



7630 SW 34TH MANOR  
DAVIE, FL 33328

## MEDICAL OFFICE BUILDING



**FOR OFFICE LEASING INFORMATION,  
PLEASE CONTACT:**

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# NEWEST CLASS A MEDICAL OFFICE BUILDING IN MARKET

## RENTABLE BUILDING AREA

100,000 RSF

## MEDICAL OFFICE TYPE

CLASS A

## NUMBER OF STORIES

4

## PARKING

COMPLIMENTARY COVERED PARKING  
& COMPLIMENTARY VALET PARKING

## AVAILABILITY

PLUG AND PLAY TIMESHARE OPTION AVAILABLE  
IMMEDIATELY

SHELL SPACES AVAILABLE THAT CAN BE BUILT FOR  
YOUR SPECIFIC NEEDS

FULL FLOOR OPPORTUNITY

## FEATURES

COVERED WALKWAY TO HCA FLORIDA UNIVERSITY  
HOSPITAL

ADJACENT TO NOVA SOUTHEASTERN UNIVERSITY

TIMESHARE OPPORTUNITIES AVAILABLE WITH  
4 EXAM ROOMS

STATE-OF-THE-ART FINISHES

STRETCHER-SIZED ELEVATOR

NICE WINDOW LINE PROVIDING NATURAL LIGHT







## ADVANCED HEALTHCARE SERVICES IN DAVIE, FLORIDA

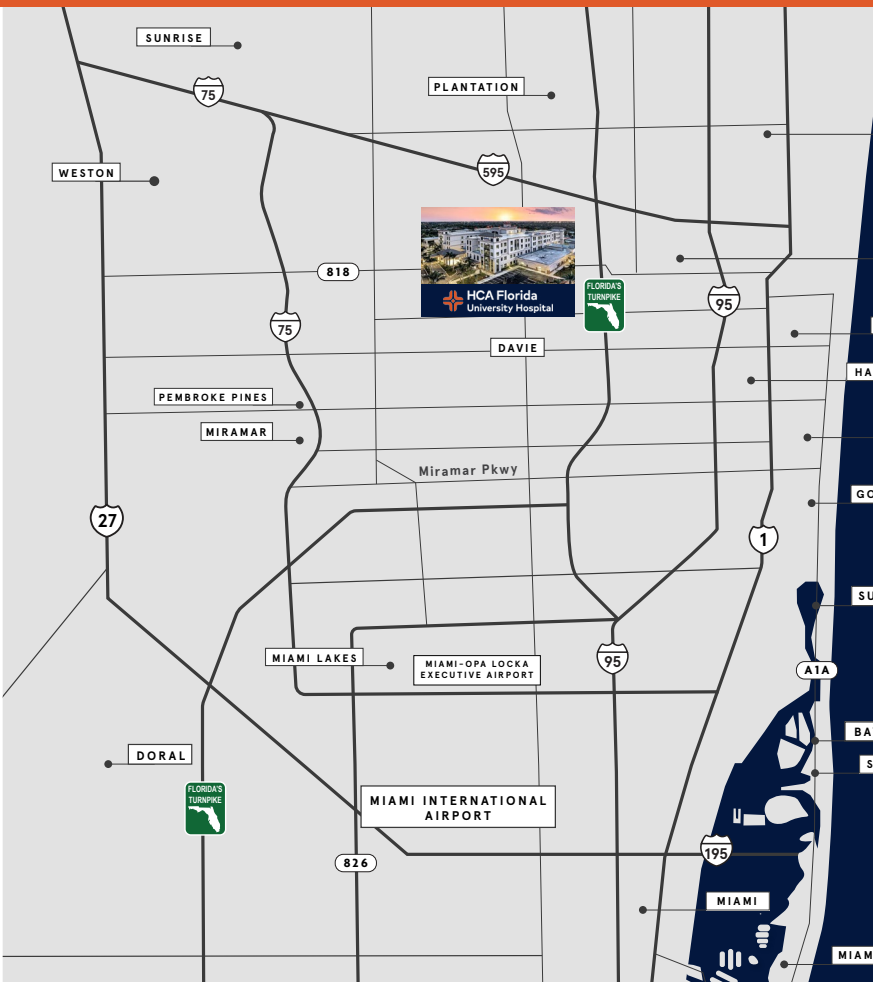
HCA Florida University Hospital is a state-of-the-art, multi-specialty hospital that will partner with top clinical leaders and use enhanced technology to deliver exceptional patient experiences. The comprehensive medical facility provides a full range of healthcare services to Davie, FL, and its surrounding communities, including 24/7 emergency care with board-certified emergency physicians, maternity, orthopedics, oncology, neurosciences, diagnostic services, imaging, and a full range of robotic and minimally invasive surgical services. HCA Florida University Hospital features all-private patient rooms. It is located adjacent to the campus of Nova Southeastern University in Broward County.

## PERSONALIZED CARE

At HCA Florida University Hospital, we show up for your family's health. Our multidisciplinary teams partner with you to create personalized care plans, and as part of Florida's largest network of care, we provide you with the exact expertise and resources you need.

- 24-hour Emergency Care
- Cardiology
- Comprehensive Outpatient Services
- Critical Cares
- Diagnostic Imaging
- General Surgery
- ICU
- Laboratory
- Maternity/High-Risk Maternity
- Minimally Invasive Surgery
- Neonatal Intensive Care
- Neurosciences
- Obstetric Oncology
- Orthopedics
- Pain Management
- Pulmonary
- Radiology
- Rehabilitation Services
- Robotic Surgery
- Spine Surgery
- Urology
- Vascular
- Weight Loss Surgery
- Women's Services

## A STRATEGIC LOCATION WHERE MEDICAL EXPERTS THRIVE



HCA Florida University Hospital Medical Office Building's strategic location offers convenient access to major highways, making it easily accessible for South Florida's vast workforce. Situated in close proximity to key transportation routes, our building provides multi-modal accessibility, ensuring seamless travel for patients, visitors, and medical professionals alike.

Major highways including:

 6 miles / 10 min.

 1.6 miles / 4 min.

 6.8 miles / 13 min.

 6 miles / 10 min.



Residential Developments Underway



Adjacent to Nova Southeastern University



Whole Foods Market Down The Street



Hundreds of Dining Options Nearby





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