

# FREE STANDING OFFICE BUILDING

# FOR LEASE

351 CYPRESS ROAD, 1st FLOOR, POMPANO BEACH, FL 33060

NEWLY INSTALLED HVAC SYSTEM



## SQUARE ONE BUSINESS COMPLEX

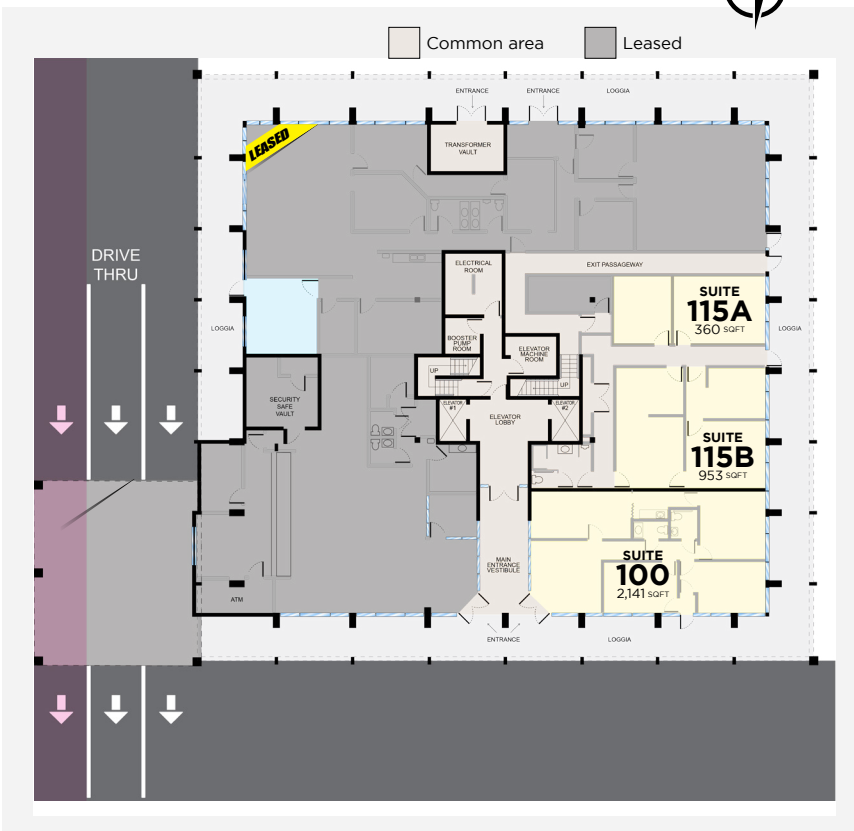
IMMEDIATE OCCUPANCY

NEW OWNERSHIP 2021

NUMBER OF BUSINESS IN THE AREA 20,578

DAILY TRAFFIC COUNT 23,900

### Existing First 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
- New 2021 LED Lighting system

### OFFICES SUITES FIRST FLOOR

SUITE	SQFT	MONTHLY
100	2,141	\$6,066.17
115A	360	\$1,020.00
115B	953	\$2,700.17

INCLUDES CAM. APPLICABLE SALES TAX WILL BE ADDED

NEGOTIABLE PRICE

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



LEASING OFFICE ON SITE ☎ 561.576.1140

propertymanagement@investmentsswk.com

CALL US!

**TREC**  
Total Real Estate  
Consultants Inc.  
www.trecfl.com  
954.341.3294

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

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

GEORGE W. CASEY  
georgewileycasey@gmail.com  
954.592.1776



VICE PRESIDENT  
U.S. VETERAN  
CHAMBER OF COMMERCE



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

# FREE STANDING

# OFFICE BUILDING

# FOR LEASE

351 CYPRESS ROAD, 1st FLOOR, POMPANO BEACH, FL 33060

## Existing First Floor Plan



Common area



Leased



**LEASING OFFICE ON SITE ☎ 561.576.1140**

[propertymanagement@investmentsswk.com](mailto:propertymanagement@investmentsswk.com)

**CALL US!**

**TREC**

Total Real Estate Consultants Inc.  
www.trecfl.com  
954.341.3294

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

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

**GEORGE W. CASEY**  
georgewileycasey@gmail.com  
954.592.1776



**VICE PRESIDENT  
U.S. VETERAN  
CHAMBER OF COMMERCE**

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