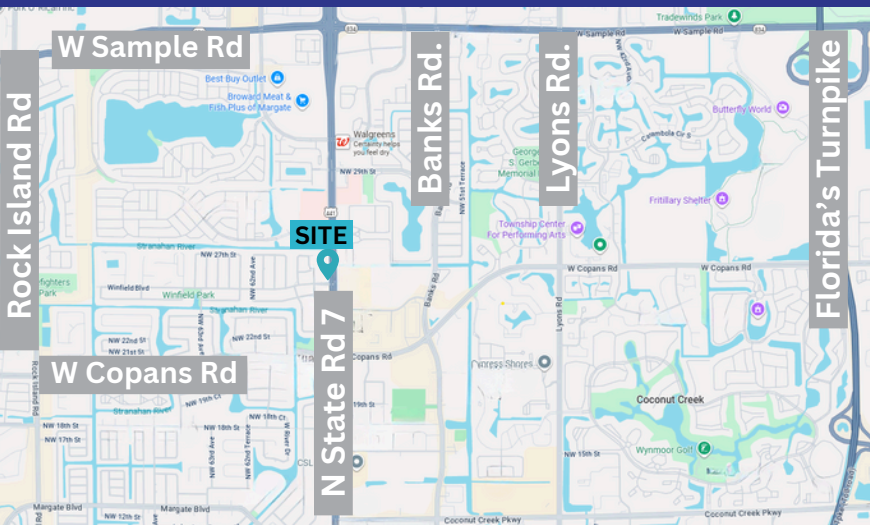


FOR LEASE OFFICE / RETAIL SPACE



2501 N State Rd 7, Unit 216, Margate, FL 33063
Marquis Square

2,250+/- SQFT



- Frontage to State Road 7
- 2nd floor location with elevator access
- Zoned TOC-C for a variety of business uses
- Previously used as part of a beauty school
- 2 entrances
- Remodeled in 2022!
- Layout: 1 reception area, 2 open classrooms/work areas, 2 private open offices/storage areas, 1 restroom
- Neighbor businesses are long-term tenants and include cafe, smoke shop, beauty salon, pet groomer, and more.
- Closely located to HCA Florida Northwest Hospital
- Plenty of parking
- 53,500+ vehicles (annual average daily traffic)

Terms Negotiable

Call or text 954-224-8773 for more information!



JOE PELAYO, CCIM, SIOR
BROKER

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954.224.8773

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NOTICE: This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition/legal adjustments of the property (or properties) referenced or as to the accuracy or completeness of the information contained, and same is submitted subject to errors, omissions, change of price, retail or other conditions, including but not limited to withdrawal without notice, and to any special listing conditions imposed by the property owner.

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