor Plan
1,355 SF- Retail



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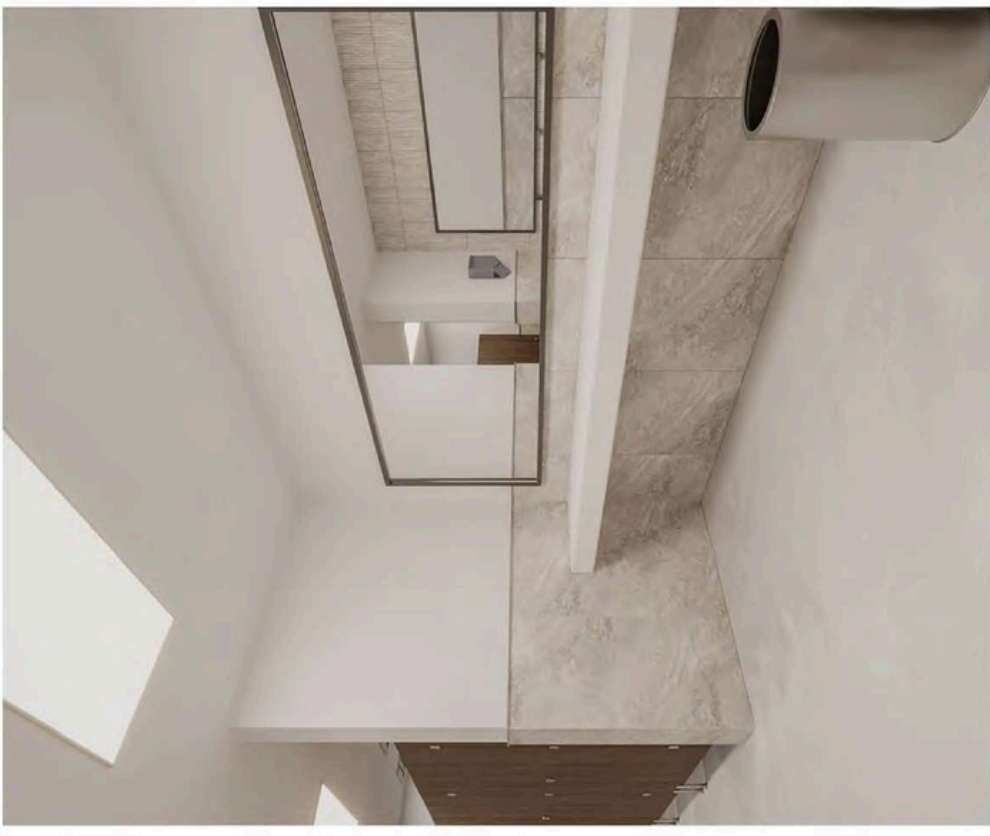
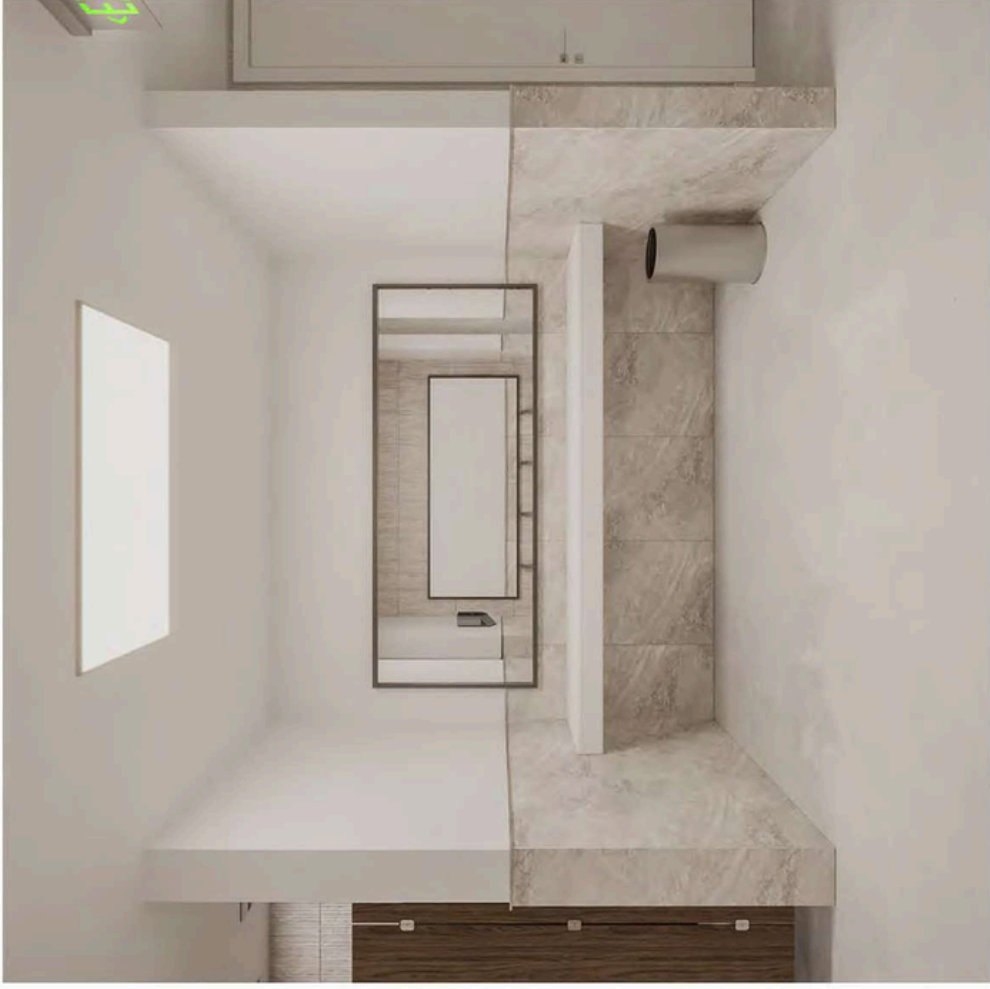


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Renovations (Final Renderings)

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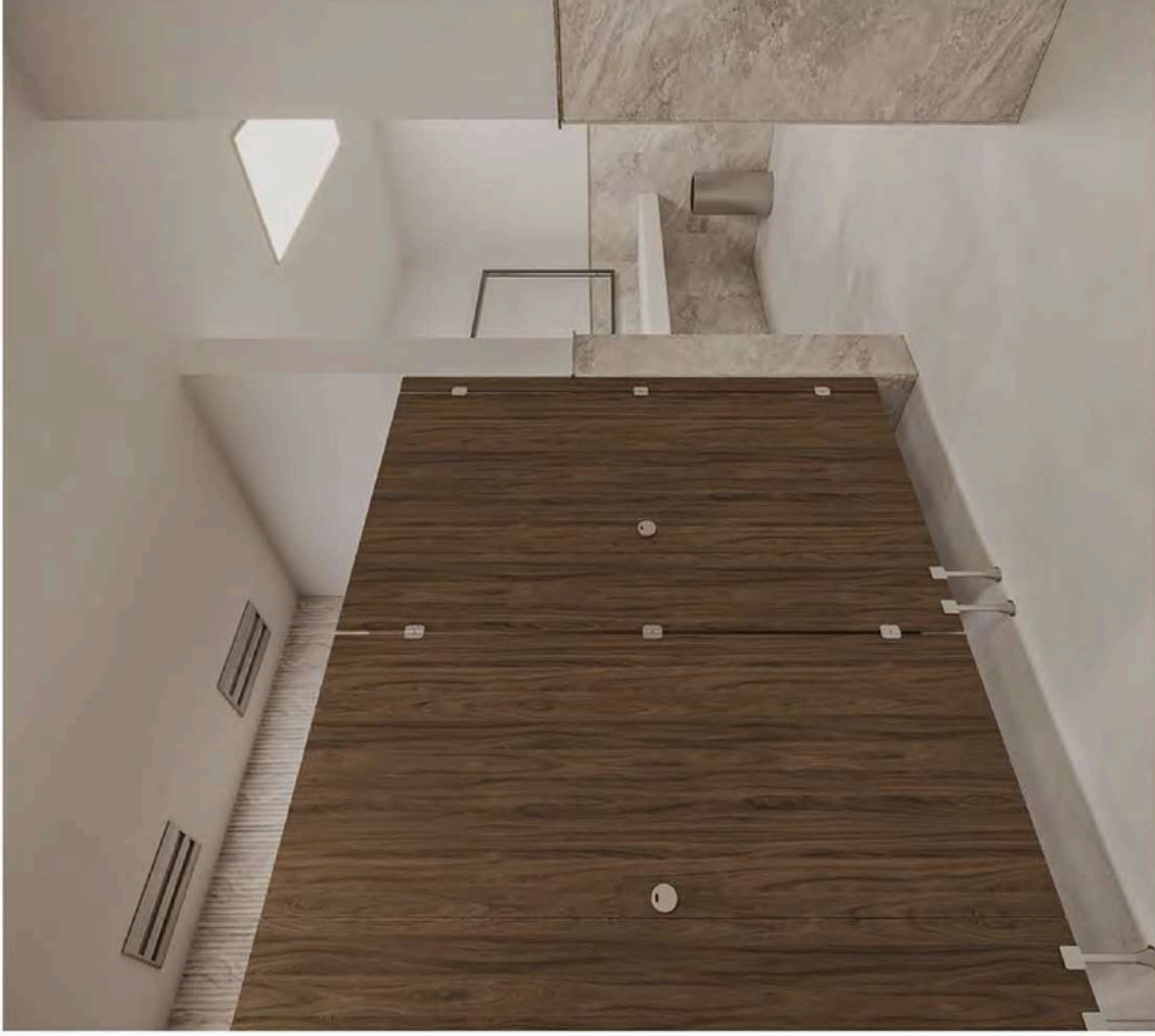
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BATHROOM RENDERINGS

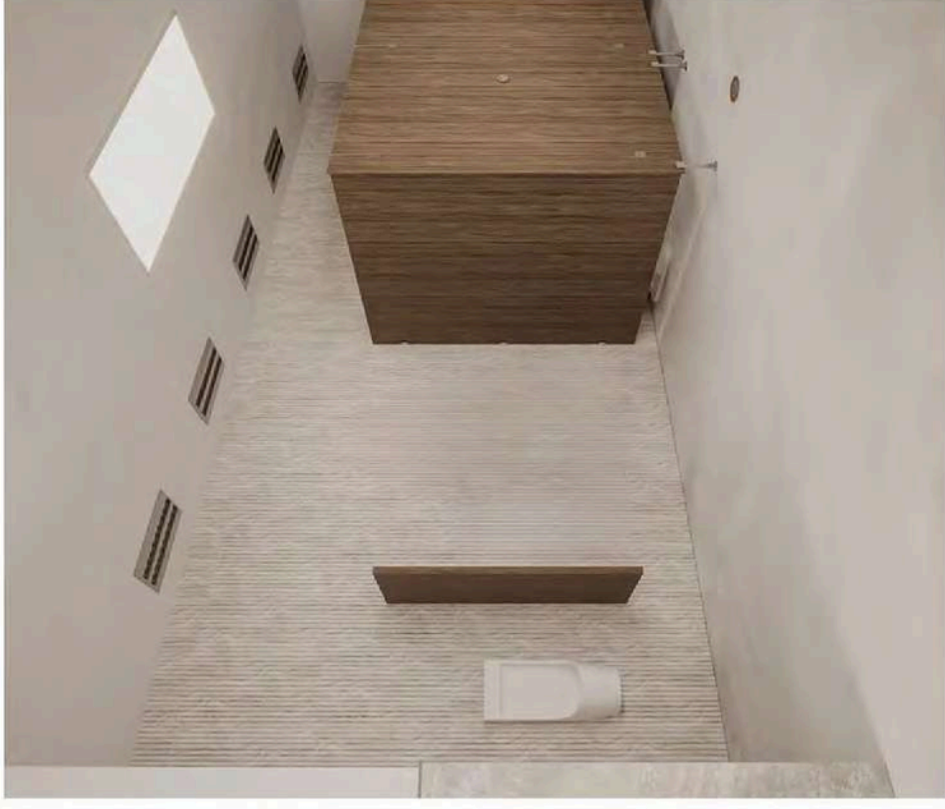
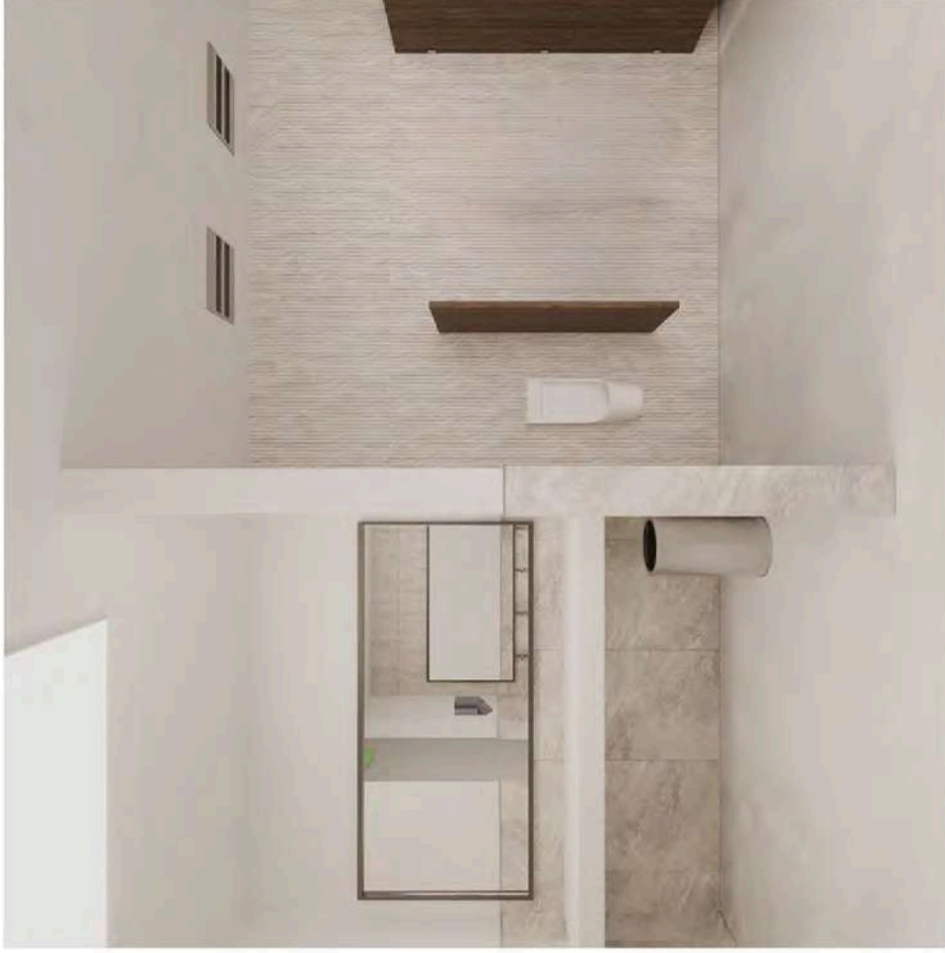
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ELEVATOR LANDING
RENDERING

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