



INTERACTIVE
OFFERING MEMORANDUM

MATTHEWS™

VACANT MEDICAL OFFICE BUILDING

1835 N CORPORATE LAKES BLVD | WESTON, FL 33326

FOR SALE/LEASE

EXCLUSIVELY LISTED BY



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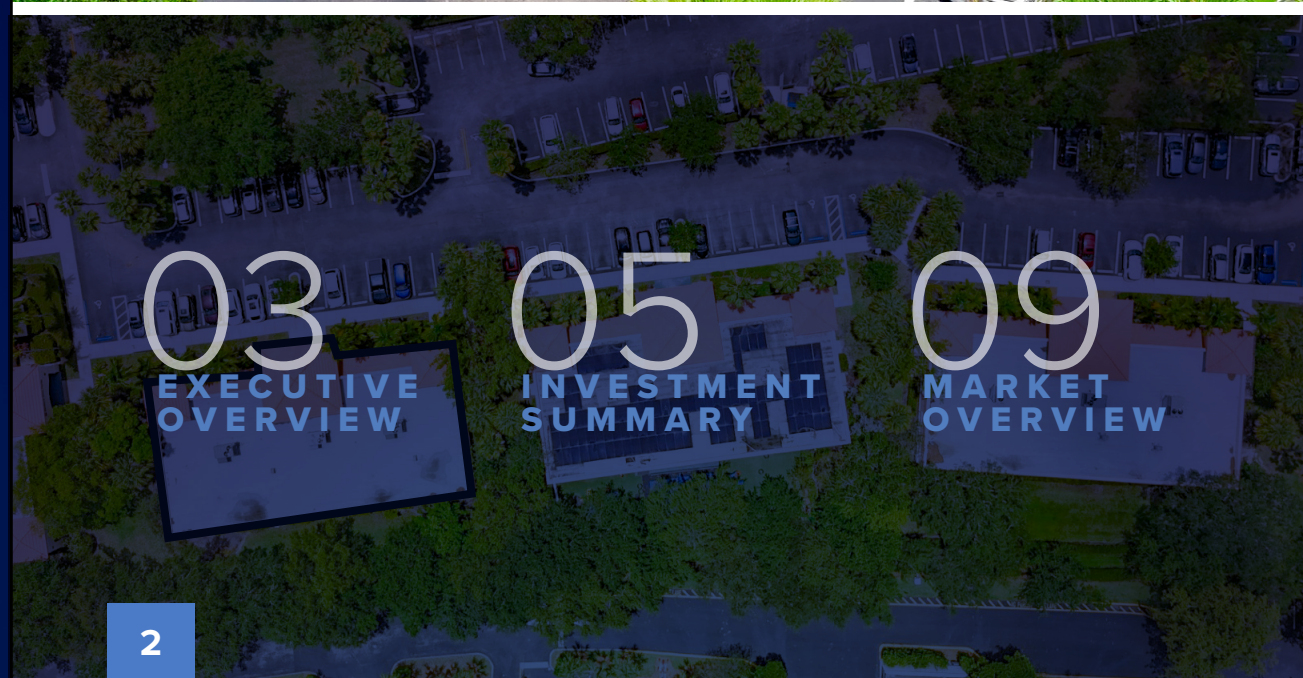


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EXECUTIVE OVERVIEW



EXECUTIVE SUMMARY

Matthews Real Estate Investment Services™ is pleased to present the opportunity to acquire a ±6,601 SF turnkey medical office building located at 1835 N Corporate Lakes Blvd in Weston, FL. This freestanding asset, situated within a well-maintained professional office park, provides a rare chance for owner-users or investors to acquire a fully built-out medical facility in one of South Florida's most affluent and sought-after suburban markets.

Built in 1997 and zoned O-1 (Office), the ±0.17-acre parcel features a high-quality medical buildout complete with exam rooms, reception and waiting areas, private offices, ADA-compliant restrooms, and existing medical equipment—enabling immediate occupancy or streamlined lease-up. The building benefits from shared parking and a flexible layout that supports a variety of healthcare uses including primary care, specialty practices, wellness, and more.

Strategically positioned just two miles from Cleveland Clinic Weston Hospital—ranked among the best hospitals in Florida—the property enjoys excellent accessibility being approximately one mile from I-75, a major regional thoroughfare. Nearby medical users such as University of Miami Health, Artisa Dental, and Radiance Medical Spa further reinforce the property's strong clinical ecosystem.

Offered at \$2,350,000 and for lease at \$30/SF NNN, this vacant freestanding medical building combines exceptional usability with significant long-term upside. The surrounding Weston community boasts strong demographics and a high average household income, supporting sustained demand for healthcare services and offering an attractive environment for medical professionals and investors alike.



INVESTMENT HIGHLIGHTS

- **TURNKEY MEDICAL OFFICE SPACE:** This ±6,601 SF freestanding medical office fully built out and includes existing medical equipment, allowing for immediate occupancy or seamless lease-up.
- **FREESTANDING BUILDING:** Located within a professional office park, this opportunity allows a buyer to own a standalone building rather than a condominium unit within a larger complex.
- **STRATEGIC LOCATION:** Situated just 2 miles from Cleveland Clinic Weston Hospital, ranked the #1 hospital in South Florida, #2 in Florida, and #48 nationally by Newsweek. The property is also approximately 1 mile from the I-75 ramp, a major north-south interstate that connects the Miami MSA to the Midwest and Canada.
- **IMMEDIATE MEDICAL SYNERGY:** Surrounded by established medical users including Cleveland Clinic, University of Miami Health, Artisa Dental, Radiance Medical Spa, and a private pediatric practice, all within the same business park.
- **MEDICAL BUILDOUT:** Professionally designed for medical use, including fully plumbed exam rooms, reception area, waiting room, private offices, and ADA-compliant restrooms.
- **AFFLUENT MARKET:** Located in Weston, one of South Florida's most affluent communities, with an average household income of approximately \$144,000 within a 3-mile radius—supporting strong demand for high-quality healthcare services.
- **IMMEDIATE USABILITY:** Vacant and fully built out with existing medical infrastructure and equipment, allowing for minimal downtime for owner-users and reduced upfront capital investment for investors.
- **IDEAL FOR A RANGE OF SPECIALTIES:** Well-suited for primary care, urgent care, specialty practices, physical therapy, behavioral health, chiropractic services, or wellness providers.
- **NEW ROOF & HVAC:** The roof and HVAC system were both replaced by the Seller in 2024.

PROPERTY OVERVIEW



\$2,350,000
LIST PRICE



\$30/SF NNN
LEASE RATE



±1,500 SF-6,601 SF
GLA



±0.17 AC
LOT SIZE

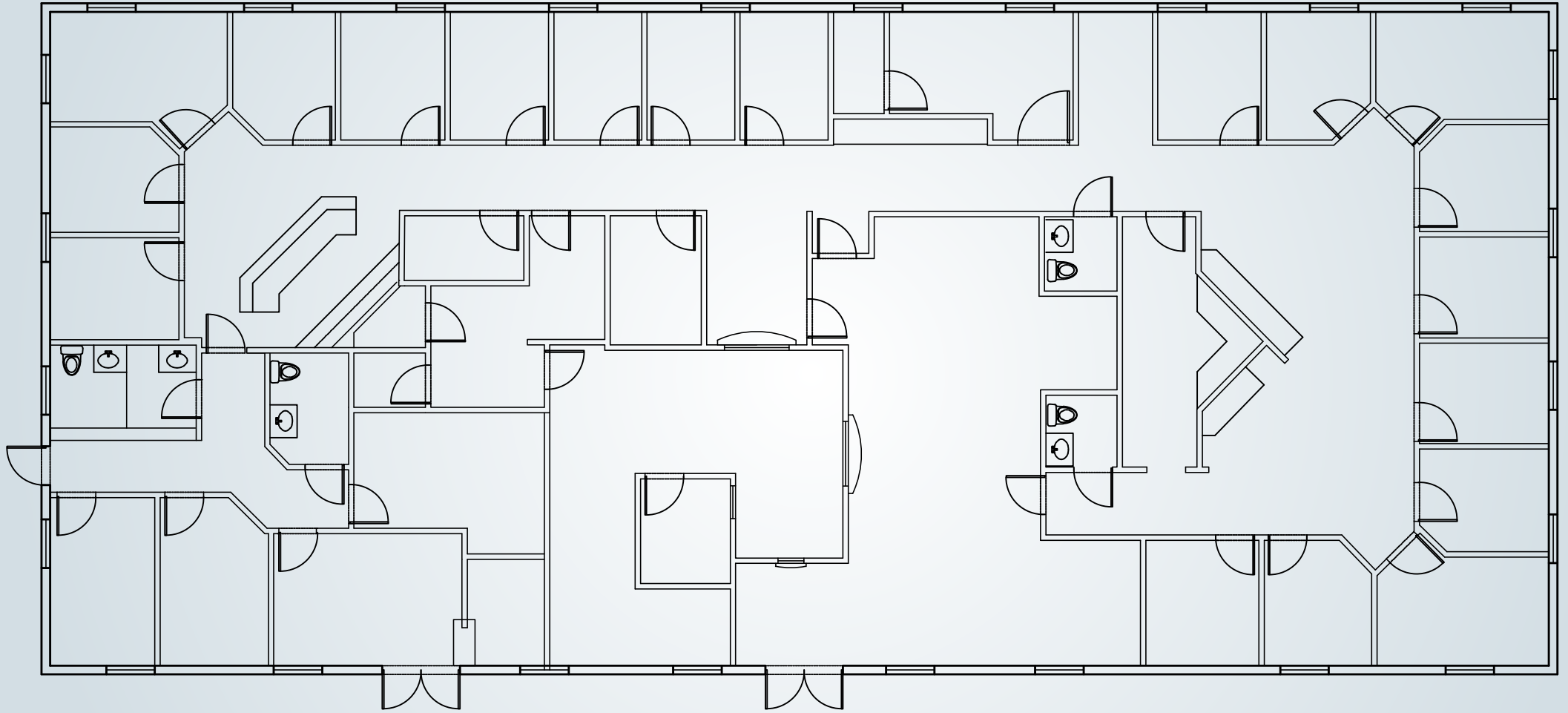


1997
YEAR BUILT

| | |
|-----------------------|-----------------------------|
| Address | 1835 N Corporate Lakes Blvd |
| City, State, Zip Code | Weston, FL 33326 |
| APN | 50-40-17-02-0275 |
| Parking Spaces | Shared Parking |
| Zoning | O-1 - Office |



BUILDING SITE PLAN













OPAL CREEK AT WESTON
 TOWNHOMES


Cleveland Clinic
 Florida


 LEADING PHARMACEUTICAL DISTRIBUTOR


CardinalHealth™


Nicklaus Children's
 Weston
 Pediatric Care Center

ROYAL PALM BLVD ± 55,000 VPD


Gentle
 B.R.A.C.E.S.
 ORTHODONTICS

Smarter
 Dr. Maria Yagji

Nubia Fonseca MD
 INTERNAL MEDICINE

 TopLine MD Alliance



weston
 commercial center


UNITED STATES
 POSTAL SERVICE

COURTYARD
 BY MARRIOTT


Just Fit
 WESTON, FL


 Cleveland Clinic

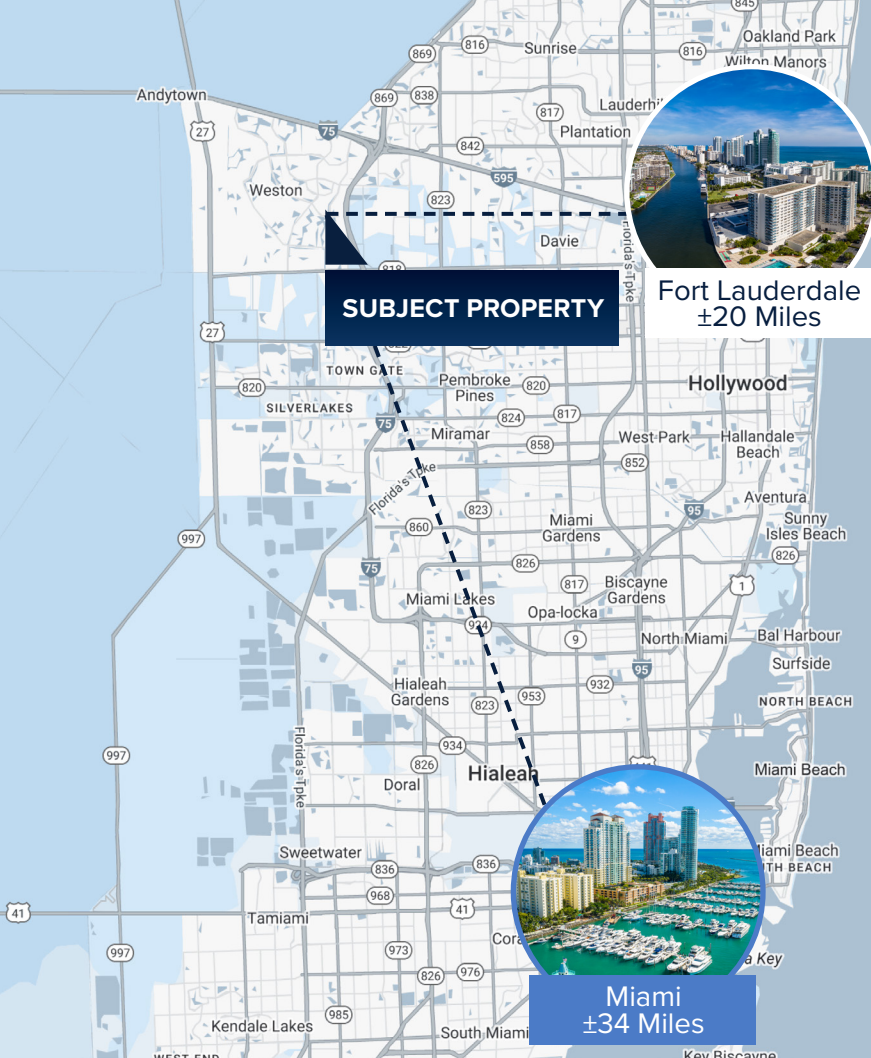

SUBJECT
PROPERTY

FORT
LAUDERDALE
 ± 20 MILES


MEDLINE



MARKET OVERVIEW



Weston, Florida, is a master-planned community situated in western Broward County, offering a peaceful suburban lifestyle with the advantages of big-city connectivity. As part of the dynamic Fort Lauderdale–Miami Metropolitan Statistical Area (MSA), Weston benefits from close proximity to major employment centers, international airports, cultural attractions, and world-class healthcare, all while preserving its tranquil, family-oriented atmosphere.

Weston is known for its exceptional quality of life, top-rated public and private schools, and thoughtfully designed neighborhoods. The city features lush landscaping, over 50 miles of bike lanes, and a wide array of parks and recreational facilities. Residents enjoy access to tennis courts, golf courses, and walking trails, as well as community events that foster a strong sense of belonging.

Weston Town Center acts as the community’s social and retail hub, offering dining, shopping, and essential services. The city’s reputation for safety and meticulous planning further enhances its appeal.

While it exudes small-town charm, Weston’s strategic location within the Fort Lauderdale–Miami MSA ensures residents can easily tap into the region’s economic opportunities, cultural diversity, and international connectivity. This blend of suburban comfort and metropolitan access makes Weston one of South Florida’s most desirable places to live.

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|-----------|-----------|
| 2030 Projection | 5,714 | 68,638 | 140,276 |
| 2025 Estimate | 5,812 | 69,838 | 142,698 |
| 2020 Census | 6,298 | 75,781 | 154,694 |
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
| 2030 Projection | 1,901 | 21,994 | 44,700 |
| 2025 Estimate | 1,948 | 22,499 | 45,715 |
| 2020 Census | 2,179 | 25,030 | 50,816 |
| INCOME | 1 MILE | 3 MILE | 5 MILE |
| Avg. Household Income | \$145,213 | \$139,664 | \$143,863 |



FORT LAUDERDALE

Fort Lauderdale, Florida, often called the “Venice of America,” is a vibrant coastal city known for its extensive network of scenic canals, beautiful beaches, and lively cultural scene. Located in the southeastern part of the state, it boasts a tropical climate, making it a popular year-round destination for tourists and residents alike. The city is famous for its stunning waterfront views, upscale shopping districts, and an array of dining options, particularly along Las Olas Boulevard. Fort Lauderdale is also a hub for boating and yachting, with its marina being one of the busiest in the world. In addition to its natural beauty, the city hosts numerous cultural events and festivals, including the Fort Lauderdale International Boat Show, which draws visitors from around the globe. Whether you’re exploring its historic districts, enjoying outdoor activities, or soaking up the sun on its sandy shores, Fort Lauderdale offers a unique blend of leisure and sophistication.

The city’s economy is driven by a mix of tourism, marine industries, and a growing business services sector. As a key destination for both domestic and international visitors, tourism plays a significant role, contributing billions of dollars annually and supporting a wide range of hospitality, retail, and entertainment businesses. The city’s strategic coastal location has also made it a global yachting and boating capital, with the marine industry generating substantial economic impact through boat manufacturing, repair, and related services. Additionally, Fort Lauderdale has developed into a regional business hub, with a strong presence of finance, real estate, and technology companies. The city’s port, Port Everglades, is one of the busiest cargo ports in the United States and a leading cruise port, further bolstering the local economy through trade and tourism. With ongoing investments in infrastructure and a business-friendly environment, Fort Lauderdale continues to attract new industries and talent, positioning itself as a key player in South Florida’s economic landscape.



ATTRACTIONS

GALLERIA FORT LAUDERDALE

Galleria Fort Lauderdale is a world-class shopping center as it features over 120 fabulous stores and sophisticated restaurants. It is anchored by Macy's and Dillard's and features other national retailers such as Apple, Williams-Sonoma, and Free People. Popular dining destinations at the Galleria include The Capital Grille, Seasons 52, and Coopers Hawk Restaurant and Winery.

LAS OLAS BOULEVARD

Las Olas Boulevard is a shopper's paradise as it is home to local fashion boutiques, art galleries, restaurants that serve a variety of cuisines, and many more. Las Olas Boulevard stretches from the beach at A1A and is beautifully lined with palm trees and has magnificent views of million-dollar homes and spectacular yachts.

BEACHES

Fort Lauderdale has miles and miles of breathtaking beaches including Lauderdale-By-The-Sea, Las Olas Beach, and Fort Lauderdale Beach. The Greater Area of Fort Lauderdale features several other beaches that are less than 20 miles from the city including Deerfield Beach, Hillsboro Beach, Pompano Beach, Dania Beach, Hollywood Beach, and Hallandale Beach. The city of Miami, the second-largest city in Florida, and Miami Beach are also just an hour away from the city.

BONNET HOUSE MUSEUM & GARDENS

Located along Fort Lauderdale Beach, Bonnet House Museum & Gardens is a 35-acre pristine estate. Frederic Clay Bartlett, a Chicago-born artist, created Bonnet House in 1920. The estate features Evelyn Bartlett's animal sculpture collection from Southeast Asia and Africa, a variety of orchids, and playful monkeys and beautiful swans that roam the area. The estate offers guided tours of the buildings and gardens to tourists who are interested in learning about how the Bartlett family lived.



MIAMI

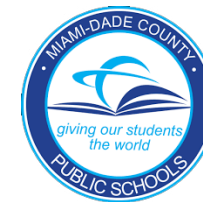
Miami Beach, Florida, is a lively coastal city located on a series of barrier islands along the southeastern coast of the United States. Known for its stunning white-sand beaches and turquoise waters, Miami Beach attracts millions of visitors annually. The city is famous for its luxurious resorts, upscale dining, and vibrant nightlife, making it a premier vacation destination. Miami Beach is also renowned for its Art Deco Historic District, a collection of well-preserved buildings in pastel colors and geometric designs that reflect the city's rich cultural history.

The city is home to a diverse community, with a mix of residents and international visitors. Miami Beach is a cultural hub, offering a blend of Latin American, Caribbean, and European influences that can be seen in the city's food, art, and music. The city also hosts several high-profile events, including Art Basel Miami Beach, one of the world's leading contemporary art fairs, and the South Beach Wine & Food Festival. Miami Beach is also famous for its annual Winter Music Conference and its role in the global electronic music scene. Additionally, the city is close to major universities such as the University of Miami and Florida International University, both offering prestigious academic programs and research opportunities.

Beyond the bustling tourist areas, Miami Beach offers numerous outdoor activities, from water sports such as jet skiing and paddleboarding to biking along scenic trails. The city's parks, including the lush South Pointe Park and the vast Flamingo Park, provide green spaces for relaxation and recreation. With its tropical climate, Miami Beach is a year-round destination, offering an exciting mix of relaxation, adventure, and cultural exploration for visitors and locals alike.



MAJOR EMPLOYERS





MIAMI BEACH BOARDWALK



ART DECO HISTORIC DISTRICT



NORMANDY SHORES GOLF COURSE



MIAMI BEACH BANDSHELL



BAL HARBOUR SHOPS



OCEAN TERRACE STREET

EXPIERENCE MIAMI BEACH

Miami Beach is a dynamic destination, where stunning beaches meet vibrant culture and architecture. The city's iconic **Art Deco Historic District** showcases colorful, vintage buildings that define its unique style, while the **Miami Beach Boardwalk** offers a scenic path perfect for strolling or biking along the coast. Visitors can also enjoy the serene **Normandy Shores Golf Course**, which boasts beautiful views of Biscayne Bay.

Cultural and entertainment options are plentiful, from the historic **Miami Beach Bandshell**, hosting live performances and events, to the upscale shopping and dining at **Bal Harbour Shops**. The lively **Ocean Street Terrace** is another highlight, offering a mix of trendy shops, restaurants, and bars, making it the perfect spot to experience the city's energetic vibe. Whether you're exploring its architecture, relaxing on the beach, or enjoying the nightlife, Miami Beach has something for everyone.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1835 N Corporate Lakes BLVD | Weston, FL 33326** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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