

FREE STANDING OFFICE BUILDING

FOR **LEASE**

351 CYPRESS ROAD, POMPANO BEACH, FL 33060

NEWLY INSTALLED HVAC SYSTEM

1st FLOOR



MOVE IN SPECIAL: "2 MONTHS BASE RENT FREE"

First Floor | Move-in special, get Three (3) months of base rent FREE, for an executed three (3) year lease, with a three (3) year option. CAM is still paid monthly.

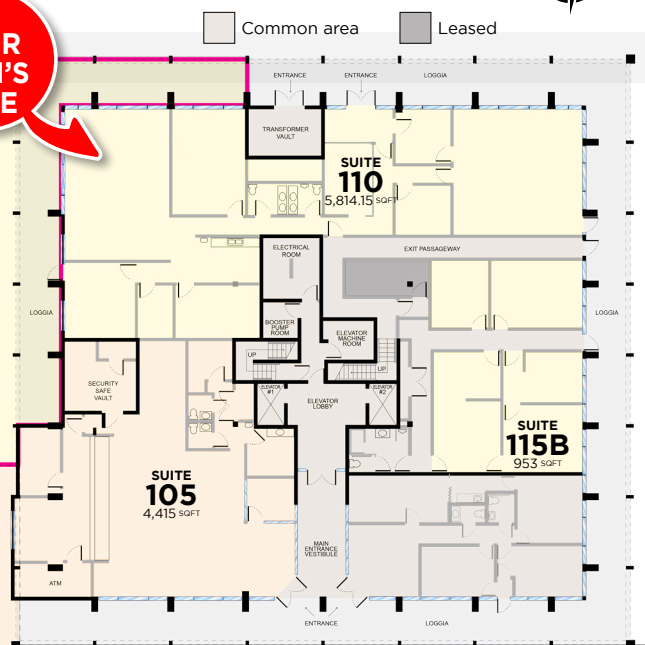
NUMBER OF BUSINESS IN THE AREA 20,578

DAILY TRAFFIC COUNT 23,900

Existing First Floor Plan



**Unit 110
IDEAL FOR
CHILDREN'S
DAY CARE**



- Completely refurbished in 2009
- Upgraded 2021
- Secure security system with 24/7 access
- Newly Installed 2021 HVAC Systems
- Separate electrical meters
- Fiber optic internet and Wi-Fi connection
- Building Managed Energy
- 158 Parking Spaces
- We can accommodate any size office
- Security Camera Systems
- New 2021 LED Lighting system

OFFICES SUITES FIRST FLOOR

SUITE	SQFT	MONTHLY
105	4,415	\$14,349*
110	5,814	\$16,473*
115B	953	\$2,700*

*) \$35 + 9 CAM per SQ FT
INCLUDES CAM. APPLICABLE SALES TAX WILL BE ADDED

NEGOTIABLE PRICE

IMMEDIATE OCCUPANCY

<http://bit.ly/351video>



LEASING OFFICE ON SITE ☎ 561.576.1140

propertymanagement@investmentsswk.com

CONTACT US!



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



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US VETERAN CHAMBER OF COMMERCE

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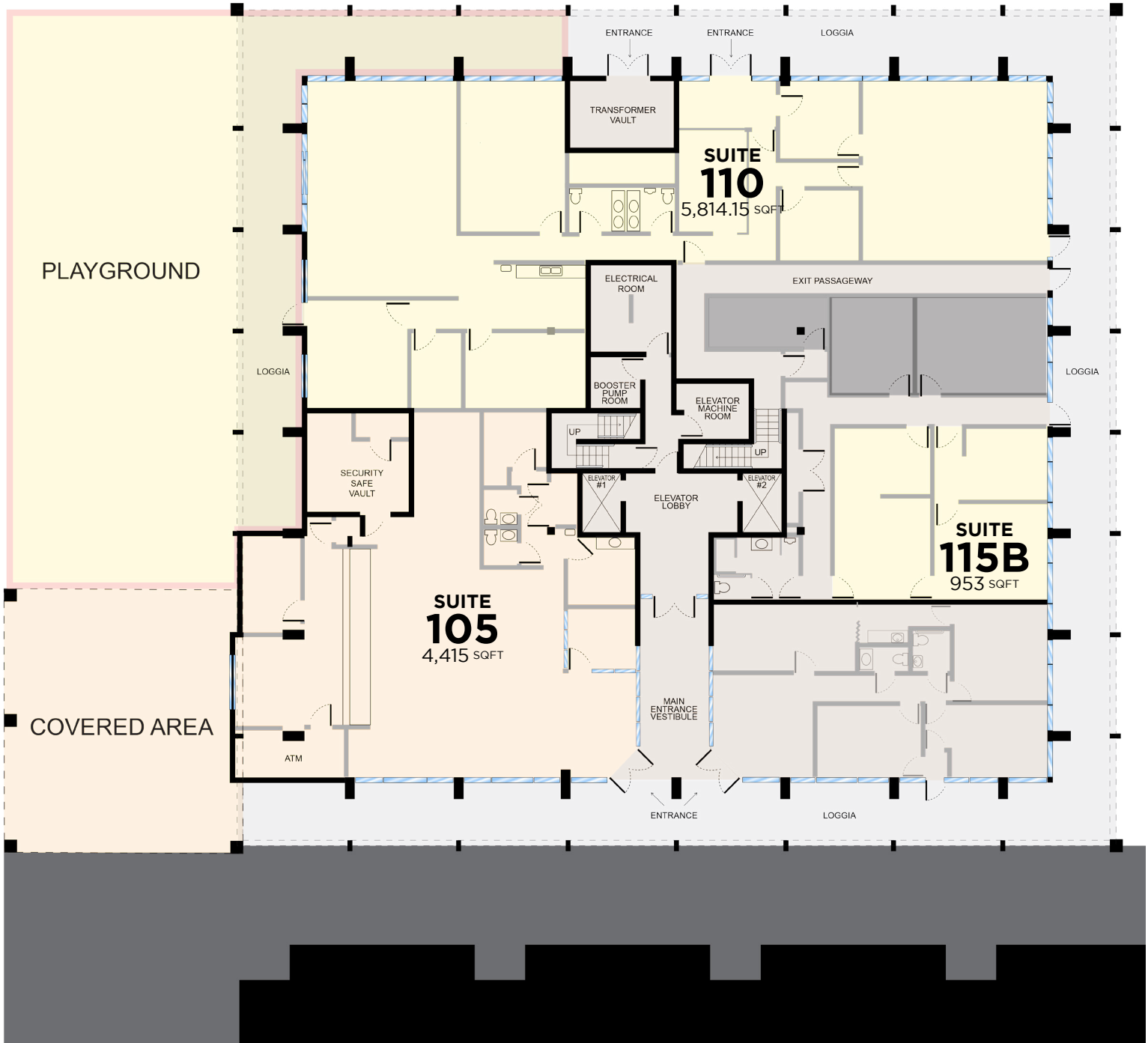
Existing First Floor Plan



Common area



Leased



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