



**greencAPITAL**  
Realty Advisors

Commercial Real Estate  
and Construction Services

# Freestanding Office Building

## 112 SE 3<sup>rd</sup> Street

### Hallandale Beach, FL 33009

For more information  
please contact:

#### Steven A. Leeds

Licensed Real Estate Broker  
Certified Building Contractor

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🌐 Greencapitalrealty.com



## AVAILABLE FOR LEASE, GROUND LEASE OR BUILD TO SUIT

### Features

- Large lot 10,001 SF
- 1,200 SF main building + 440 SF Accessory building included
- Private offices and bathrooms
- Transit core zoning; Permitted uses include offices, stores, restaurants, studios and workshops
- Can build up to 8 stories
- Great location – easy access

**Only \$3,350 per month**





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**Aerial Map**



**GULFSTREAM PARK**  
 RACING • CASINO • SHOPPING • DINING • NIGHTLIFE

Logos for Høgen-Doz, Strike 10, B&B BANG & OLUFSEN, WILLIAMS SONOMA, POTTERY BARN, and Crate & Barrel.

**AVENTURA MALL**

Logos for Cartier, HERMES PARIS, LOUIS VUITTON, TIFFANY & CO., and Saks Fifth Avenue.

**Demographics**

2018	1 mile	3 miles	5 miles
Population:	16,508	194,071	404,918
Average Income:	\$51,579	\$74,800	\$69,783
Average Age:	40	42	41

