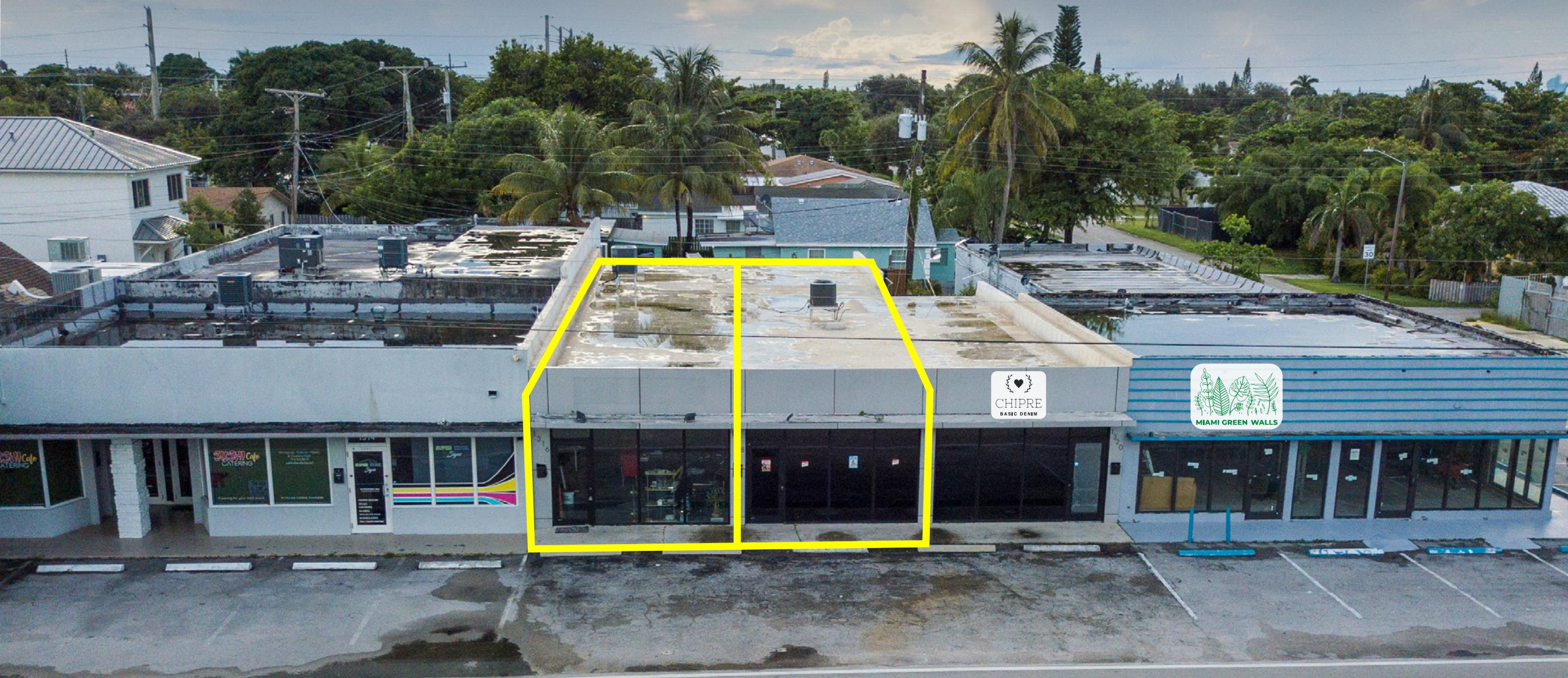


FOR LEASE

Retail/Showroom & Flex +
Outdoor spaces

1316 & 1318 N Dixie Hwy
Hollywood, FL 33020



EXECUTIVE SUMMARY

1316 & 1318 N DIXIE HWY, HOLLYWOOD, FL 33020

Retail/Showroom & Flex + Outdoor spaces

The property is located just a few minutes from Hollywood Blvd/Hollywood Circle Retail, Offices, & Restaurants.

US-1, I-95, and Hollywood Beach are also within a 5-10-minute drive. Each space is ideal for office and retail concepts alike. Prospective tenants can take advantage of the turn-key vanilla shell build out, ample parking, and can take possession within 30 days.

The larger flex space is ideal for light industrial/auto/flex uses, as well as showroom/office/retail. Ample gated outdoor space makes the space suitable for a variety of concepts. The property enjoys easy access to I-95 and Biscayne Blvd, connecting with Aventura, Sunny Isles, and the rest of North Miami Beach.



PROPERTY HIGHLIGHTS

UNIT 1316

Space Interior	Built out Showroom and back office connecting to Garage Warehouse and Outdoor Storage
Space Size	2,200 SF
Asking Rate	\$4,500 per Month *Inclusive of BASE RENT, NNN, and 3% Sales Tax

UNIT 1318

Space Interior	Builtout retail bay with drywalled reception area and separate back room
Space Size	807 SF
Asking Rate	\$2,300 per Month *Inclusive of BASE RENT, NNN, and 3% Sales Tax

UNIT 1322

LEASED

Space Interior	Landlord delivering Vanilla Shell, open space showroom with one finished ADA restroom
Space Size	750 SF
Asking Rate	\$2,600 per Month *Inclusive of BASE RENT, NNN, and 3% Sales Tax

UNIT 2102

LEASED

Space Interior	Landlord delivering sleek office space with a private restroom.
Space Size	+/- 350 SF
Asking Rate	\$1,400 per Month *Inclusive of BASE RENT, NNN, and 3% Sales Tax



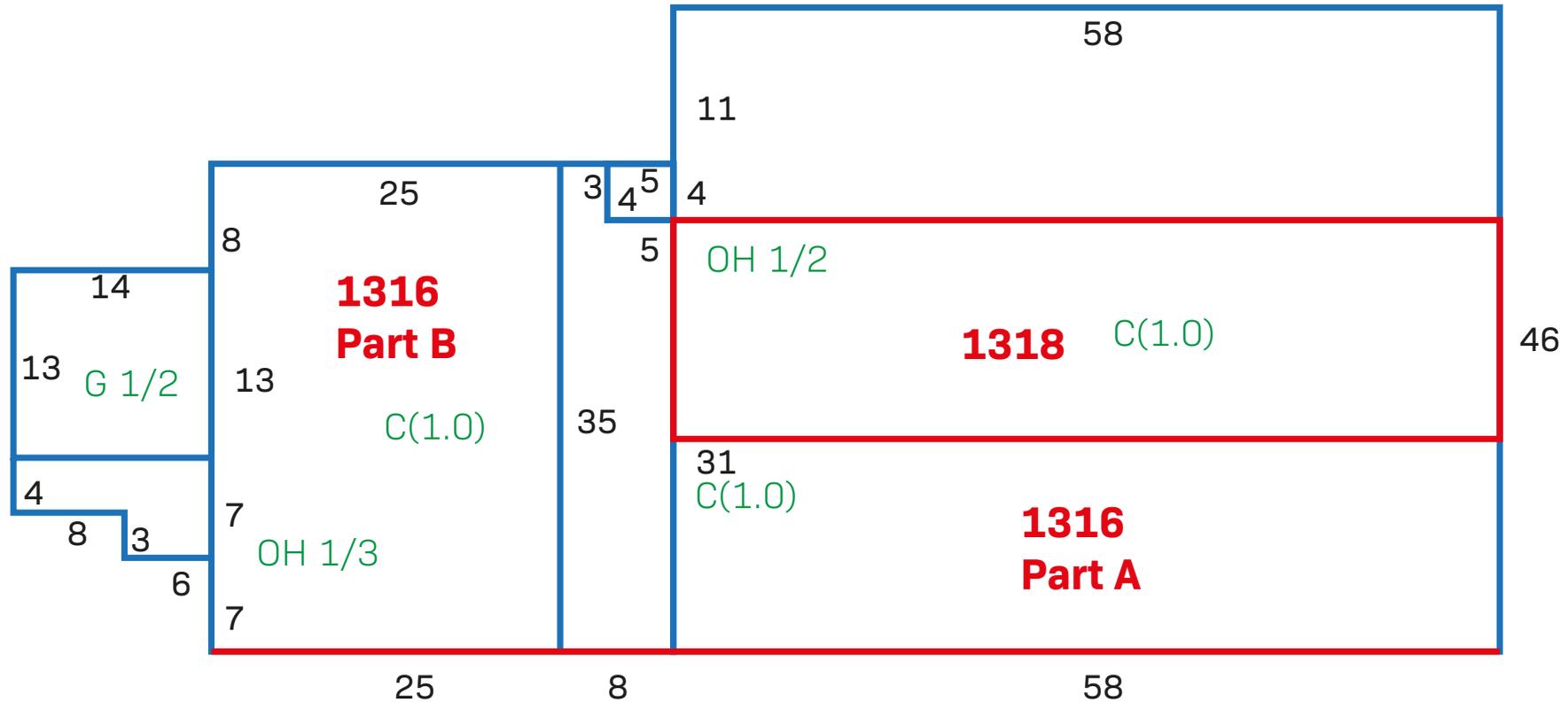
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BLAISE PRONESTI | COMMERCIAL ADVISOR | 954 804-1174
JOSHUA ROSA | COMMERCIAL ADVISOR | 954 815-5195

OVERVIEW AND FLOOR PLAN

Introducing a premier commercial opportunity in the heart of Hollywood, FL—an exceptional newly renovated storefront space brought to you by APEX Capital Realty. With over 2200 sq. ft, this location is ideally situated directly on the bustling N. Dixie Highway.

The versatility of this space allows for tenants of all types to meet a variety of business needs. Whether you're looking to establish a cutting-edge showroom, a chic boutique clothing outlet, a dynamic and creative studio, or trendy office, this opportunity provides the flexibility to support your vision. Housed within a vibrant retail plaza this space fosters collaboration and innovation. Seize the now to elevate your business in a prime location that blends convenience, functionality, and modern design.



UNIT 1316 PART A



Space Highlights

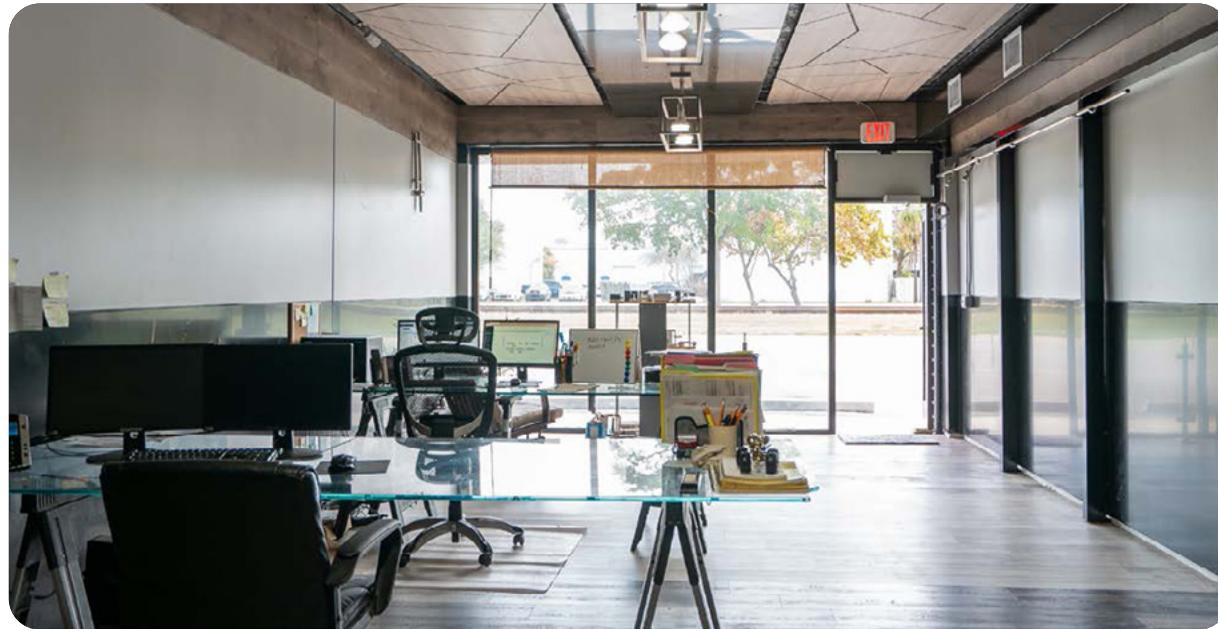
2,200 SF Showroom, back office, Garage/Warehouse, Additional Shed + 2,000 SF Gated Outdoor



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UNIT 1316 PART B



UNIT 1318 INTERIOR SPACE 807 SF



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EXTERIOR PHOTOS



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RETIAL MAP





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