



**11764 W Sample Rd #104,  
Coral Springs, FL 33065**

**FOR SALE**

**OFFICE PROFESSIONAL | CONDO**

**FOR LEASE**



- Occupancy: 08-01-2022**
- Cumber Professional Park
  - Office Condo frontage to Sample Road
  - Nice & Clean Built 2004
  - Zone B-2 / Use 1 Story
  - Kitchenette / 1 Private Bathroom
  - 3 Executive Private Offices
  - Open Pen Work Area 4 - 8 desks
  - Reception Waiting Area
  - Hurricane Resistant Windows
  - Cover Hall Way / No heavy parking users

**1,250 +/- SQ FT**

**SALE \$389,000**

**LEASE \$3,400/M+ Sales Tax**  
Semi Gross Lease | Includes CAM/OPEX

**CONTACT US!**

**JOE PELAYO / CCIM, SIOR**  
trec@joepelayo.com  
**954.224.8773**

**TREC**  
www.trecfl.com  
**954.341.3294**

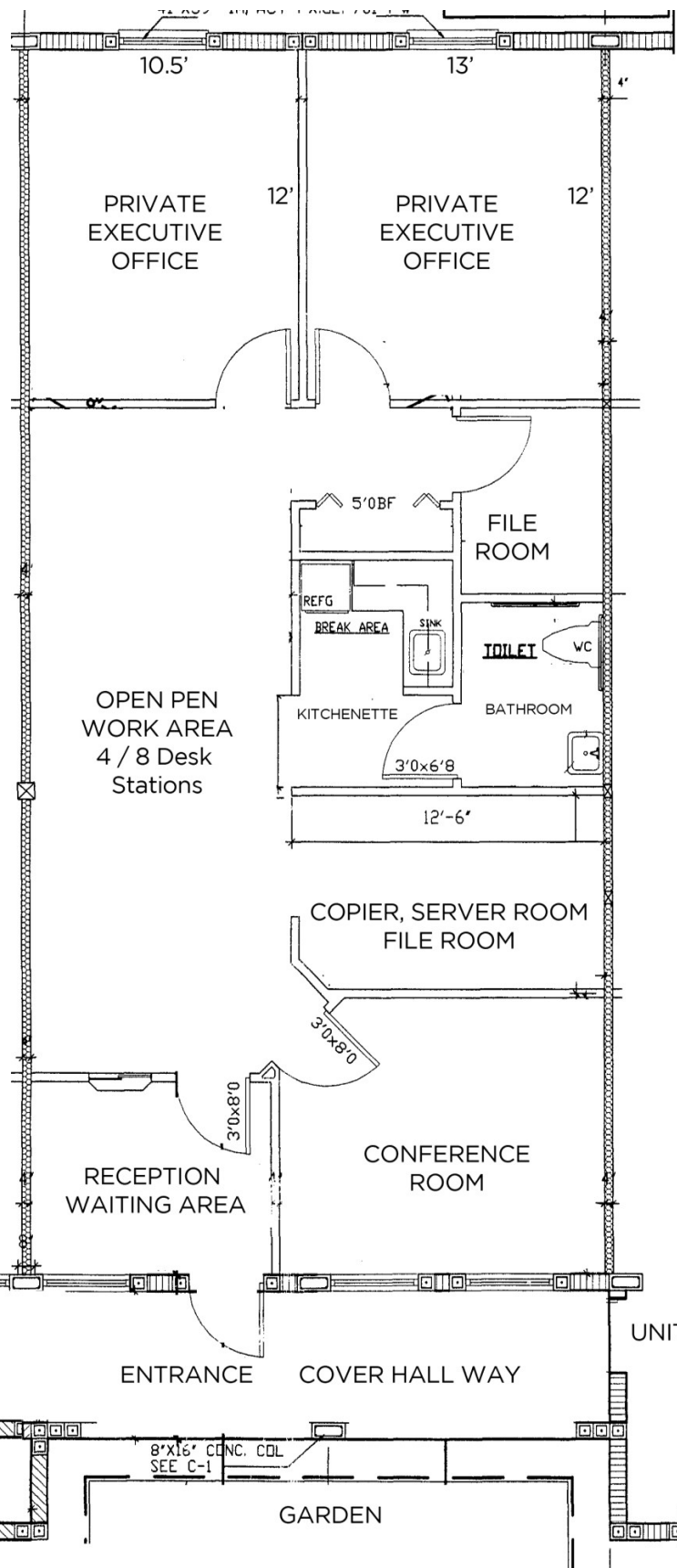
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**TOP 10 BROKERS OF SOUTH FLORIDA**

**OFFICE AWARDS & RECOGNITIONS**







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Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.

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