Vacant Belle Terre Suites

7800 W Oakland Park Blvd #3B21 & 3B22, Sunrise, FL 33351

Vacant Office Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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MATTHEWS™

PROPERTY OVERVIEW

Vacant Belle Terre Suites
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Sunrise, FL 33351

EXECUTIVE SUMMARY

$642,800
List Price

$200
Price Per SF

The Opportunity

Matthews™ is pleased to present the opportunity to acquire two adjacent office condominium units totaling ±3,214 SF within the established Belle Terre Medical Office Complex in Sunrise, Florida.

The units are currently vacant and feature direct elevator access, offering an ideal opportunity for a physician group, specialty practice, or outpatient healthcare provider seeking to establish or expand its presence in one of Broward County's most established medical corridors. The contiguous configuration provides flexibility for a single occupant, multiple providers, or a phased expansion strategy.

Belle Terre is home to a diverse mix of medical specialists and healthcare providers, creating strong synergy and referral opportunities within the complex. The property also benefits from its proximity to HCA Florida University Hospital, HCA Florida Westside Hospital, and numerous surrounding medical offices, making it an attractive location for practices seeking visibility, accessibility, and convenience. Combined with abundant on-site parking and excellent regional access, this offering presents a compelling owner-user opportunity in a mature and highly desirable medical office environment.

INVESTMENT HIGHLIGHTS

Property Highlights

- **Adjacent Office Condominium Units –** Rare opportunity to acquire two contiguous office condominium units totaling ±3,214 SF, providing flexibility to occupy the entire space or lease one unit while utilizing the other.
- **Turnkey User Opportunity –** Vacant units allow an owner-user to immediately customize the space for a medical practice, specialty clinic, or outpatient healthcare use without existing lease restrictions.
- **Direct Elevator Access –** Convenient direct elevator access enhances patient accessibility and provides a professional arrival experience for visitors and staff.
- **Established Medical Office Community –** Located within the highly regarded Belle Terre Medical Office Complex, the property is surrounded by a strong concentration of physicians, specialists, diagnostic providers, and other healthcare professionals, creating valuable referral and networking opportunities.
- **Premier Healthcare Corridor –** Ideally positioned near HCA Florida University Hospital, HCA Florida Westside Hospital, and numerous outpatient healthcare providers, allowing practices to benefit from an established medical ecosystem and referral network.
- **Ample Patient & Staff Parking –** The Belle Terre campus provides abundant on-site parking, offering convenient access for patients, physicians, and employees.
- **Flexible Ownership Strategy –** Ideal for an owner-user seeking immediate occupancy, a medical group requiring expansion space, or an investor looking to lease to healthcare providers in an established medical office environment.
- **Excellent Broward County Location –** Centrally located on W. Oakland Park Boulevard with convenient access to University Drive, Pine Island Road, and the Sawgrass Expressway, providing excellent connectivity throughout Broward County.

Walgreens
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
ALDI
PATEL BROTHERS
DOLLAR TREE
Walmart Supercenter
Publix
Pollo Tropical
WING STOP
CVS pharmacy
Walgreens
Burlington
ALDI
ROSS DRESS FOR LESS
Domino's Pizza
BURGER KING
N
Florida Medical Center
±459 Beds
Subject Property
816
± 58,500 VPD
Florida's Tpke (Toll Rd) ± 136,800 VPD
Cielo Point Apartments
±302 Units
THE HOME DEPOT
Key Food
FAMILY DOLLAR
IHOP
Advance Auto Parts
TACO BELL
Wendy's
Wendy's
7 ELEVEN
McDonald's
DOLLAR TREE
Walmart Supercenter
DUNKIN'
TACO BELL
817
± 58,500
LOWE'S
Royal Palm Elementary
±461 Students
CHIPOTLE MEXICAN GRILL
PANDA EXPRESS
Chick-fil-A
CVS pharmacy
Walgreens
Extra Space Storage
Windward Vista Apartments
±352 Units
five BELOW
ROSS DRESS FOR LESS
Publix
Plantation High School
±1,834 Students
Extra Space Storage
Woodstock Lodge Condominium
±240 Units
±3.4 Miles Away
HCA Florida Westside Hospital
HCA Florida Westside Hospital
±250 Beds | ±1,200 Employees
±6.7 Miles Away
HCA Florida University Hospital
HCA Florida University Hospital
±165 Beds | ±650 Employees
838
± 40,500 VPD
AutoZone

PROPERTY PHOTOS

MARKET OVERVIEW

Vacant Belle Terre Suites
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Sunrise, FL 33351

Sunrise, FL

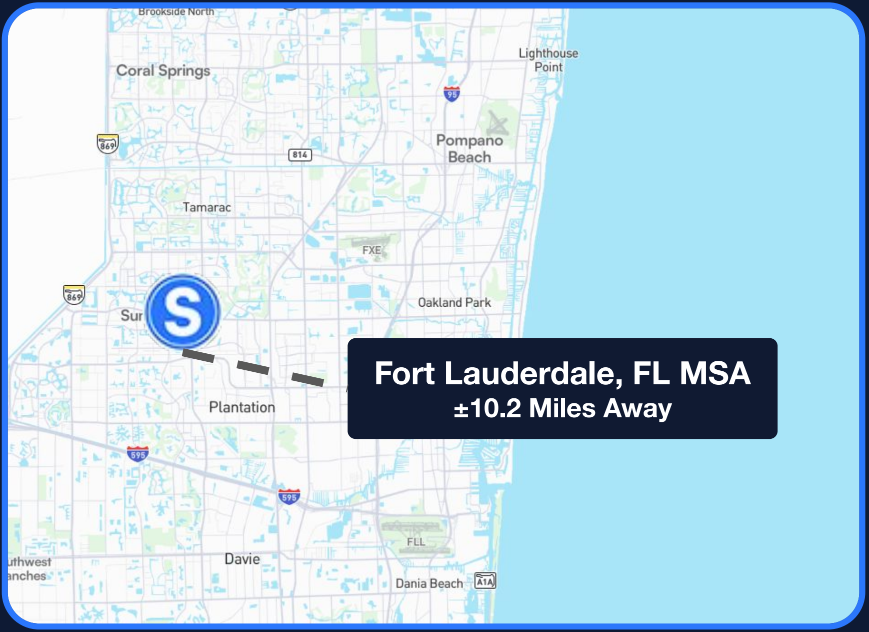
Market Demographics: 3-Mile Radius From Subject Property

224,959
Total Population

87,409
Total Households

$79,649
Average HH Income

41.7 Years
Median Age



Local Market Overview

Sunrise, Florida is a well-established community in western Broward County that benefits from its strategic location within the greater Miami–Fort Lauderdale metropolitan area. Home to a diverse population and a strong residential base, the city offers convenient access to major employment centers, regional transportation corridors, and South Florida's international airports. Sunrise has experienced steady investment in commercial, residential, and public infrastructure, creating an environment that supports long-term economic stability and sustained demand across multiple property sectors. Residents enjoy a wide range of recreational amenities, parks, and cultural attractions, while the city's proximity to neighboring municipalities expands access to employment, healthcare, higher education, and entertainment opportunities.

The local economy is supported by a balanced mix of healthcare, professional services, retail, education, hospitality, and corporate office employment. Sunrise is home to several major employers and regional headquarters, reinforcing its position as an important business destination within Broward County. The city is also recognized for destination retail and entertainment venues that attract visitors from throughout South Florida, contributing to consistent consumer activity.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	239,407	502,076	1,345,613
Current Year Estimate	224,959	474,982	1,268,540
2020 Census	210,903	449,285	1,209,032
Growth Current Year-Five-Year	1.3%	1.2%	1.2%
Growth 2020-Current Year	1.3%	1.1%	1.0%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	92,716	188,813	521,552
Current Year Estimate	87,409	178,444	494,410
2020 Census	83,496	172,591	473,872
Growth Current Year-Five-Year	1.2%	1.2%	1.2%
Growth 2020-Current Year	0.3%	0.3%	0.1%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$79,649	$87,358	$103,408

Fort Lauderdale, FL

186,000+
Total Population

108,000+
Employed Population

15.7%
Growth Rate

$84,026
Average HH Income

Local Market Overview

Located just northwest of Downtown Fort Lauderdale, the area surrounding NW 7th Court benefits from strong regional connectivity via Interstate 95, Broward Boulevard, and State Road 7. The neighborhood provides convenient access to major employment centers including Downtown Fort Lauderdale, Port Everglades, and Fort Lauderdale-Hollywood International Airport, supporting steady residential and commercial demand. Continued redevelopment and infrastructure investment throughout the urban core have contributed to increased activity and long-term growth in surrounding neighborhoods.

The immediate area features a diverse residential base, accessible workforce housing, and proximity to transit, healthcare, education, and neighborhood retail amenities. Its central Broward County location and relative affordability compared to eastern coastal submarkets continue to attract residents seeking convenient access to employment, transportation, and urban services throughout the Fort Lauderdale market.

COASTAL LIVING, STRATEGICALLY POSITIONED IN THE HEART OF SOUTH FLORIDA'S BUSINESS CORRIDOR.

Fort Lauderdale is strategically positioned along the I-95 corridor between Miami and Boca Raton, offering immediate access to South Florida's major employment hubs, transportation infrastructure, and coastal lifestyle amenities. The city's central location supports strong residential demand and connectivity throughout Broward County and the broader tri-county region.

0.8 Mi
Las Olas Boulevard

2.3 Mi
Fort Lauderdale-Hollywood International Airport

2.7 Mi
Port Everglades

3.1 Mi
Brightline Fort Lauderdale Station

3.8 Mi
Downtown Fort Lauderdale CBD

5.4 Mi
Broward Health Medical Center

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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 7800 W Oakland Park Blvd # 3B21, Sunrise, FL, 33351 ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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 Real Estate Investment Services™. 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 Real Estate Investment Services™. 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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