

FREE STANDING OFFICE BUILDING

FOR
LEASE

351 CYPRESS ROAD, POMPANO BEACH, FL 33060

IMMEDIATE OCCUPANCY

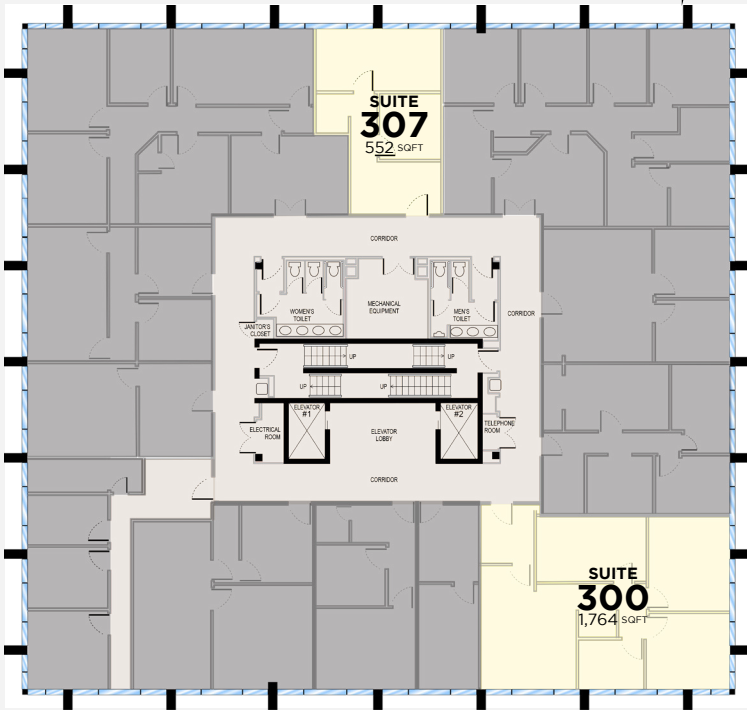
NEWLY INSTALLED HVAC SYSTEM



MOVE IN SPECIAL: "2 MONTHS BASE RENT FREE"

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

Existing Third 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

SUITE	SQFT	Monthly
300	1,764	\$4,998
307	552	\$1,564

INCLUDES CAM. APPLICABLE SALES TAX WILL BE ADDED

NEGOTIABLE PRICE

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



LEASING OFFICE ON SITE ☎ 561.576.1140

propertymanagement@investmentswk.com

CONTACT US!

JOE PELAYO / CCIM, SIOR
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954.224.8773

TREC
www.trecfl.com
954.341.3294

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

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VICE PRESIDENT
US VETERAN CHAMBER OF COMMERCE



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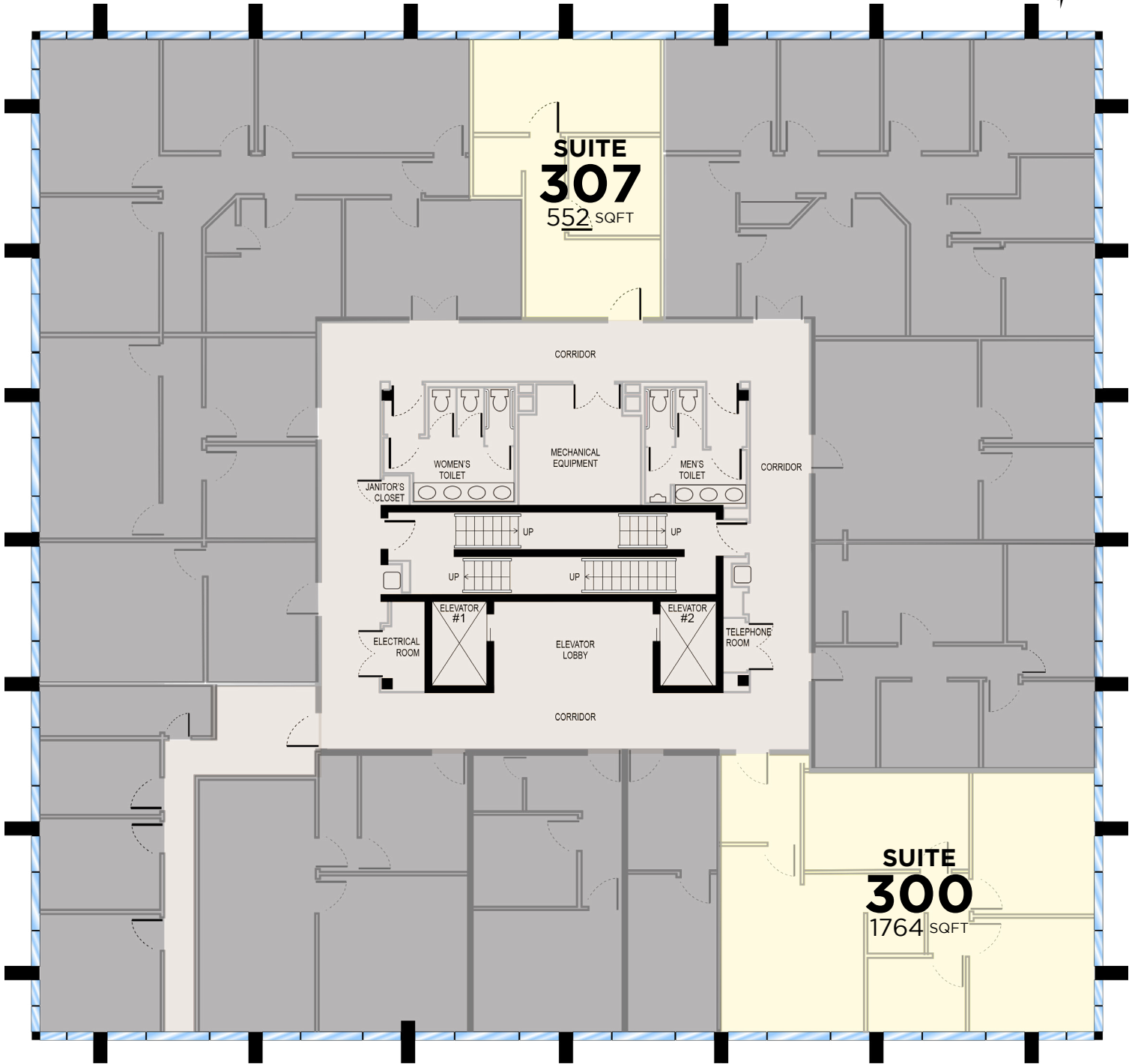
Existing Third Floor Plan



Common area



Leased



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TOP 10 BROKERS OF SOUTH FLORIDA
10th Anniversary REALTOR Diamond Producer 2020
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
BEST REALTOR AWARDS 2017
DEAN MAKER AWARDS 2009, 2010, 2011, 2017 & 2019
#1 SIOR 2017, 2018, 2019 & 2020
COMMERCIAL REALTOR 2006, 2018, 2019 & 2020
REACTOR 2020
2020
2020
2021
2021
2022