



## PRESENTED BY:

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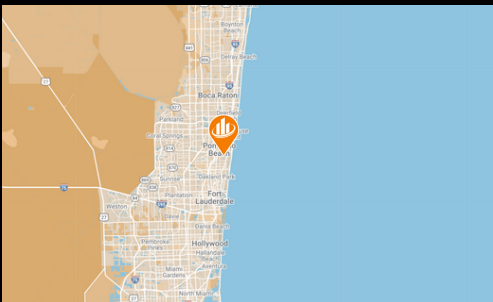
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## 911 ATLANTIC OFFICE & STORAGE

### DOWNTOWN POMPAÑO 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



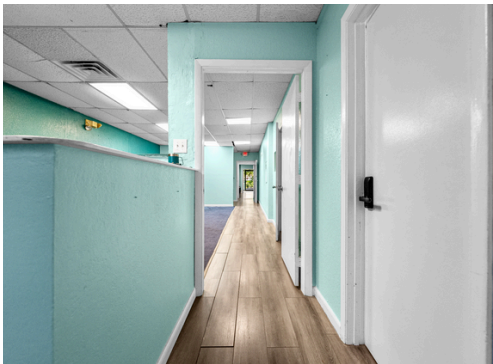
1,650  
SQFT



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.

