

FOR SALE

OFFICE FLEX

601 S 21<sup>ST</sup> AVE

HOLLYWOOD, FL 33020



# EXECUTIVE SUMMARY

Apex Capital Realty is proud to present the opportunity to acquire 601 S 21st Ave, a 12,150 SF multi-tenant office/flex building located just moments from Hollywood's vibrant Young Circle. Positioned directly on Dixie Highway in one of the city's fastest growing neighborhoods, the property offers an excellent opportunity for an owner-user to establish their business in a rapidly evolving location while offsetting occupancy costs with in-place rental income.

The property features approximately 5,000 SF available for immediate occupancy, with the remaining space leased to five tenants, generating approximately \$15,000 per month in rental income. This allows an owner-user to occupy a substantial portion of the building while benefiting from stable cash flow from the existing tenancy.

Beyond its current income, the property offers significant long-term upside. The DH-3 zoning allows for development of up to 10 stories with no maximum residential density, creating an attractive redevelopment opportunity as the surrounding neighborhood continues to transform into one of Hollywood's premier mixed-use districts.



<b>TOTAL BUILDING SIZE</b>	12,150 SF
<b>TOTAL LOT SIZE</b>	16,170 SF
<b>PARKING SPOTS</b>	1/1000 SF
<b>ZONING</b>	DH-3
<b>DENSITY</b>	Unlimited DU/ acre
<b>MAX. HEIGHT</b>	10 stories
<b>MAX. BUILDING AREA</b>	50,127 SF

**ASKING PRICE** | **\$3,750,000**  
(\$308/PSF)

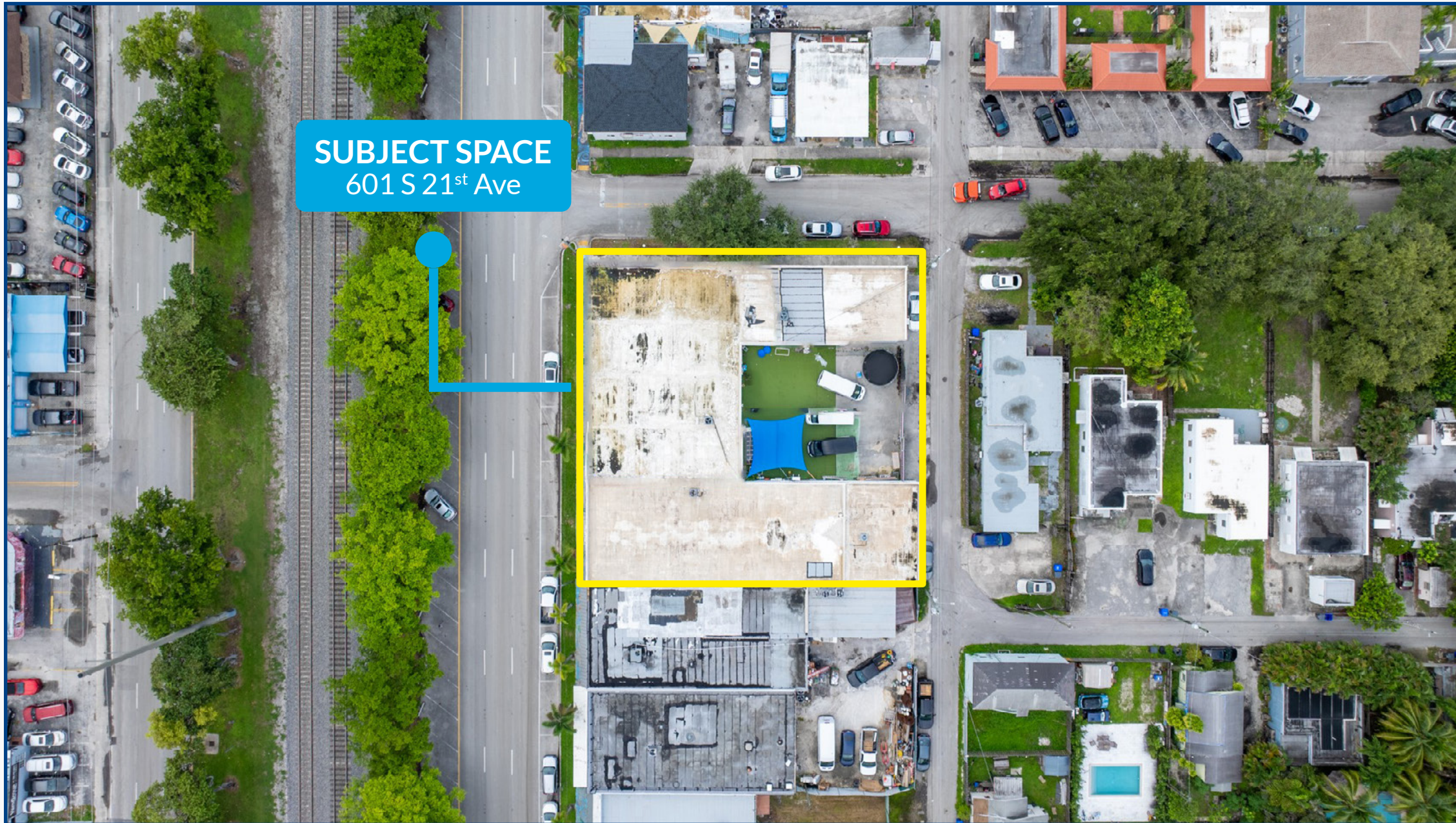
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# SALES COMPARABLES

PROPERTY ADDRESS	PROPERTY TYPE	SALE DATE	LAND SF	BLDG SF	SALE PRICE	PRICE PER SF (LAND)	PRICE PER SF (BLDG)	NOTES
7665 Davie Road Ext Hollywood, FL 33024	Office	5/29/2026	54,585	12,297	\$3,675,995	\$67	\$299	12,297 SF multi-tenant office. One 2-story building built in 2006 on 1.25 acres zoned B-2. 10 Covered Spaces and 35 Paved Spaces, totaling 45 Parking Spaces. SF per appraiser.
3100 Stirling Rd & 4208 N 31st Ave Hollywood, FL 33021	Office	3/25/2026	58,360	14,618	\$4,500,000	\$77	\$308	14,618 SF multi-tenant office. Two single-story buildings built in 1984 & 1997 on 1.34 acres zoned C-2. SF per appraiser.
1050 N Federal Hwy Hollywood, FL 33020	Office	1/16/2026	61,096	13,665	\$5,100,000	\$83	\$373	12,776 SF 2-story medical office and 889 single-family home. One 2-story building and one 1-story building built in 1965 & 1936 respectively on 1.40 acres zoned FH-2. SF per appraiser. Note: Property was advertised as a redevelopment opportunity.
2435 Hollywood Blvd Hollywood, FL 33020	Office	1/9/2026	16,553	12,632	\$3,790,000	\$229	\$300	12,632 office. One 2-story building built 1966 on 0.38 acre zoned RC-1. SF per appraiser.
2434 Hollywood Blvd Hollywood, FL 33020	Office	4/22/2025	35,065	10,895	\$3,000,000	\$86	\$275	10,895 SF 2-story Bank Office. One building built in 1984 on 0.80 acres zoned RC-1. ±28 parking spaces. 3 bank service lanes. SF per county appraiser.
<b>TOTALS</b>			<b>225,659</b>	<b>64,107</b>	<b>\$20,065,995</b>			
<b>WEIGHTED AVERAGE</b>						<b>\$89</b>	<b>\$313</b>	
<b>SUBJECT PROPERTY</b>								
601 S 21 Ave	Office		16,170	12,150				

ESTIMATION OF SUBJECT SITE VALUE		
CRITERIA	AVG PRICE/SF	"ESTIMATED SITE VALUE"
Based on Avg of all sales (Bldg)	\$313	\$3,803,046

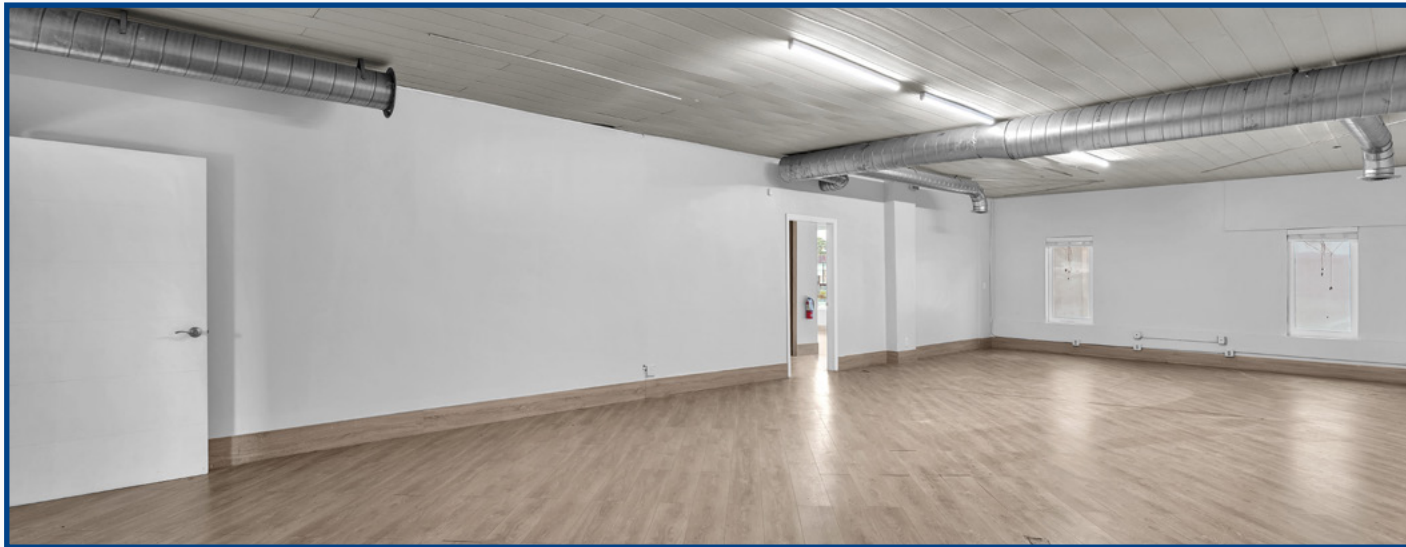
# BIRD'S EYE VIEW



# EXTERIOR PHOTOS



# INTERIOR PHOTOS



# LET'S SIMPLIFY YOUR SALE!

REAL ESTATE + COMMERCIAL INSURANCE IN ONE SEAMLESS PROCESS



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