



PRESENTED BY:

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911 ATLANTIC OFFICE & STORAGE

DOWNTOWN
POMPANO BEACH , FL

PRICE

\$26.00 / PSF



OFFICE FOR LEASE

SVN Commercial Partners, as exclusive advisor, presents a prime office space opportunity in the heart of Downtown Pompano Beach, FL. This exceptional first-floor space offers 3,300 square feet, strategically located off Atlantic Boulevard with seamless access to I-95, US-1, and Dixie Highway. Situated less than 2 miles from the beach, this property is ideal for businesses seeking a storage , a distribution facility or flexible build-out options. The location provides on-site parking with approximately 79 spaces and prominent signage opportunities along a high-visibility commercial corridor. Positioned within East Pompano Beach's newly revitalized downtown and in Old Pompano , this site is surrounded by growing residential and commercial activity, making it a standout offering in South Florida's competitive market.

PROPERTY FEATURES



1.27
ACRES



3/1000
PARKING



ZONED
TO/EOD



3,300
SQFT



TRAFFIC
40,500 AADT



MUNICIPALITY
BROWARD
COUNTY



PROPERTY SUMMARY

ADDRESS:	911 E Atlantic Blvd, Pompano Beach, FL 33060
PARCEL:	484236050960
CONDITION	Move in Ready
PARKING	79
COUNTY:	BROWARD COUNTY
MARKET:	POMPANO
SQFT	3,300 SF
ZONING:	TO/EOD
PRICE:	\$26.00 + \$6.51 CAM
TRAFFIC COUNT:	41,500 AADT



COMPLETE HIGHLIGHTS

- 3,300 SF Office Space: Ideal for professional office use.
- Prime Location: East Pompano Beach's revitalized Downtown district, directly situated in Old Pompano.
- Access: Less than 3 minutes to I-95, 3 minutes to Dixie Highway, and 3 minutes to US-1. 4 Minutes from Pompano Airpark.
- Parking: On-site parking available for tenants and visitors.
- Signage: Strong frontage along Atlantic Boulevard for high visibility.
- Zoning Flexibility: Office is built out as an professional office space, but commercial zoning allows for all uses.
- Proximity: Less than 2 miles from the beach and close to major transit routes.