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**Realty Advisors**

Commercial Real Estate  
and Construction Services

# Freestanding Office Building

## 113 SE 4 Street


### Hallandale Beach, FL 33009

For more information  
please contact:

#### Steven A. Leeds

Licensed Real Estate Broker  
Certified Building Contractor

2799 NW 2<sup>nd</sup> Avenue  
Suite 213  
Boca Raton, FL 33431

 561.998.2427

 561.465.2034

 [Steve@greencapitalrealty.com](mailto:Steve@greencapitalrealty.com)

 [Greencapitalrealty.com](http://Greencapitalrealty.com)



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

### Features

- Large lot 7,501 SF
- Transit core zoning; Permitted uses include offices, stores, restaurants, studios and workshops
- Below market lease rates
- Great location – easy access





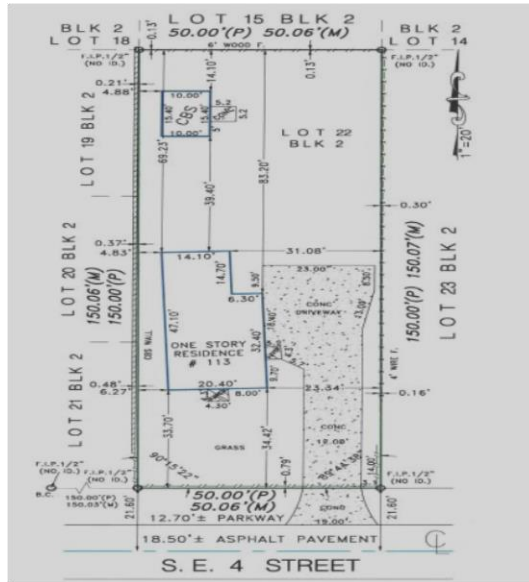
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**Aerial Map**



**Survey**



**Demographics**

	2017	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

