



**COLDWELL
BANKER
COMMERCIAL**
NRT

LEASE

OFFICE ON THE LAKE

1280 SW 36th Avenue
Pompano Beach, FL 33069

AVAILABLE SPACE

1,687 SF | 5 Window Offices, Balcony with Lakeview | Space Plan Available

FEATURES

- Long term tenants
- Ample surface parking
- Well maintained property adjacent to a Publix grocery store for lunch and sundries
- Easy access to I-95 Expressway and Turnpike
- 5 minutes to Fort Lauderdale Executive Airport
- 20 minutes to Fort Lauderdale/Hollywood International Airport

AREA

Five minutes off of I-95, situated on Pompano Beach Lake with great lake views, next door to a Publix grocery store and other nearby amenities.



OFFICE

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LEASE SUMMARY

Base Rent:	\$11.50/sf
CAM:	\$6.50/sf
Available SF:	1,687
Extras:	Tenant pays own electric & janitorial
Lot Size:	1.96 Acres
Year Built:	1985
Building Size:	33,695 SF
Renovated:	2018
Zoning:	I-1
Submarket:	Cypress Creek

PROPERTY OVERVIEW

95% occupied, only one 1,687 SF space available for lease with 5 window offices, open area and private balcony with a lakeview.

PROPERTY HIGHLIGHTS

- Long term tenants
- Ample surface parking
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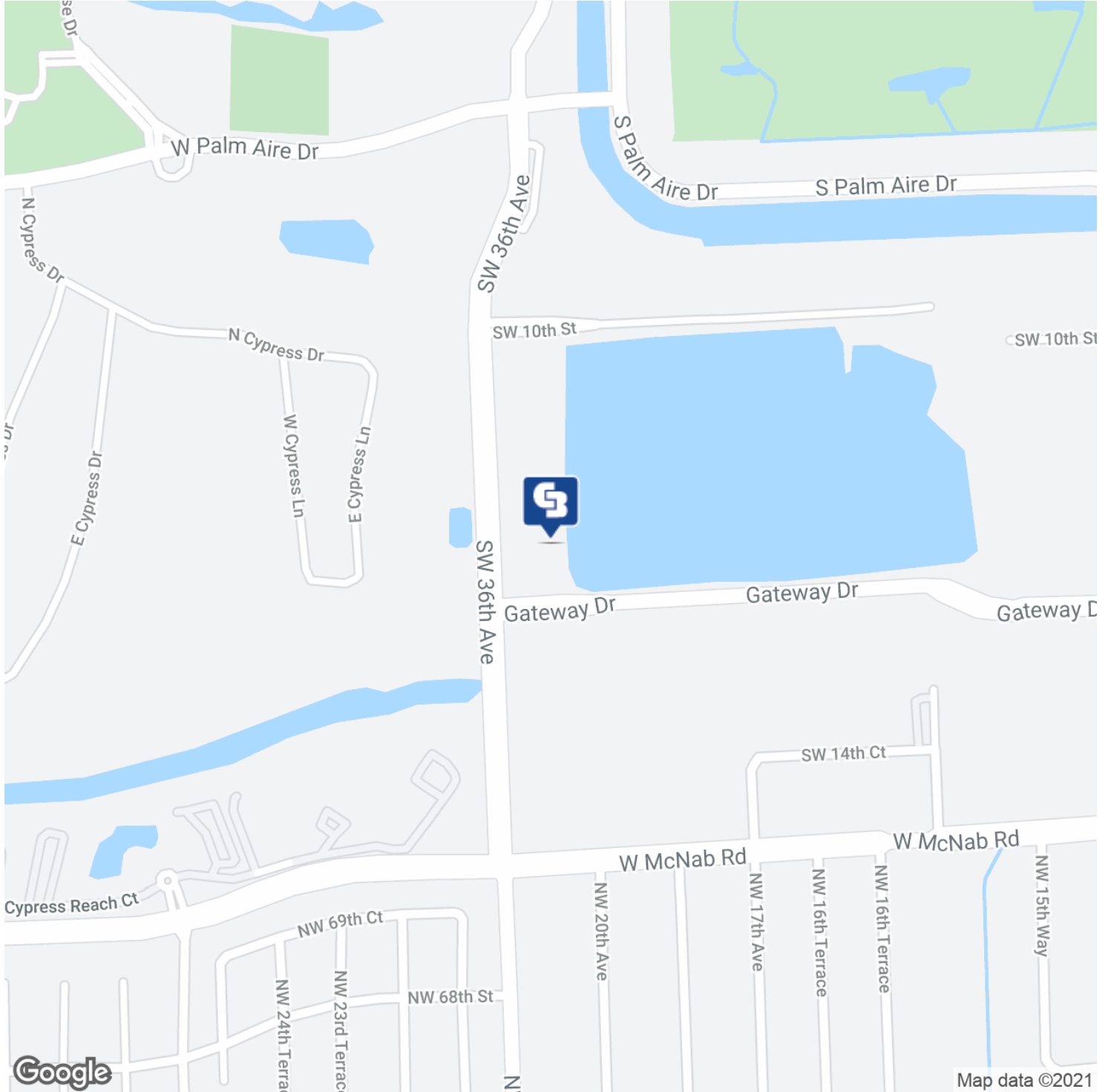
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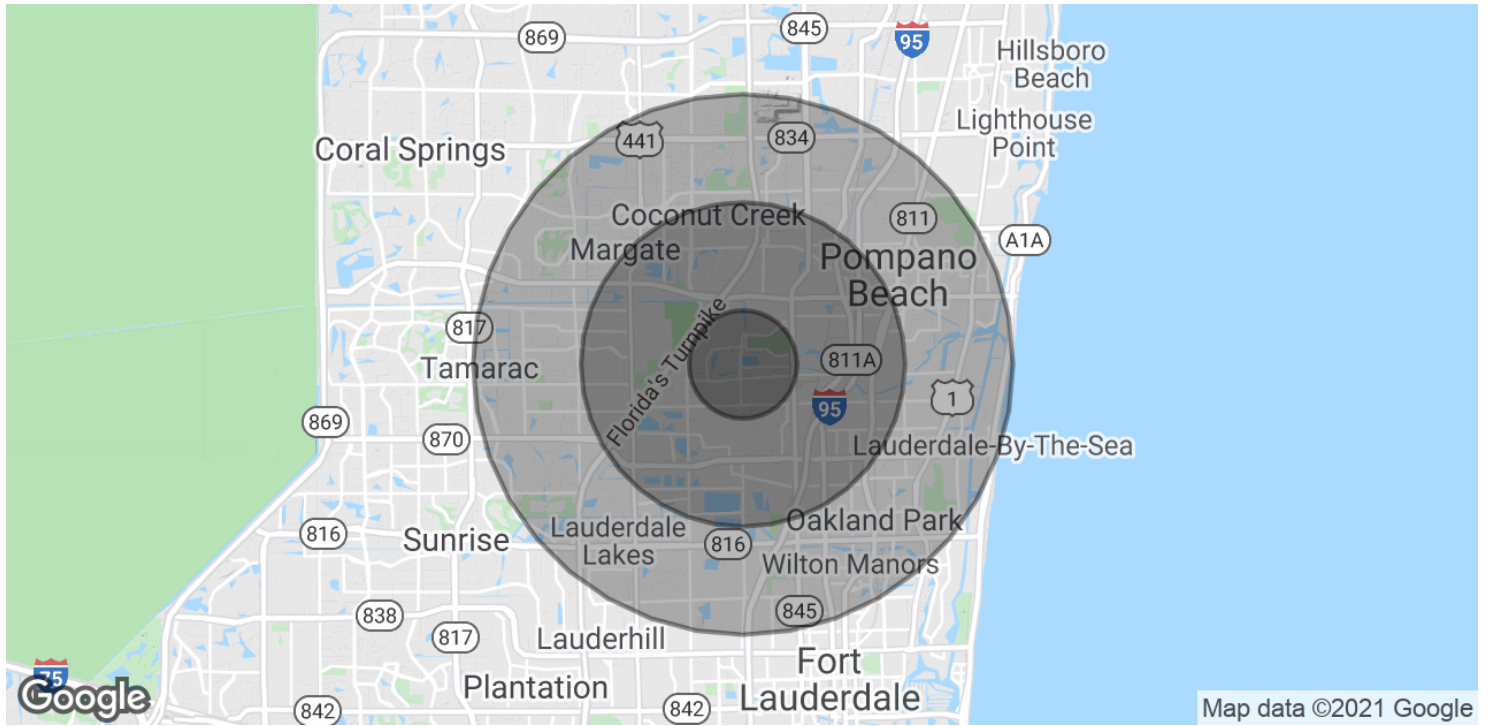


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,759	111,546	389,988
Average age	51.0	39.9	40.1
Average age (Male)	49.2	38.9	39.1
Average age (Female)	54.3	41.6	41.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,478	44,764	157,615
# of persons per HH	2.0	2.5	2.5
Average HH income	\$59,488	\$52,954	\$56,409
Average house value		\$211,776	\$236,482

* Demographic data derived from 2010 US Census

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