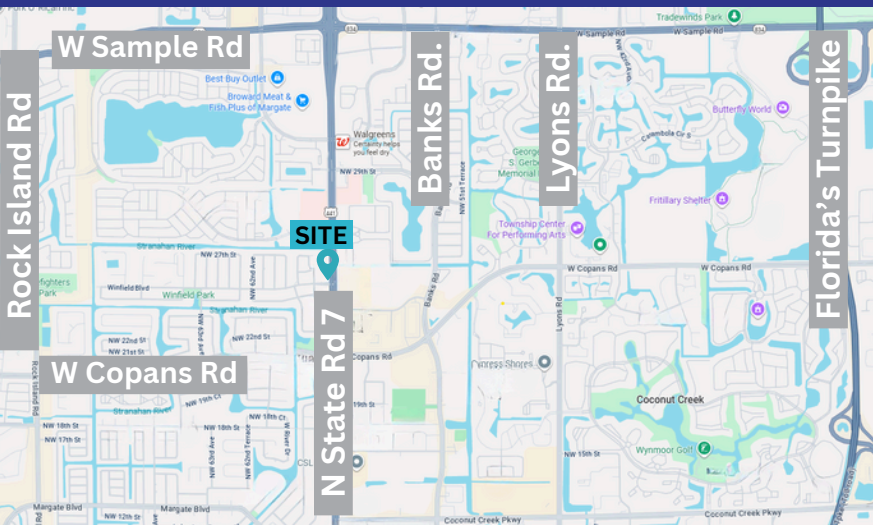


# FOR LEASE OFFICE / RETAIL SPACE



**2501 N State Rd 7, Unit 208, Margate, FL 33063**  
Marquis Square

**1,000+/- SQFT**



- Frontage to State Road 7
- 2nd floor location with elevator access
- Zoned TOC-C for a variety of business uses
- Professional well-lit office layout with a welcoming reception area, 3 large open space/work areas, 1 private office with 1 storage closet, and 1 restroom
- Neighbor businesses are long-term tenants and include cafe, smoke shop, beauty salon, pet groomer, and more.
- Closely located to HCA Florida Northwest Hospital
- Plenty of parking
- 53,500+ vehicles (annual average daily traffic)

**Terms Negotiable**

Call or text **954-224-8773** for more information!



**JOE PELAYO, CCIM, SIOR**  
BROKER

trec@joepelayo.com

**954.224.8773**

**TREC**  
Total Real Estate Consultants Inc.  
[www.trecfl.com](http://www.trecfl.com)

**GEORGE PELAYO**  
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**954.482.1330**



NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.



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