

Class A Flex – Medical Tenant

320 INTERNATIONAL PKWY | SUNRISE, FL 33325 | BROWARD COUNTY

IN-PLACE

6.00%

CAP RATE

FREESTANDING · HURRICANE-IMPACT GLASS · 100% LEASED



±14,833 SF
BUILDING

±1.32 AC
SITE

3 Bay Doors
GRADE-LEVEL

New 5-Yr
NNN LEASE

25+ Yrs
MEDICAL TENANT

5% / Yr
RENT INCREASES

— THE CLASS A MEDICAL FLEX ADVANTAGE

- 01 Office-Grade Finishes Throughout**
Polished concrete and finished walls from the lobby to the production floor.
- 02 Medical-Ready Infrastructure**
New electrical wiring, new fire alarm and a secured server room.
- 03 True Flex Layout**
Office, lab/production and support space for medical device, diagnostics or life-science users.
- 04 Hurricane-Impact Glass Throughout**
Full-height impact-rated storefront—a costly, premium upgrade.
- 05 Grade-Level Loading**
Three grade-level bay doors and ±40 parking spaces (2.7/1,000 SF).

— INVESTMENT HIGHLIGHTS

Freestanding, fully renovated building 100% leased to an established medical company on a new 5-year NNN lease.

- ◆ **6.00% cap rate** on in-place NNN income
- ◆ **5% annual increases** – yield grows from 6.00% to 7.29% by lease year 6
- ◆ **Medical tenant** with 25+ years in business
- ◆ **Turnkey** – recent capital program limits capex
- ◆ **Ideal 1031 exchange asset**
- ◆ **Near Sawgrass Expressway (SR 869)**

— COMPLETED CAPITAL IMPROVEMENTS

BUILDING SYSTEMS

- ◆ New electrical, panels & underground power
- ◆ New fire alarm system
- ◆ 100% LED lighting with timers
- ◆ Secured server room with cameras

INTERIOR FINISHES

- ◆ Polished & stained concrete floors
- ◆ Renovated restrooms & break room
- ◆ New doors, trim & glass lobby doors

SITE & EXTERIOR

- ◆ Impact glass with electric blinds
- ◆ ±40 spaces (2.7/1,000 SF), ADA & signage
- ◆ Retaining wall, irrigation & rear doors
- ◆ Enhanced landscaping & exterior paint



— LOCATION & DEMOGRAPHICS

RADIUS	POPULATION	DAYTIME POP.	HOUSEHOLDS	AVG. HH INCOME
1 Mile	8,943	12,219	3,737	\$104,337
3 Miles	94,964	94,033	37,678	\$110,918
5 Miles	247,854	236,476	101,315	\$119,419

Source: Esri, 2024 (SitesUSA)

Daniel J. Du Charme
PRESIDENT / BROKER
954-588-7644
Dan@hdkpm.com

HDKPM.COM
INDUSTRIAL REAL ESTATE

Kelly S. Du Charme
VP / MARKETING DIRECTOR
954-588-7645
Kelly@hdkpm.com