

# FREE STANDING OFFICE BUILDING

FOR  
**LEASE**

351 CYPRESS ROAD, POMPANO BEACH, FL 33060

IMMEDIATE OCCUPANCY

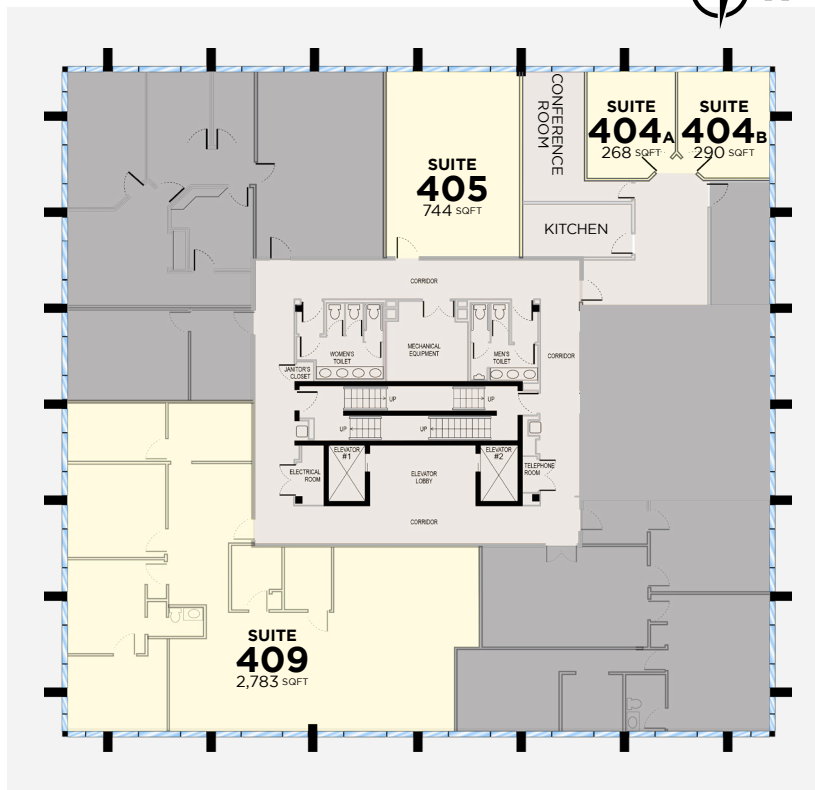
NEWLY INSTALLED HVAC SYSTEM



**MOVE IN SPECIAL: "2 MONTHS BASE RENT FREE"**

**Forth Floor** | Move-in special, get two (2) months of the base rent FREE for an executed three (3) year lease contract. CAM is still paid monthly.

## Existing Fourth Floor Plan



- 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
- Newly installed 2021 LED Lighting System

## OFFICES SUITES

### FOURTH FLOOR

SUITE	SQFT	MONTHLY
404A	268	\$1,116**
404B	290	\$1,042**
405	744	\$2,108*
409	2,783	\$7,885*

\*\*) \$50 per SQ FT | \*) \$25 + 9 CAM per SQ FT

INCLUDES CAM. APPLICABLE  
SALES TAX WILL BE ADDED

**NEGOTIABLE PRICE**

**LEASING OFFICE ON SITE ☎ 561.576.1140**

propertymanagement@investmentsswk.com

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



**CONTACT US!**

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

**TREC**  
www.trecfl.com  
954.341.3294

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

**GEORGE PELAYO/RENE, MRP**  
georgetrec@joepelayo.com  
954.482.1330

**GEORGE W. CASEY**  
georgewileycasey@gmail.com

**954.592.1776**  
VICE PRESIDENT  
US VETERAN CHAMBER OF COMMERCE



TOP 10  
BROKERS  
OF SOUTH  
FLORIDA



**CoStar™**  
**POWER BROKER™**  
2005 to 2020 Top Firm Award

**SIOR**  
Society of Industrial  
and Office Realtors  
No. 1 Commercial Agent in the USA  
in number of Transactions 2017 to 2020

**#1** COMMERCIAL AGENT  
IN # TRANSACTIONS

OFFICE  
AWARDS &  
RECOGNITIONS



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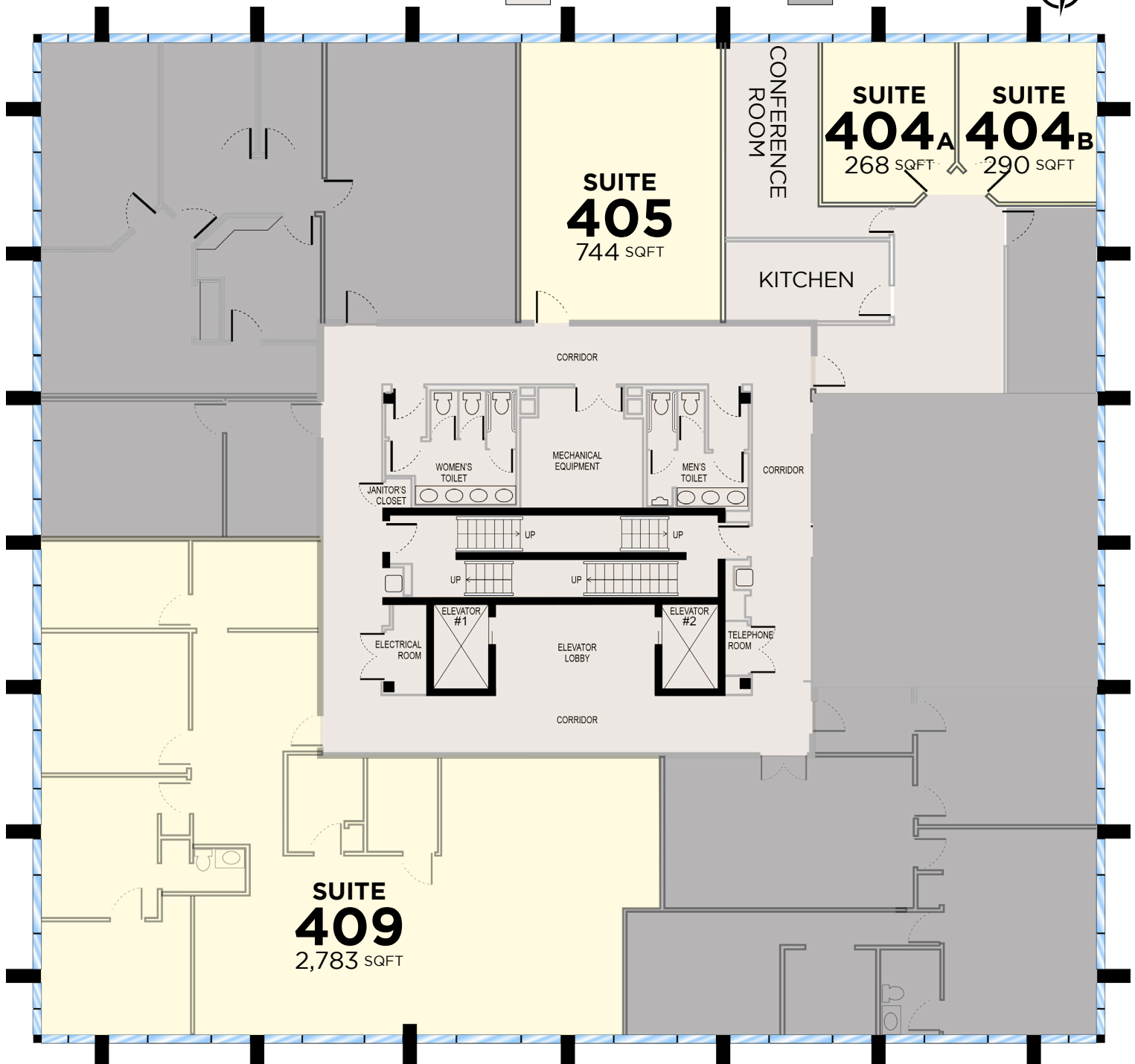
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## Existing Fourth Floor Plan

Common area

Leased



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