

For Sale
±8,177 SF
Freestanding
Office Building



361 East Hillsboro Boulevard Deerfield Beach, FL 33441

Property Features

- Meticulously maintained freestanding Mediterranean style office building, ideal for corporate headquarters, law office, accounting firm and professional offices
- Building amenities include lush landscaping, ample parking, impact glass windows, skylights, pylon signage and new roof in 2015
- Beautifully appointed interior with floor-to-ceiling glass offices, full kitchen/breakroom, perimeter and executive offices, private restrooms, conference room and second level mezzanine
- Tremendous visibility on East Hillsboro Boulevard with over 35,000 cars per day
- Great location in between North Dixie Highway and US-1, close to Tri-Rail and 1 mile from I-95



Spencer S. Grossman

Principal
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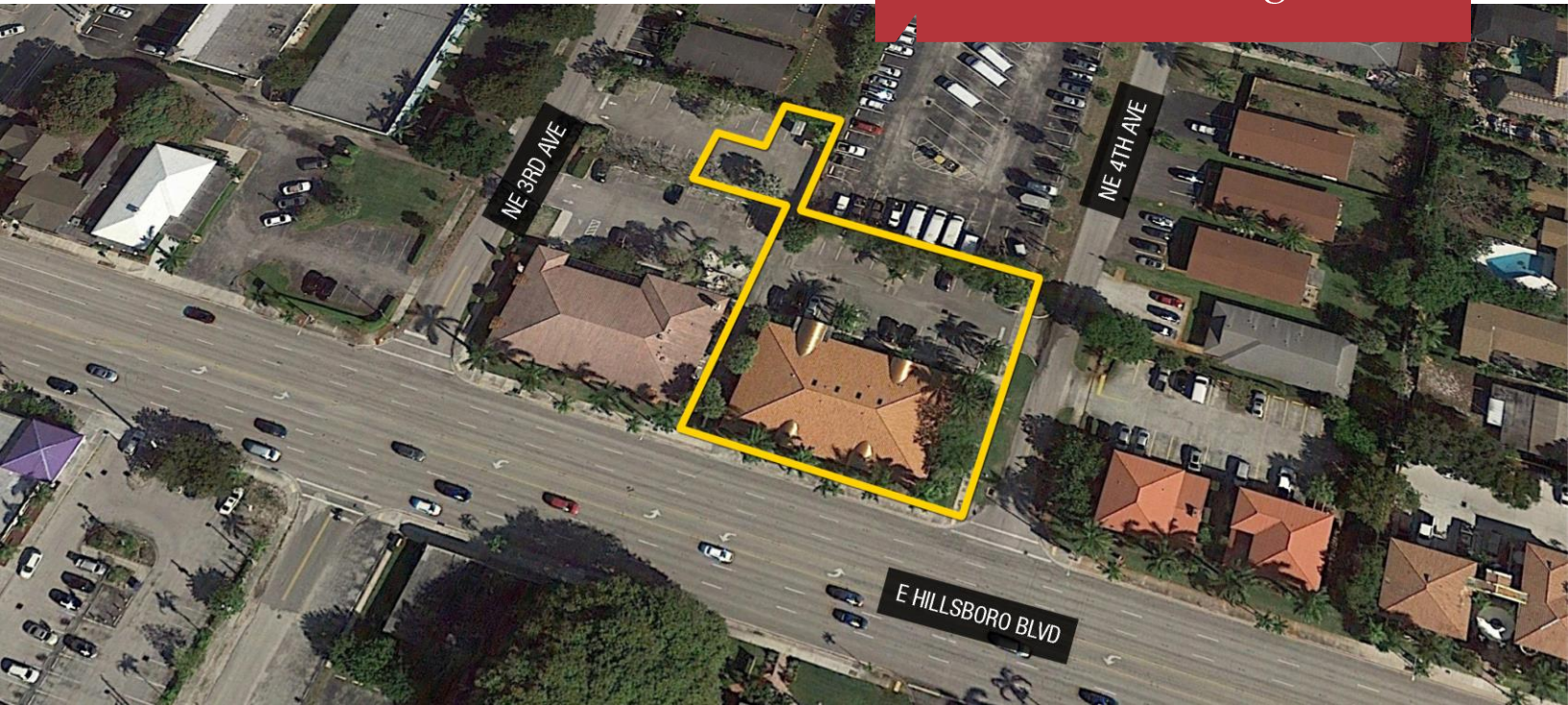
Jason L. Sundook, SIOR

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Project:	Freestanding Office Building 361 East Hillsboro Boulevard Deerfield Beach, FL 33441
ID #:	4743 31 01 0590
Zoning:	B1
Parking:	30 spaces
Year Built:	2004
Sale Price:	\$2,450,000

Well Located & Nicely Appointed

This building is strategically located in the heart of Deerfield Beach in between I-95 and Federal Highway, on the north side of East Hillsboro Boulevard.

Impeccably maintained and highly improved, this office building is ideal to propel any business forward in a professional and productive workspace.

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1601 Forum Place, Suite 700
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561 471 8000
mhcreal.com

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Professional, Polished and Clean

361 East Hillsboro Boulevard is a cut above the rest, offering an immaculate space with the finest amenities. The building is in move-in condition with existing furniture available for purchase.

Exterior Features

- Beautiful Mediterranean architecture with sweeping arches and clay roof tiles
- Pylon signage on busy Hillsboro Boulevard
- Ample parking in lot
- Abundant and lush landscaping
- Directly fronting Broward Transit bus stop (#48)
- 7 individual well-maintained air conditioning units

Interior Features

- Beautiful entry with built-in granite topped reception desk
- Full kitchen with all appliances, granite counters and solid wood cabinetry
- Floor-to-ceiling glass offices
- Executive office with private restroom
- Second level mezzanine with restroom and private offices
- Natural light through skylights
- 9'-10' ceiling heights

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Move-in Condition | Great Location | Fantastic Amenities

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