



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 1,650 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



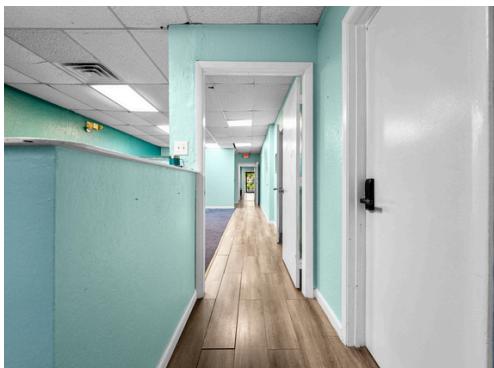
1,650
SQFT



TRAFFIC
40,500 AADT

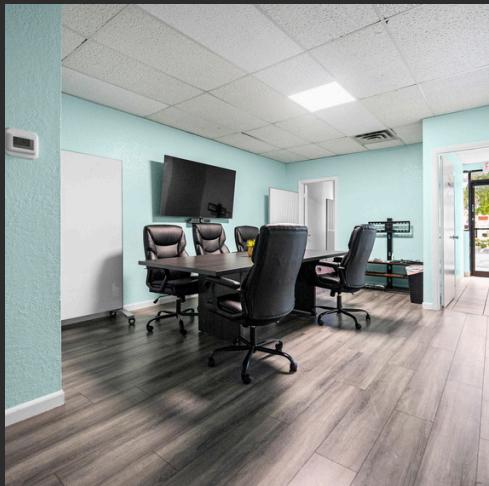


MUNICIPALITY
BROWARD
COUNTY



PROPERTY SUMMARY

| | |
|---------------------------|--|
| ADDRESS: | 911 E Atlantic Blvd, Pompano Beach, FL 33060 |
| PARCEL: | 4842360501,650 |
| CONDITION | Move in Ready |
| PARKING | 79 |
| COUNTY: | BROWARD COUNTY |
| MARKET: | POMPANO |
| SQFT | 1,650 SF |
| ZONING: | TO/EOD |
| PRICE: | \$26.00 + \$6.51 CAM |
| TRAFFIC COUNT: | 41,500 AADT |



COMPLETE HIGHLIGHTS

- 1,650 SF Office Space: Ideal for storage or flexible build-out opportunities.
- 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 office space, but commercial zoning allows for all uses.
- Proximity: Less than 2 miles from the beach and close to major transit routes.