

20841 Johnson Street · Unit 111

Pembroke Pines, Florida 33029

4,500 SF FULLY BUILT-OUT FLEX / OFFICE — 100% AIR CONDITIONED



20841 Johnson Street, Unit 111 · West Pembroke Pines, FL

±4,500 SF

4,500 SF ALL A/C · ±2,124 SF OFFICE · ±1,716 SF FLEX · 9+ PRIVATE OFFICES

PROPERTY HIGHLIGHTS

- ◆ Fully built-out, turnkey space
- ◆ 4,500 SF — 100% under air conditioning
- ◆ Extensive office build-out + open flex area
- ◆ Central tri-county location — quick I-75 access
- ◆ Well-maintained warehouse park
- ◆ Move-in ready — currently media/production

IDEAL FOR

Call Center

Medical Billing

Marketing Agency

Insurance

Real Estate Offices

Media / Video Production

Professional / Corporate HQ

Elkin Sanchez

Listing Realtor · Ikon Group | LPT Realty

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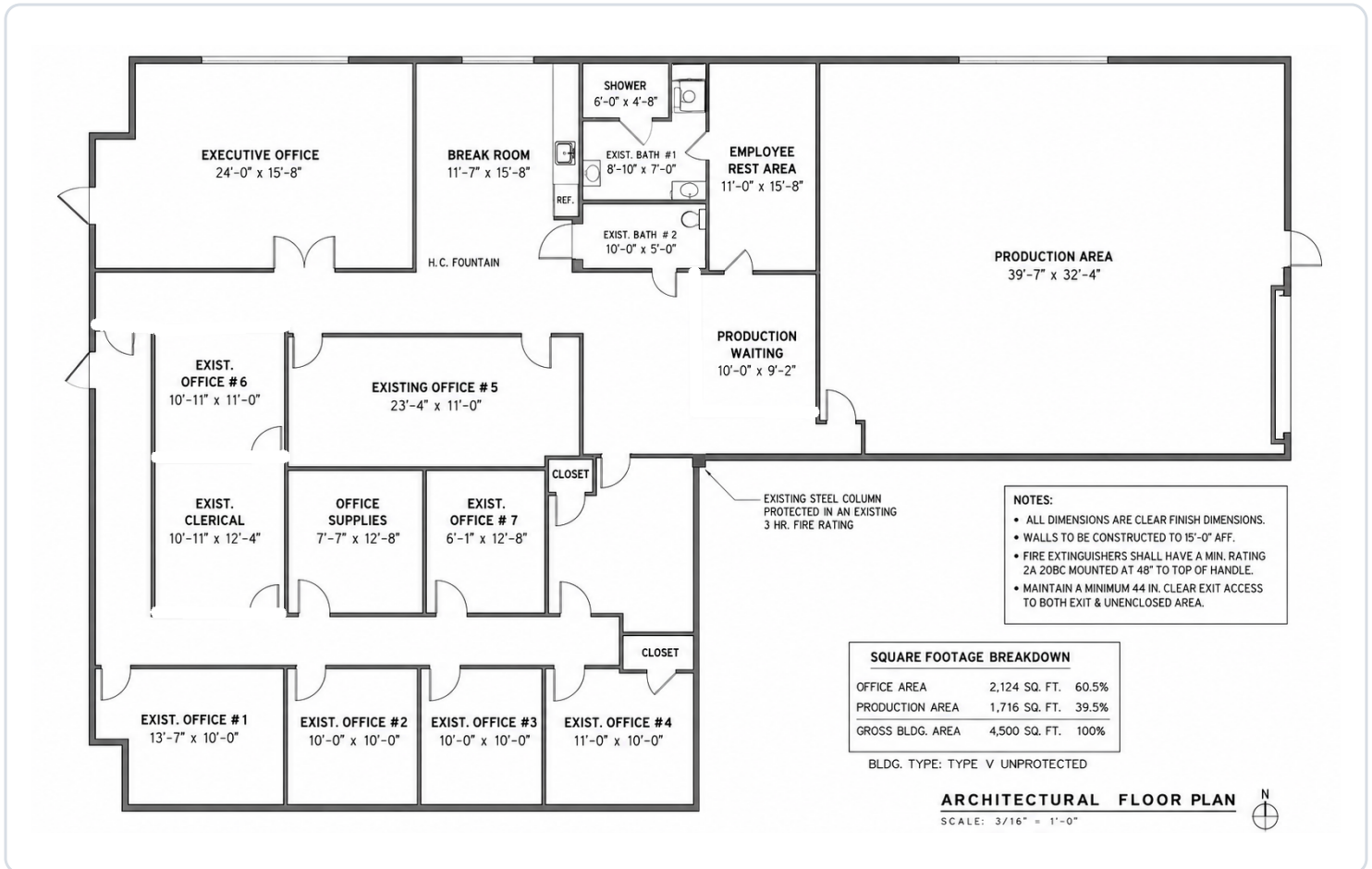
IKON GROUP

ikonhouses.com

Info deemed reliable, not guaranteed.

Architectural Floor Plan

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SQUARE FOOTAGE BREAKDOWN

Office Area	2,124 SF	60.5%
Production Area	1,716 SF	39.5%
Gross Building Area	4,500 SF	100%

BUILDING DATA

Building Type	Type V, Unprotected
Office Ceiling	+9'-0" AFF
Warehouse Ceiling	+19'-0" AFF
Restrooms	2 (ADA)
Air Conditioning	100% of space