

# Pembroke Lakes Professional Center Medical Offices For Lease



12301-12311 Taft Street  
Pembroke Pines, FL 33026

**ALMOST WALKING DISTANCE TO MEMORIAL HOSPITAL WEST**

**AROUND THE CORNER FROM THE PEMBROKE LAKES MALL & CB SMITH PARK**

**Adjacent Offices: 2,707 and 1800 square feet available now in 12301 Building  
Lease either one, or combine for 4507 square feet  
1500 square feet available in 12311 Building**

**ALL ARE FULLY BUILT OUT FOR MEDICAL OFFICE USE: READY TO OCCUPY**

- **Two-Building, Visually Appealing Complex in Extremely Convenient Location**
- **Incredible Surrounding Patient Demographics: Upscale Family Neighborhoods**
- **Rentable = Useable Square Feet: Don't Pay Rent for Lobbies or Elevators!**
- **Single Story: Easy Disabled/Wheelchair Access and Parking**
- **Outstanding Parking: 6.5 striped spots per 1,000 Square Feet**
- **Multiple Area Amenities**
- **Adjacent Tenants:**

Pediatric Dentistry

Pediatric Cardiology

Gynecology

General Dentistry

- **Customized Build-Out Available**
- **Asking \$19.50 Net, Incentives Available**
- **All reasonable offers considered**

**KONIGSBERG COMMERCIAL REAL ESTATE, PA**

GLOBAL REAL ESTATE SOLUTIONS: ACQUISITION, DISPOSITION, CONSULTING

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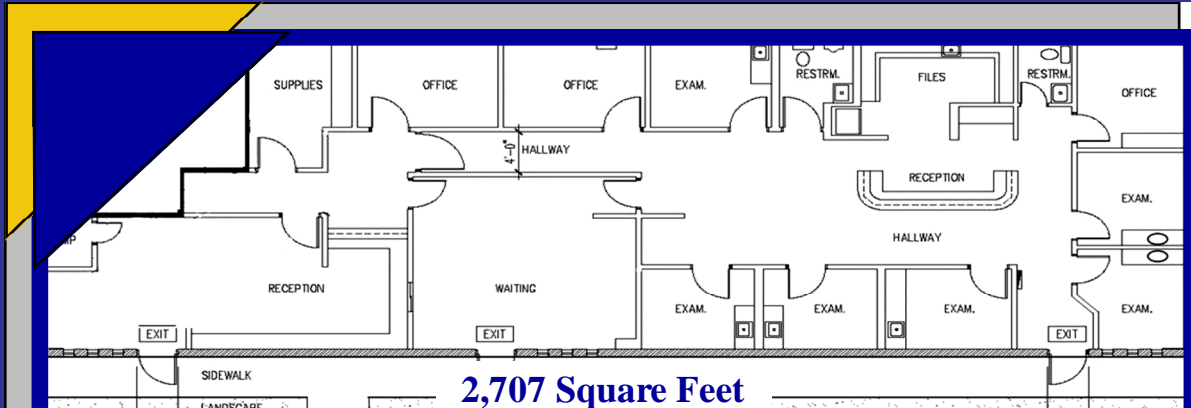
Facsimile: 786-524-7885

[www.realcommercialproperties.com](http://www.realcommercialproperties.com)

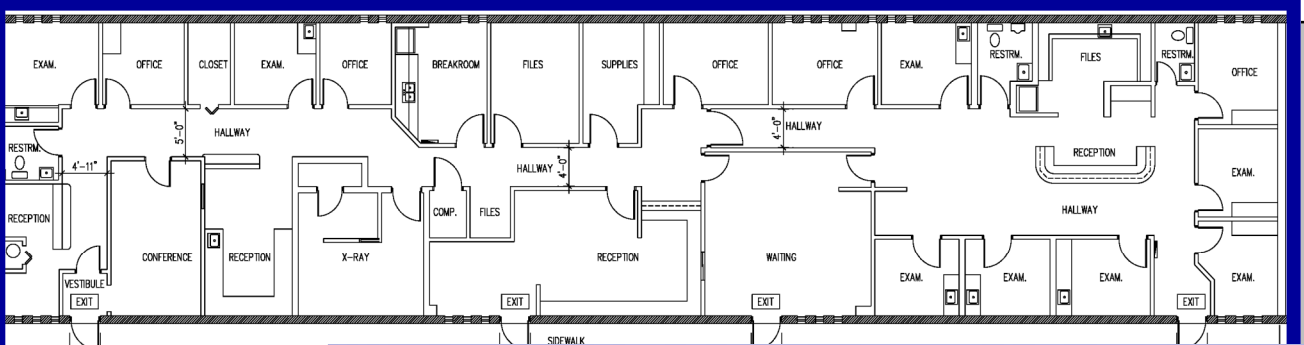
**Ted Konigsberg, President SIOR, CCIM**

*This information is believed accurate. We are not responsible for misstatements of facts, errors or omissions, changes or market withdrawal without notice.*

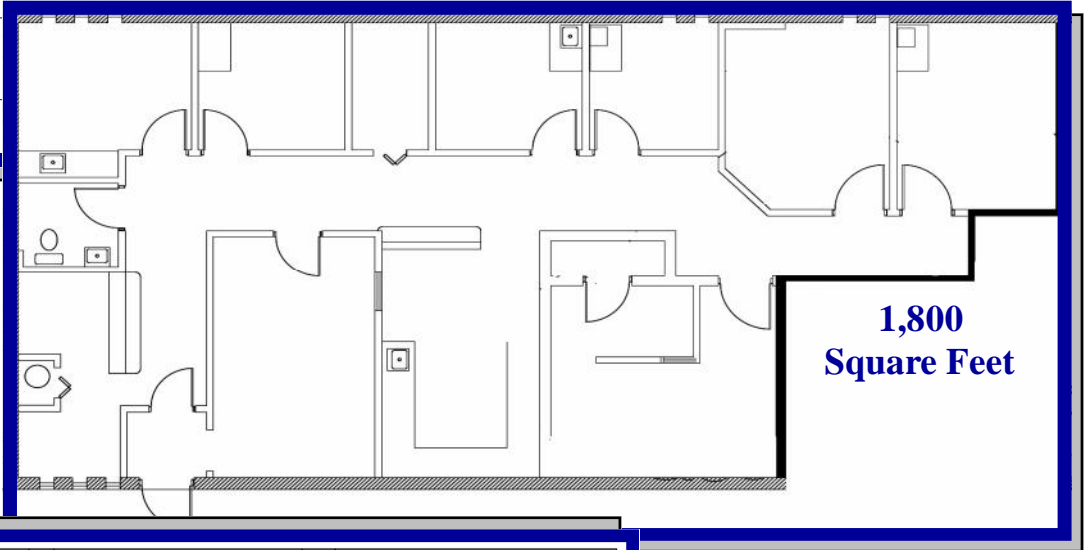
# Floor Plans



**2,707 Square Feet**

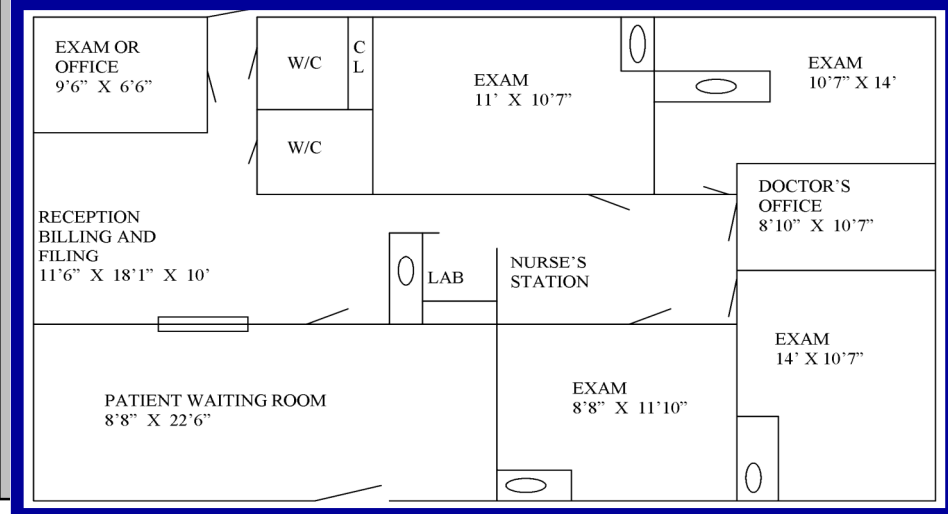


**4,507 Square Feet**



**1,800 Square Feet**

**1,500 Square Feet**



**Exclusively Listed By  
Broker/Owner:**  
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