

2300

EAST ATLANTIC BOULEVARD
POMPANO BEACH, FL 33062



Renovated Office Opportunity
Heart of Pompano Beach Financial District

For More Information contact:

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PROPERTY HIGHLIGHTS

- » Suite A: 1,808 RSF
- » Suite B: 1,764 RSF
- » Suites A and B can be leased separately or combined as one larger office
- » Rental Rate: \$23.00/SF NNN
- » CAM: \$8.95/SF (net of electric)

LOCATION HIGHLIGHTS

- » Prime eastern Pompano Beach location
- » Located in the heart of Pompano Beach's financial district
- » Walkable to Houston's, Publix, and numerous nearby restaurants
- » Open layout with exposed ceilings, drop lighting, and exposed wood beams
- » Upgraded finishes throughout the suite
- » Fully renovated common areas



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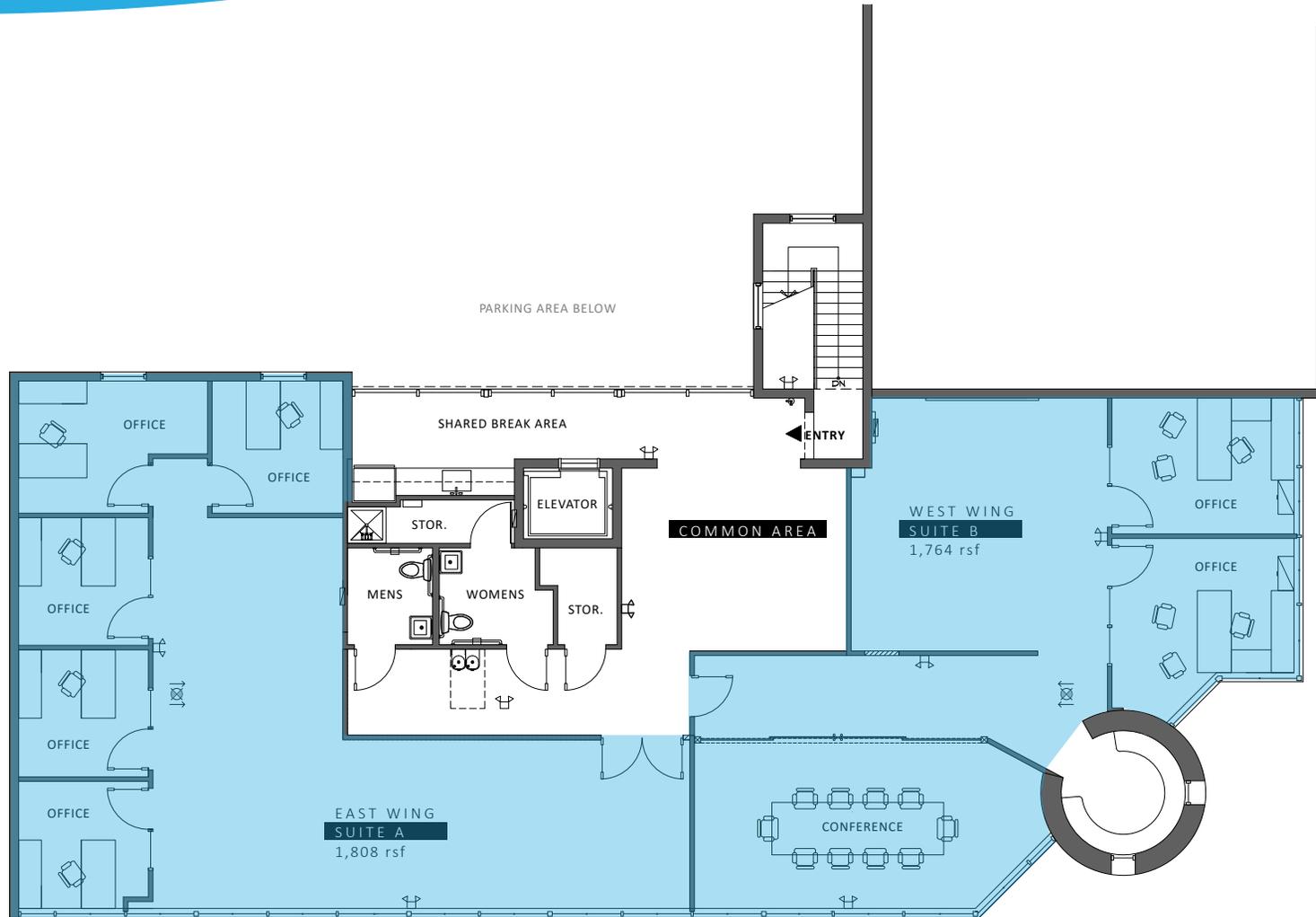
2ND FLOOR OFFICE INTERIOR PICTURES



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2ND FLOOR OFFICE FLOOR PLAN



LIFE SAFETY PLAN

1/4" = 1'-0"

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Located in a prime eastern Pompano Beach location, the property sits in the heart of Pompano Beach's financial district, offering immediate access to the area's core professional and business services. The site benefits from a highly walkable environment, with a variety of nearby restaurants and retail amenities just steps away, providing exceptional convenience for both employees and clients. This central, amenity-rich setting makes the property an ideal option for businesses seeking visibility, accessibility, and a strong professional presence in eastern Broward County.



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- 1 2300 East Atlantic Boulevard
- 2 Beach House Pompano
- 3 Broward College-North Campus
- 4 Costco
- 5 City of Lighthouse Point
- 6 City of Pompano Beach
- 7 Flanigan's
- 8 Florida Atlantic University
- 9 Harrah's
- 10 Houston's
- 11 Lucky Fish Beach Bar & Grill
- 12 Oceanic at Pompano Beach Pier
- 13 Pompano Beach Amphitheater
- 14 Pompano Beach Airpark
- 15 Pompano Beach Fisher Family Pier
- 16 Seminole Casino
- 17 Town Center Mall Boca Raton
- 18 TopGolf
- 19 Pompano Beach Cultural Center
- 20 Pompano Beach Creative Arts District
- 21 La Veranda
- 22 The Ritz-Carlton Residences
- 23 Waldorf Astoria Residences
- 24 Koi Residences & Marina



THE RITZ-CARLTON
RESIDENCES
POMPANO BEACH



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FLANIGAN'S



BROWARD
COLLEGE



COSTCO
WHOLESALE



Pompano Beach Airpark