



HOLLYWOOD OFFICE SPACE FOR SUBLEASE

4601 SHERIDAN ST.
HOLLYWOOD, FL

ABOUT THE SUBLEASE

6,659 RSF
Office Space

PLUG-AND-PLAY
Fully Furnished

JAN. 31, 2027
Expiration Date

ELEVATOR LOBBY
Exposure

SIGNAGE
Available

HIGH-END
Finishes

12
Private Offices

2
Conference Rooms



CONTACT INFORMATION

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SKY JONES

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305.577.8850

BLANCA COMMERCIAL REAL ESTATE

201 E Las Olas Boulevard, Suite 1050
Fort Lauderdale, FL 33301
blancacre.com



SUITE 600 IMAGES



ABOUT THE BUILDING

71,697 RSF
Office Building

11,950 RSF
Typical Floor

1979/2015
Built/Renovated

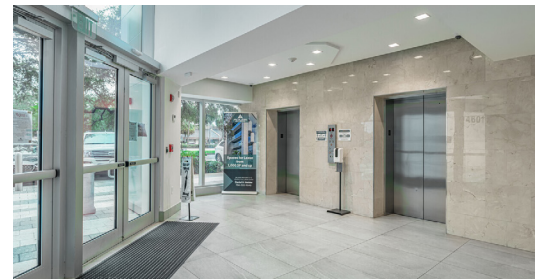
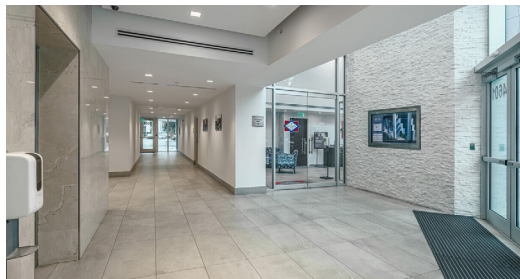
3.92 / 1,000 SF
Parking Ratio

BANK/ATM
On-Site

DINING & RETAIL
Within Walking Distance

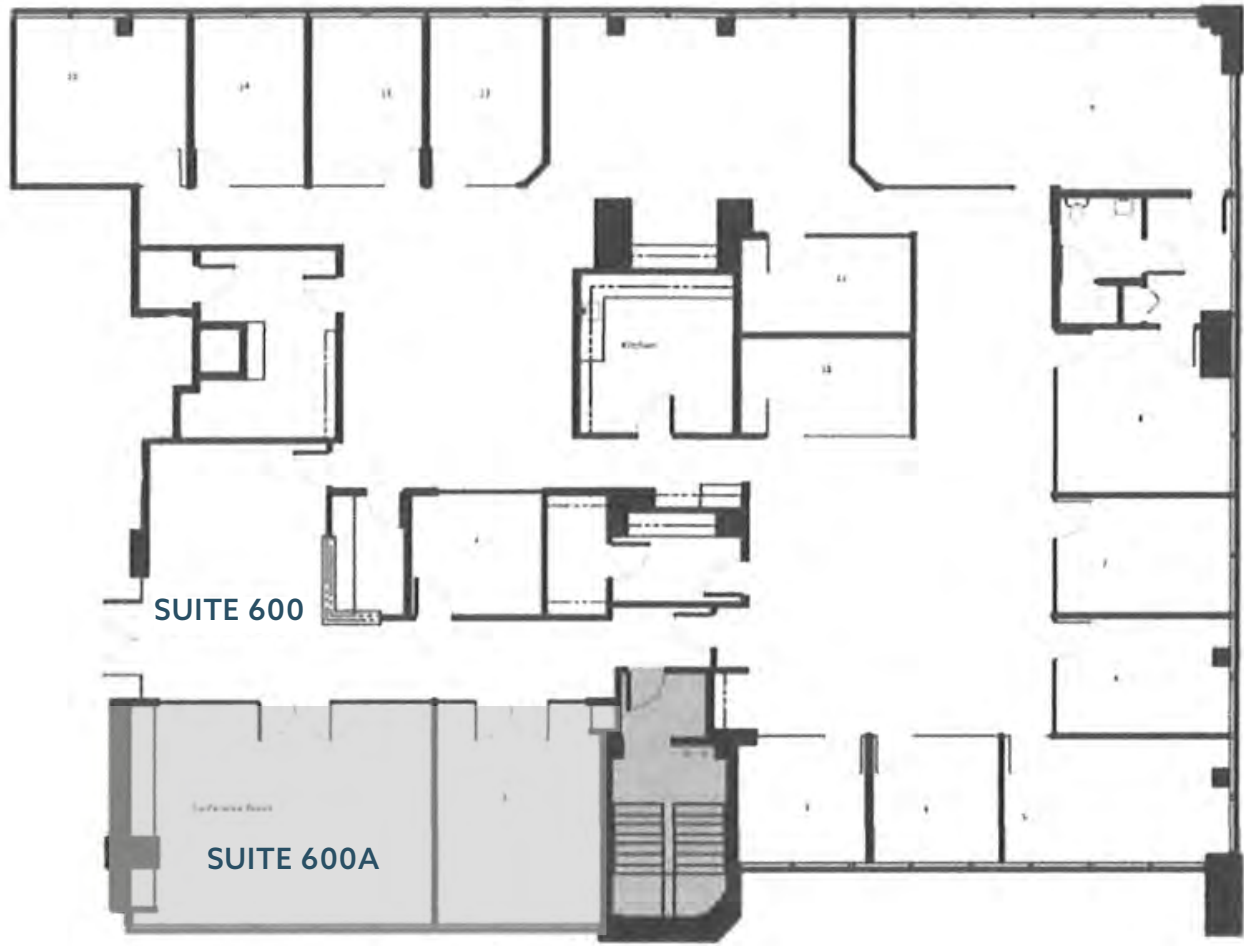
CONVENIENT TRANSIT
Access to Turnpike,
I-95, I-75 & I-595

CONTINUITY
500Kw Generator



SUITE 600 FLOOR PLAN

6,659 RSF



CLICK FOR 360° VIRTUAL TOUR

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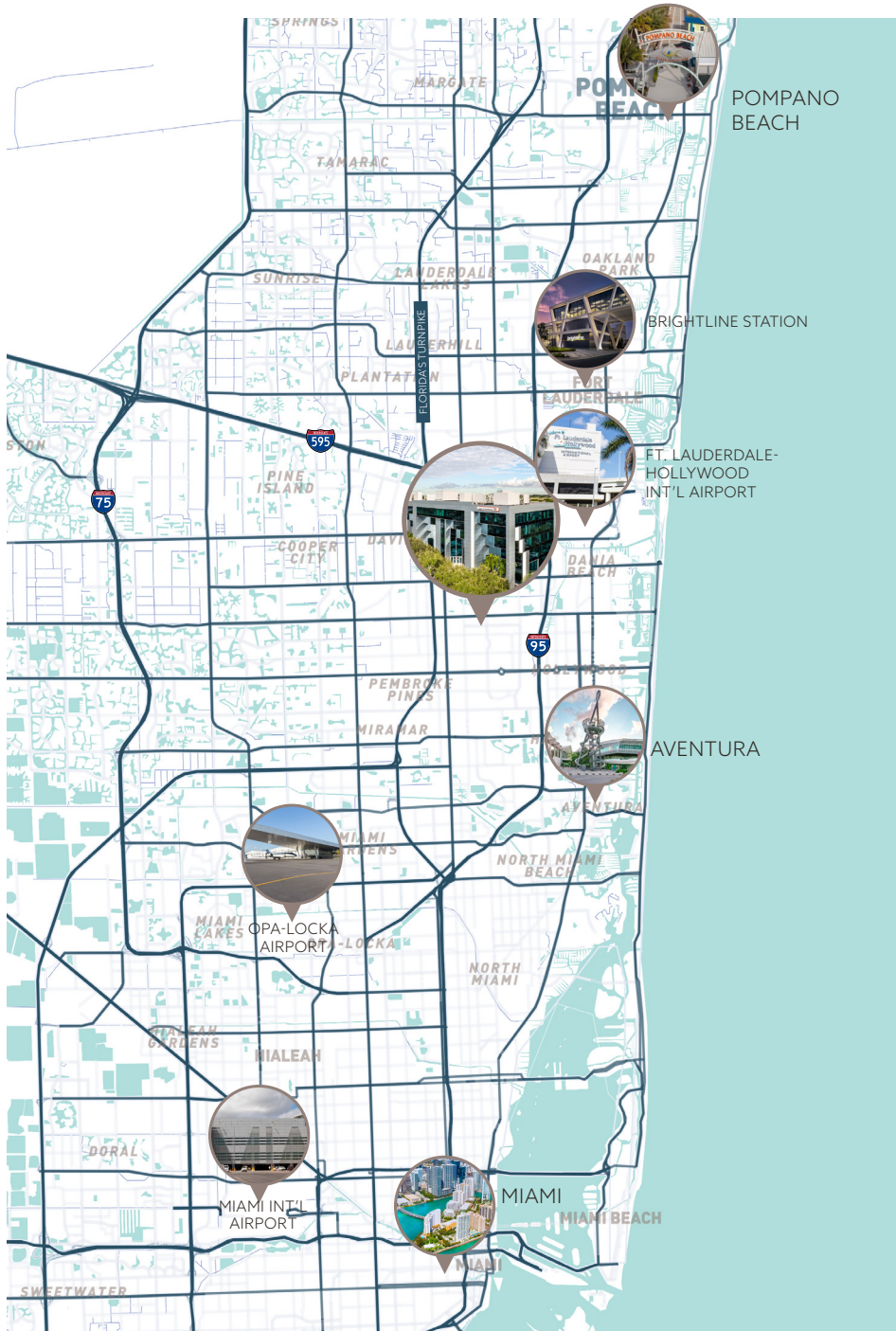
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ABOUT THE AREA



SURROUNDING AREA

- LONGHORN STEAKHOUSE
- PIZZARELLA
- PANERA BREAD
- SIAM RICE
- PATRON AZTECA
- BURGER KING
- STARBUCKS
- CHILI'S
- WENDY'S
- POLLO TROPICAL
- BATH & BODY WORKS
- JOE DI MAGGIO CHILDREN'S HOSPITAL
- SPACE COAST CREDIT UNION
- PUBLIX
- BURLINGTON
- KOHL'S
- CHASE
- TRUIST
- TD BANK
- AMTRUST
- CVS
- ROSS
- USPS
- PIOLA
- LA FITNESS
- GNC
- WELLS FARGO

TRAVEL TIME

POMPANO BEACH	36 MINS
BRIGHTLINE STATION	20 MINS
DOWNTOWN FT. LAUDERDALE	30 MINS
FLL INT'L AIRPORT	14 MINS
AVENTURA	28 MINS
OPA LOCKA AIRPORT	31 MINS
MIAMI INT'L AIRPORT	43 MINS
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