

Centrally Located Office Space

For Lease \$15.00 Gross

1471 SW 12TH AVE. (Andrews Ave.)

Pompano Beach, FL 33069



FOR LEASE	SECOND FLOOR OFFICE SPACE -6,400 SQ. FT. TOTAL BUILDING SQ FT IS 12,877 SQ FT on a 36,782 SQ FT LOT.			
DESCRIPTION	Well maintained office building/open call center space in highly desirable location close Uptown Urban Village and numerous national retailers, shops and hotels. Upgraded features include 3 bathrooms, 5 private offices, numerous work stations, enhanced security system, two large back up generators, and hurricane protection. Office has elevator and stairway access.			
PROPERTY VIDEO	https://www.youtube.com/embed/ef9mQUxyuNk?rel=0			
LOCATION	Located on the West side of SW 12 Ave. (Andrews Ave) just north of McNab Rd.			
YEAR BUILT	1973			
PARKING	49 Total Parking Spaces.			
ZONING	I-1 Pompano Beach Parcel			
FOLIO NUMBER	494203000723			
TRAFFIC COUNT	35,241 Cars Per Day			
DEMOGRAPHICS 2023		1 mile	3 mile	5 mile
	HH Population:	11,309	124,526	338,420
	Average HH Income:	\$61,426	\$82,681	\$82,773

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

CAMPBELL & ROSEMURGY
COMMERCIAL REAL ESTATE

John D. McQueston

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Location Map

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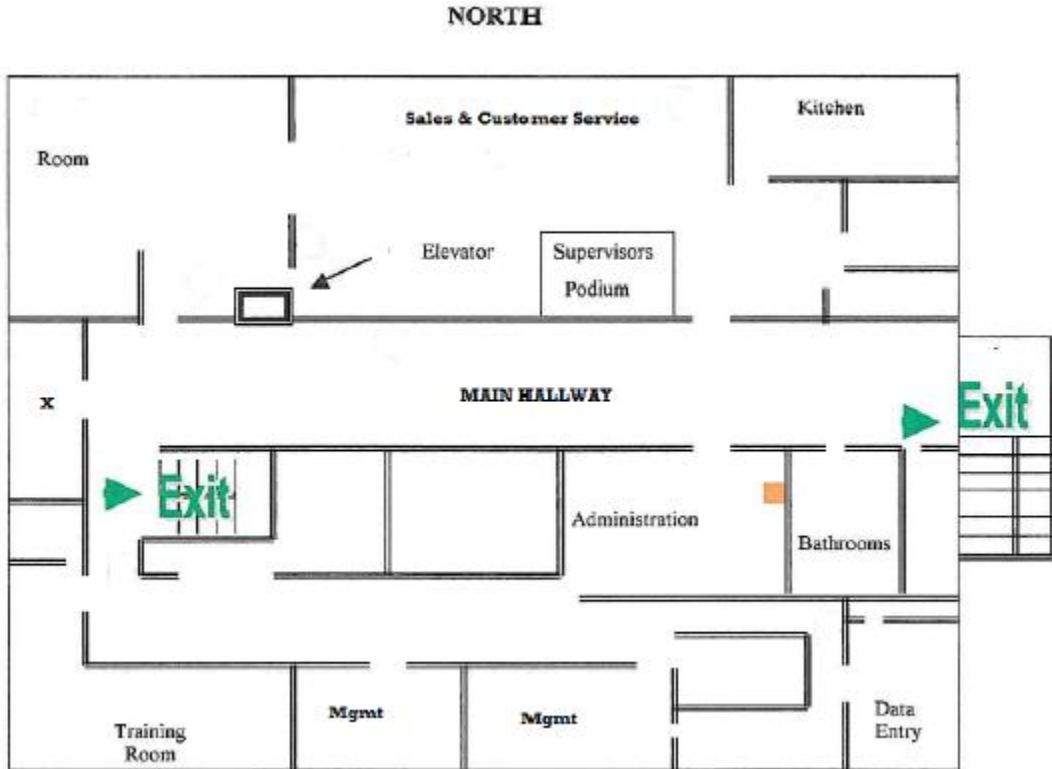
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Floor Plan

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2nd FLOOR PLAN SHOWS A PRIOR
BUILD OUT (not to scale)

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Additional Photos

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Conference Room



Sample Office



Kitchen/ Break Area



49 Parking Spaces



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