

Davie Professional Building

6415 SW 41st St, Davie, FL 33314

Vacant Office
Investment Opportunity
Offering Memorandum



Subject Property

MATTHEWS™

Exclusively Listed By



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Property Overview

Davie Professional Building
6415 SW 41st St, Davie, FL 33314

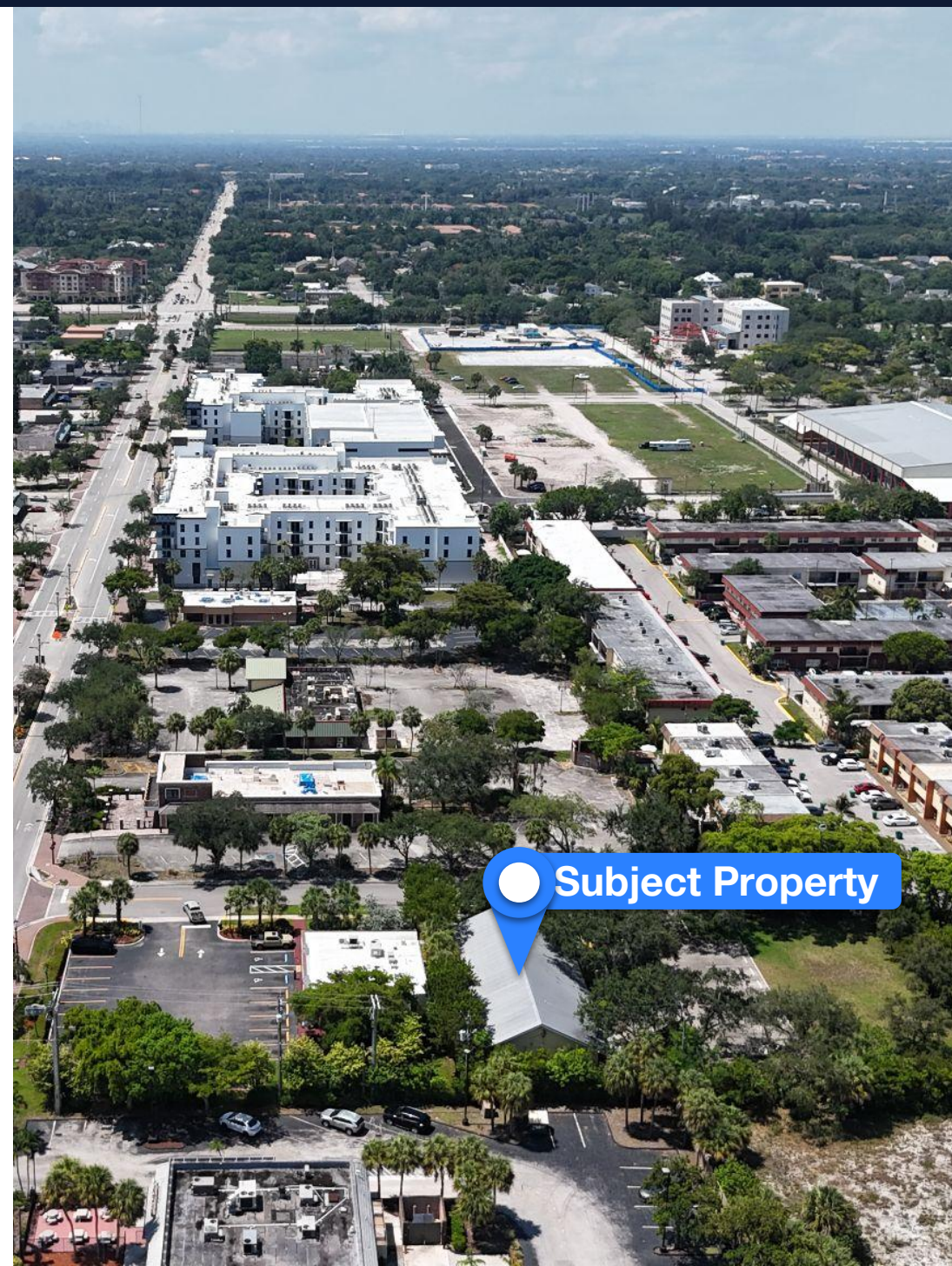


Subject Property

Investment Highlights

Property Highlights

- **Immediate Owner-User Opportunity** – ±4,018 SF vacant office building available for immediate occupancy, allowing an owner-user to eliminate lease costs while building long-term equity.
- **Additional Development Parcel Included** – Combined ±0.68-acre site includes an adjacent ±0.28-acre parcel, providing flexibility for future expansion, additional parking, outdoor storage, or redevelopment.
- **Adjacent to Planned Residential Growth** – Located next to the proposed 286-unit Saddlebridge at Downtown Davie development, poised to increase nearby residential density and daytime activity.
- **Surrounded by Ongoing Redevelopment** – Benefits from proximity to Zona Village, Main Street Lofts, and other mixed-use projects driving the continued revitalization of Downtown Davie.
- **Premier Educational Corridor** – Minutes from Nova Southeastern University, Broward College, and Florida Atlantic University, supporting a strong student, faculty, and workforce population.
- **Strong Demographic & Employment Drivers** – Positioned near numerous schools and the Seminole Hard Rock Hotel & Casino Hollywood, one of South Florida's largest employment and entertainment destinations.
- **Flexible Occupancy Options** – Well suited for professional office, medical, educational, nonprofit, training, and other service-oriented users.
- **Strategic Broward County Location** – Convenient access to University Drive, Davie Road, I-595, Florida's Turnpike, and I-95 provides outstanding regional connectivity.
- **High-Growth Commercial Corridor** – Located within a rapidly evolving submarket benefiting from continued population growth, commercial investment, and increasing demand for office and service space.
- **Rare Infill Acquisition Opportunity** – One of the few opportunities to acquire a vacant office building with excess land in a densely developed Broward County submarket with limited available inventory.



6415 SW 41st St
Davie, FL 33314

±4,018 SF

GLA

1986

Year Built

\$1,450,000

List Price

±0.68 AC

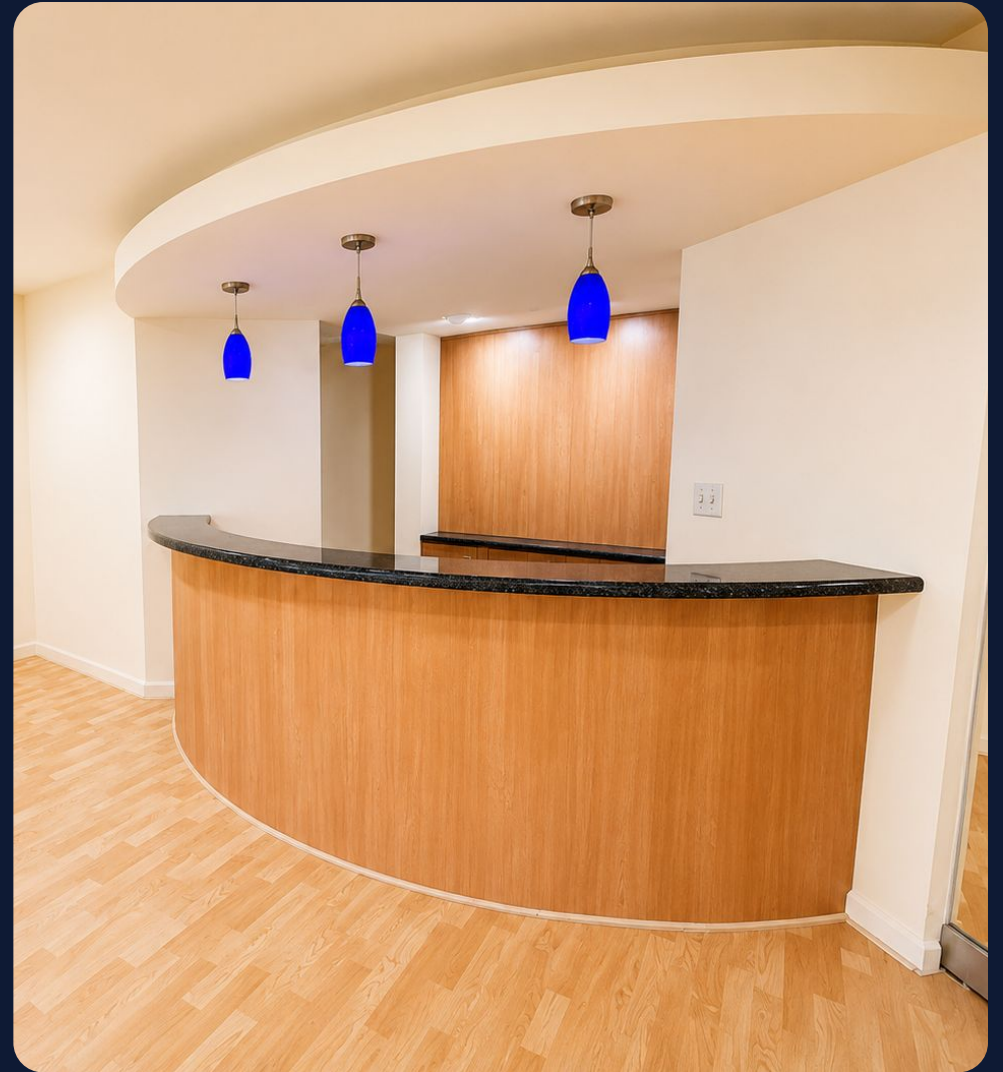
Lot Size (AC)



Interior Photos



Interior Photos





 **Tropical Elementary**
±840 Students

 **Plantation Park Elementary**
±512 Students

 **Seminole Middle**
±1,014 Students

 **The Avenue Apartments**
±394 Units

 **Meadowbrook Elementary**
±693 Students



Florida Atlantic University - Davie Campus
±5,000 Students
±3,200 Employees



Nova Southeastern University
±20,910 Students
±3,600 Employees

 **HCA Florida University Hospital**
±165 Beds

 **AMLI Toscana Place**
±500 Units

 **Zona Village**
±209 Units

 **Main Street Lofts**
±45 Units

New Town Commerce Center
Business Park

Subject Property 



 **Courtyards At Davie**
±219 Units

 **Saddlebridge at Downtown Davie**
±286 Units



817

± 36,000 VPD

Florida's Tpke ± 144,600 VPD

± 55,500 VPD

441

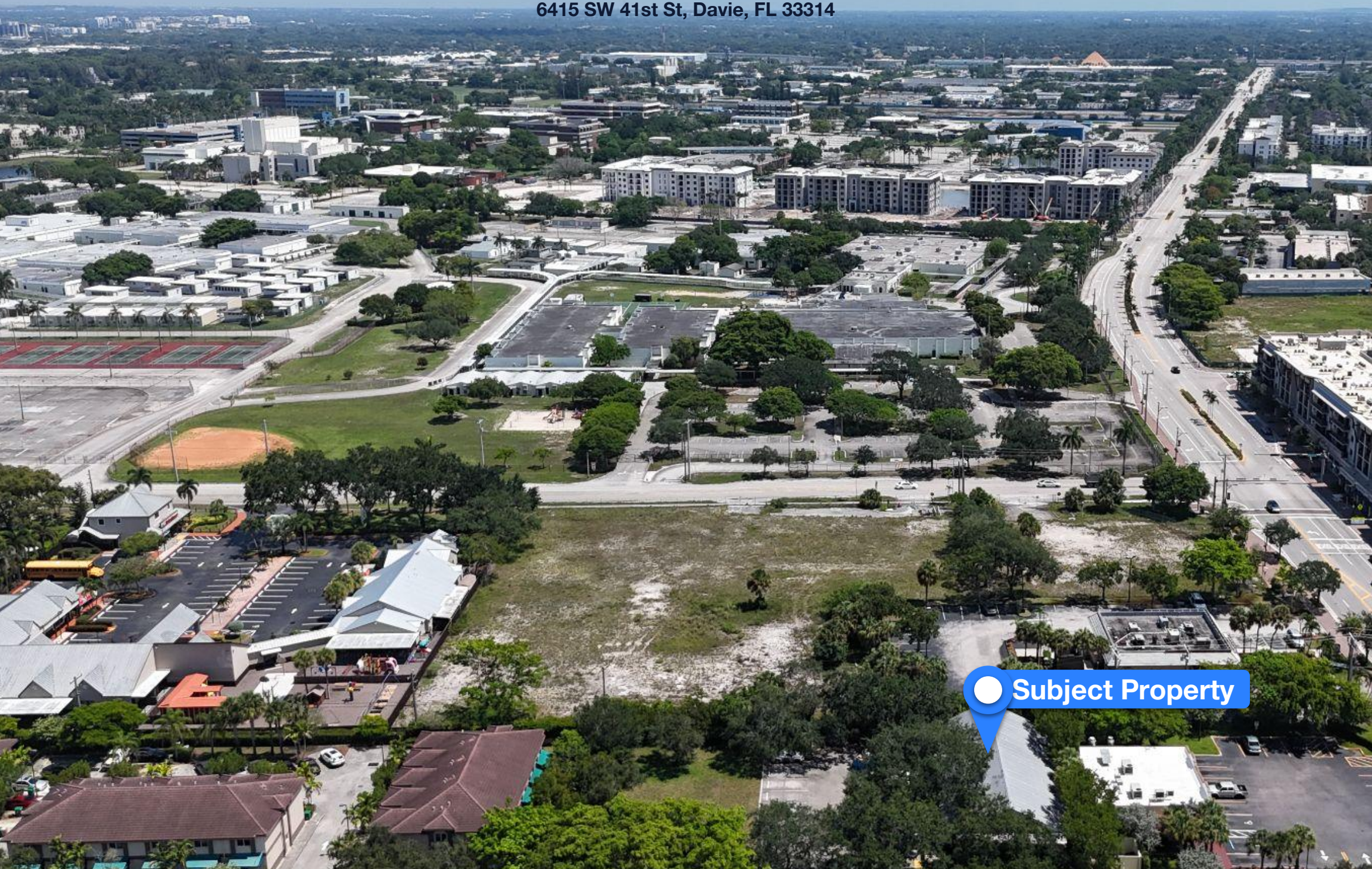


Google Earth

Financial Overview

Davie Professional Building

6415 SW 41st St, Davie, FL 33314



Subject Property

Financial Summary

\$1,450,000

List Price

\$361

Price Per SF

±0.68 AC

Lot Size

Property Details

Opportunity Name Davie Professional Building

Address 6415 SW 41st St, Davie, FL 33314

GLA ±4,018 SF

Year Built 1986

Occupancy Vacant

Zoning RAC-TC



Market Overview

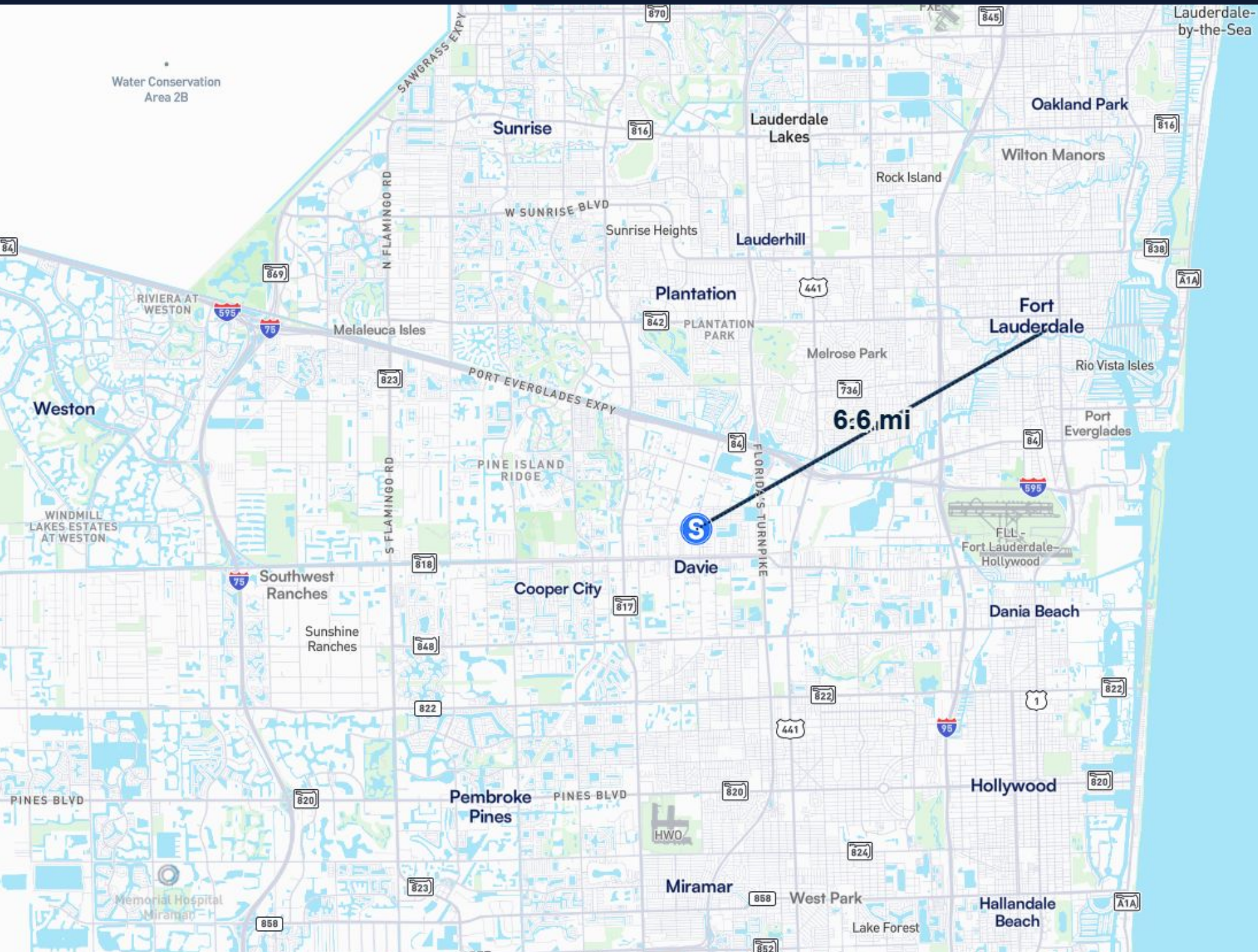
Davie Professional Building

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Subject Property

Regional Map



Davie, FL

Market Demographics

110,000

Total Population

\$87,000

Median HH Income

56,000

Employed Population

74%

Owner-Occupied Housing



Local Market Overview

Davie is one of Broward County's most desirable business communities, strategically positioned within the Fort Lauderdale–Miami metropolitan area. The town benefits from a highly educated workforce, strong household incomes, and continued population growth driven by South Florida's expanding economy. Home to Nova Southeastern University, Broward College, and Florida Atlantic University's Davie campus, the area provides a deep pipeline of skilled talent supporting professional services, healthcare, education, and technology-oriented employers.

The office market is supported by a diverse employment base, expanding healthcare sector, and strong institutional presence. Davie serves as a regional hub for medical, educational, legal, financial, and professional office users, benefiting from a substantial daytime population generated by nearby universities, hospitals, government offices, and surrounding business parks. Continued residential growth, mixed-use redevelopment, and ongoing investment throughout the area are strengthening demand for office space while reinforcing Davie's position as a stable and well-connected location for owner-users, investors, and professional service firms seeking long-term growth within Broward County.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	15,138	117,195	353,801
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,712	43,851	130,991
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$88,178	\$122,502	\$127,272



FORT LAUDERDALE, FL MSA

With a city population of over ±180,000 residents, Fort Lauderdale is the largest city in Broward County and the 10th largest city in the state of Florida. With its diverse workforce, strategic global location, and favorable tax climate, Fort Lauderdale is where businesses and professionals come to grow. It has several modes of transportation for the benefit of businesses and tourists such as the Fort Lauderdale-Hollywood International Airport, the Fort Lauderdale Executive Airport, and Port Everglades.

Known as the Yachting Capital of the World, Fort Lauderdale is one of Florida's most popular tourist destinations as it offers a variety of shopping and dining experiences, sunny beaches, historical and ecological attractions, fun sporting events, and annual festivals. Fort Lauderdale is home to the main campus of Nova Southeastern University, the biggest employer in the city and the largest private research university in the state. With its vast amenities, Fort Lauderdale is the perfect place for families, professionals, and businesses alike.

Total Population
3,770,958

Annual Visitors
50 Million

Tourism Economic Impact
\$157.3 Billion

GDP
\$1.29+ Trillion

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **6415 SW 41st St, Davie, FL, 33314** ("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:

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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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