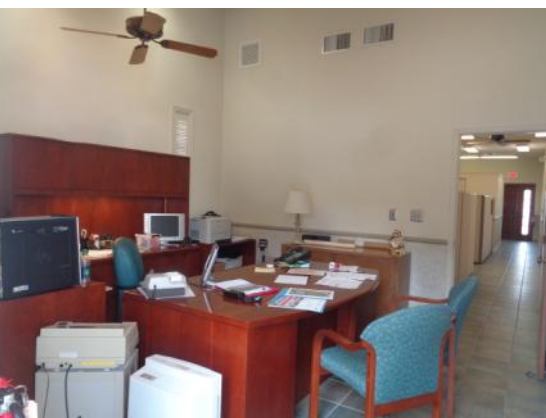




6260 W Atlantic Blvd,
Margate, FL 33063

FOR SALE FREESTANDING OFFICE

Frontage to Atlantic Blvd.:47,713 & State Rd 7: 61,500 Traffic Counts



UNIT A EAST SIDE

- 8 Private Offices
- Reception Waiting Area
- Large Conference Room
- 2 Bathrooms + Break room
- 2 car garage direct access



UNIT B WEST SIDE

- 4 Office cubicles / 1 Office
- 1 Large Private Office
- Waiting Reception
- 1 Bathroom
- Ceramic tile floors



**+/- 12,900 SQFT
Parcel**
**+/- 3,300 SQFT
Building**

- Lots of natural lighting and sky lights / Cathedral ceilings
- Large monument signage on the street / 20 parkings
- Eastment next lot east 55'x 30' FT extra parking

\$ 749,000



JOE PELAYO, CCIM, SIOR
TREC@JOEPELAYO.COM
WWW.TRECFL.COM
954.224.8773

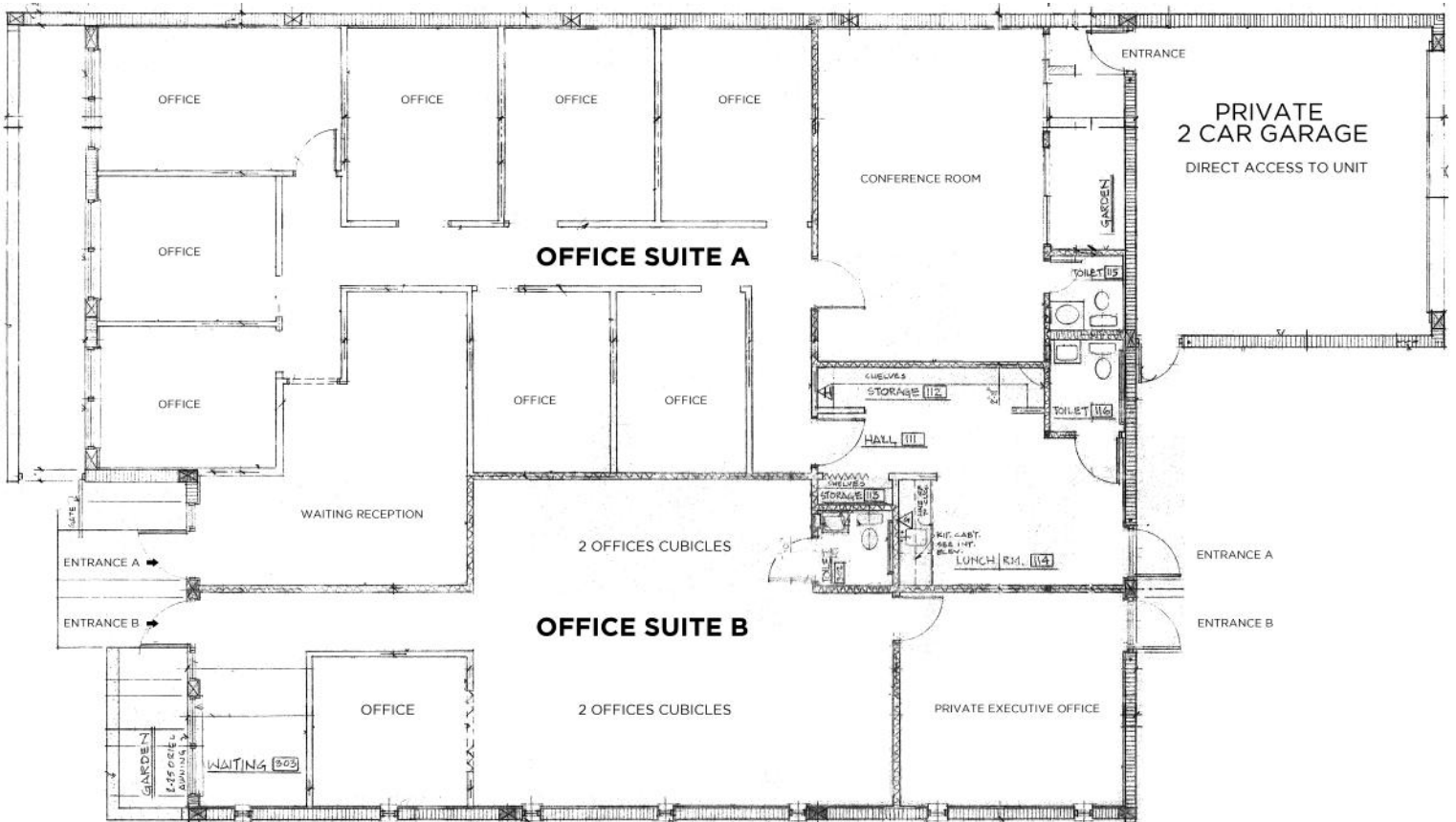
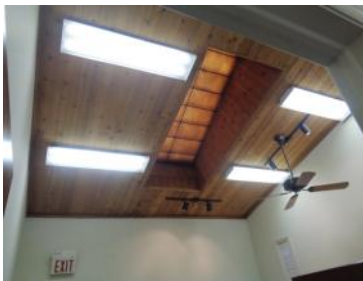
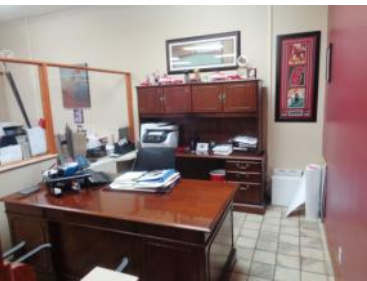
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