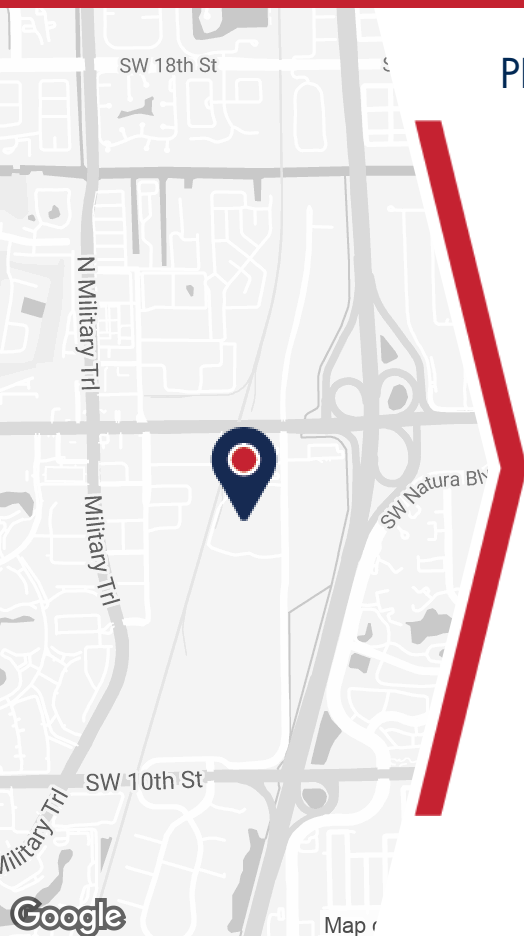


# SUBLEASE

333 SW 12TH AVE. DEERFIELD BEACH, FL



## PROPERTY DETAILS

- 2nd Floor: 25,000 +/-SF
- Base Rent From: \$18.00 PSF (Gross) + Electric & Janitorial
- Ample Parking
- Exterior and common area signage
- Main lobby and security
- Sublease term through June 30, 2033 (will consider shorter sub-lease terms)
- Proximity to Tri-Rail station and public transportation
- Fiber optics, back up generator
- T.I. and Free Rent Packages
- Great Value - Ideal for back-office operations. (Available furnished or unfurnished)

## ABOUT PROPERTY



### PRICE

\$18.00 SF/yr (Gross)



### YEAR BUILT

1988



### AVAILABLE SF

50,000 +/-



### PARKING

Ample



### LOCATION

NE Broward Submarket

For more information:

**Keith R. Graves, CCIM, SIOR**

954.652.2031 | Kgraves@Bergercommercial.Com  
bergercommercial.com

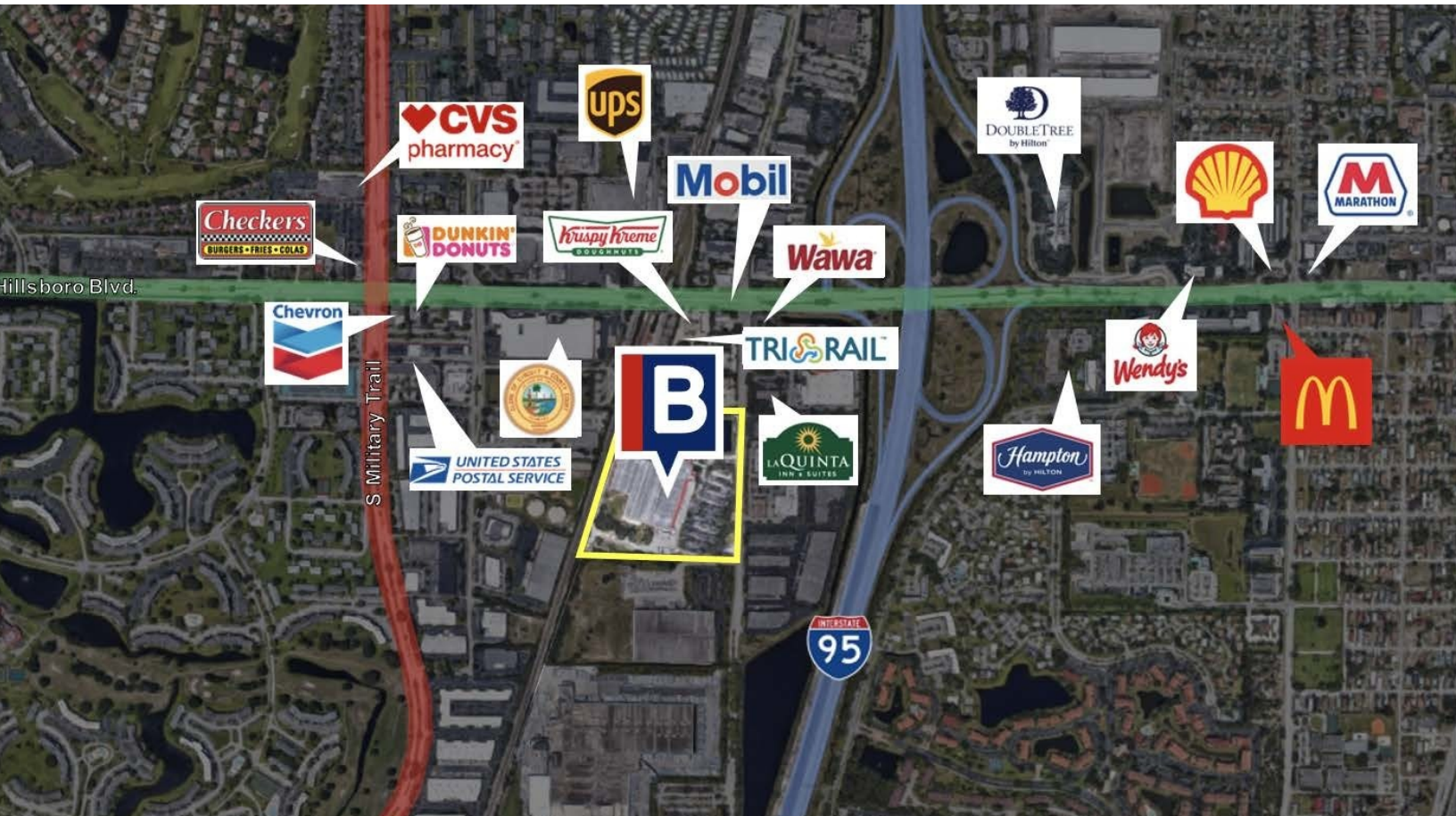
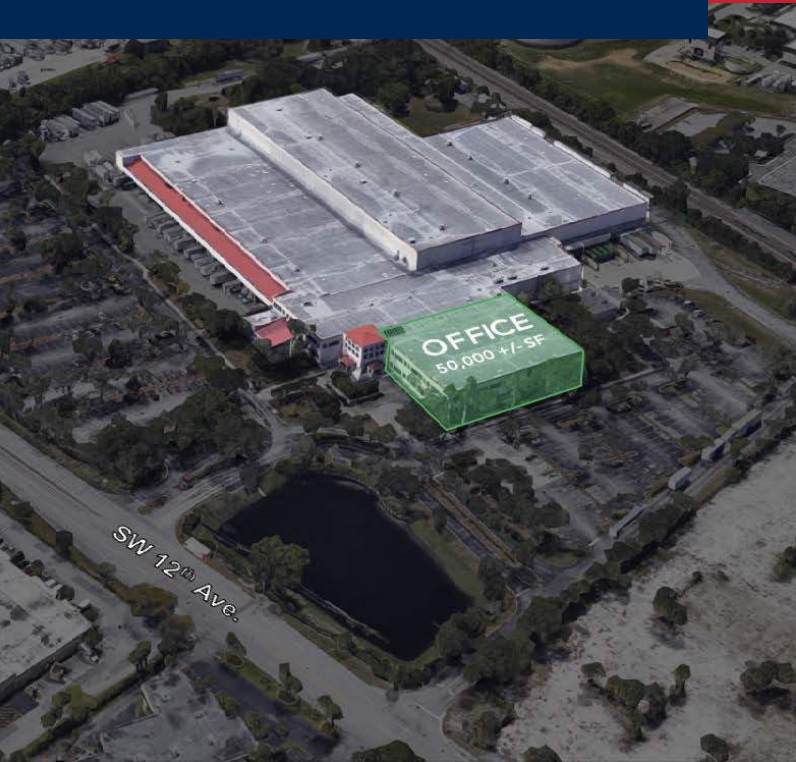
**Lawrence Oxenberg**

954.652.2017 | Loxenberg@Bergercommercial.Com



SUBLEASE

ADDITIONAL PHOTOS



For more information:

Keith R. Graves, CCIM, SIOR

954.652.2031 | Kgraves@Bergercommercial.Com  
bergercommercial.com

Lawrence Oxenberg

954.652.2017 | Loxenberg@Bergercommercial.Com

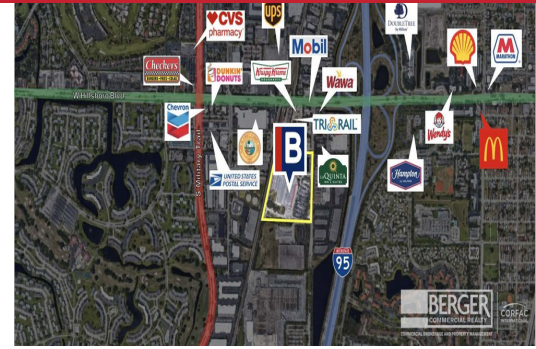


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.

# SUBLEASE

# ADDITIONAL PHOTOS



For more information:

**Keith R. Graves, CCIM, SIOR**

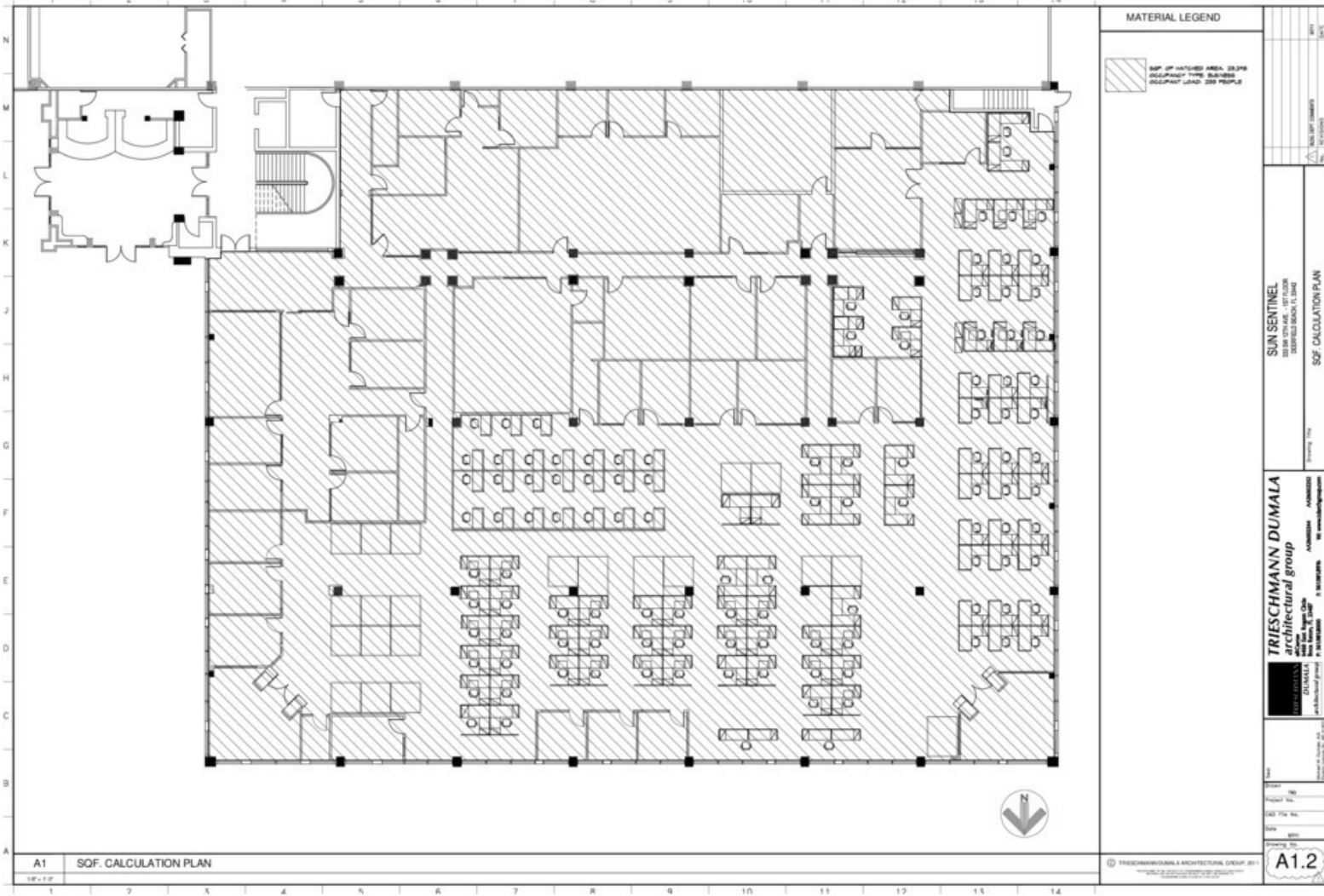
954.652.2031 | [Kgraves@Bergercommercial.Com](mailto:Kgraves@Bergercommercial.Com)  
[bergercommercial.com](http://bergercommercial.com)

**Lawrence Oxenberg**

954.652.2017 | [Loxenberg@Bergercommercial.Com](mailto:Loxenberg@Bergercommercial.Com)



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



For more information:

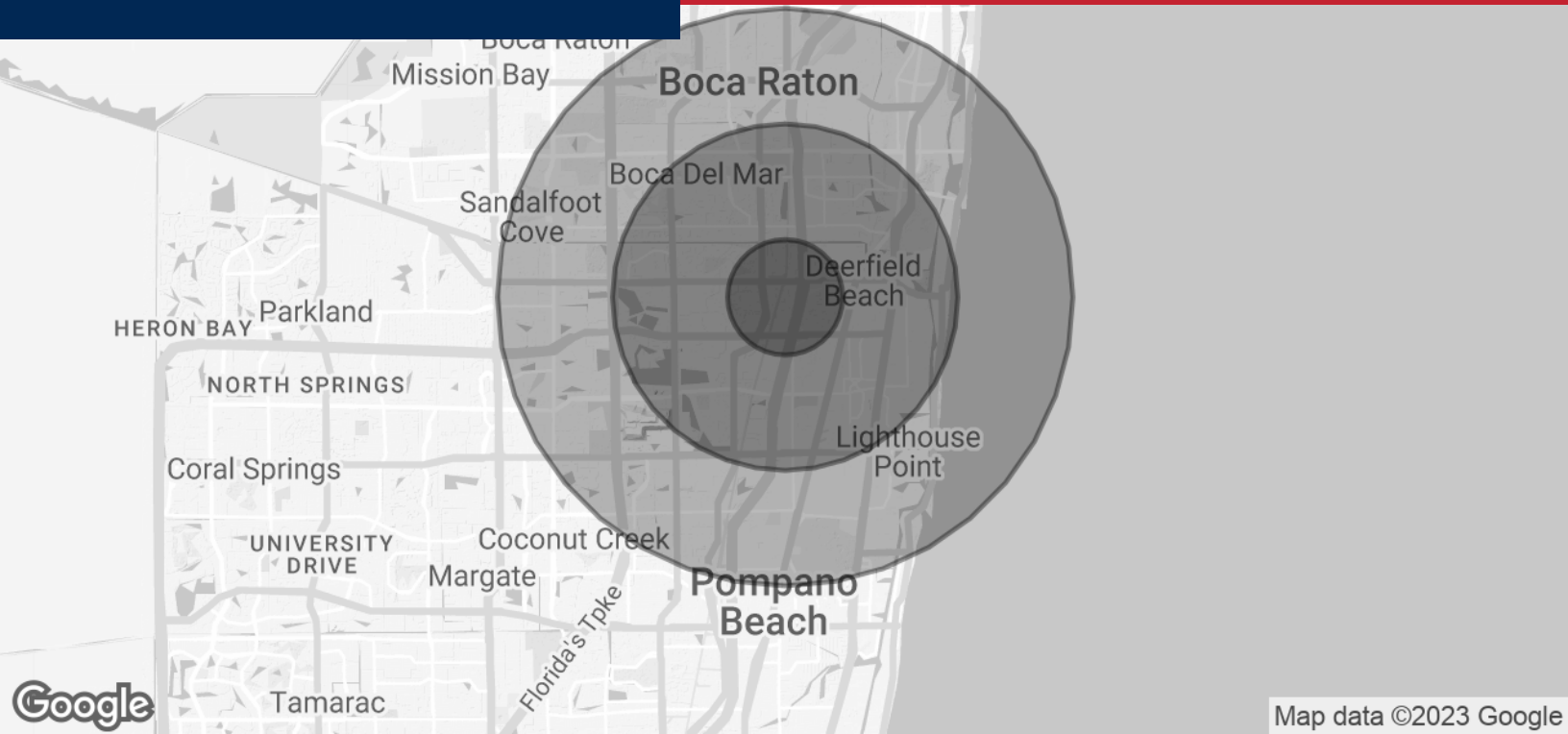
**Keith R. Graves, CCIM, SIOR**

954.652.2031 | Kgraves@Bergercommercial.Com  
 bergercommercial.com

**Lawrence Oxenberg**

954.652.2017 | Loxenberg@Bergercommercial.Com





Map data ©2023 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,773	126,113	269,372
Average Age	46.2	44.4	43.1
Average Age (Male)	45.2	43.1	41.7
Average Age (Female)	46.8	45.6	44.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,176	54,005	110,574
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$42,666	\$69,222	\$77,379
Average House Value	\$208,531	\$303,993	\$344,256

\* Demographic data derived from 2020 ACS - US Census

For more information:

**Keith R. Graves, CCIM, SIOR**

954.652.2031 | Kgraves@Bergercommercial.Com  
bergercommercial.com

**Lawrence Oxenberg**

954.652.2017 | Loxenberg@Bergercommercial.Com



COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT