

FOR LEASE
176,408 SF



ATLANTIC COMMERCE CENTER
1500 WEST ATLANTIC BOULEVARD, POMPANO BEACH, FL



BUILDING FEATURES

Building Size: ±176,408 SF

Space Available: ±161,255 SF, plus 15,000 SF mezzanine

Office Area: To Suit

Site Area: 8.62 AC

Clear Height: 24'

Drive-In Doors: 20

Parking: 157 spaces

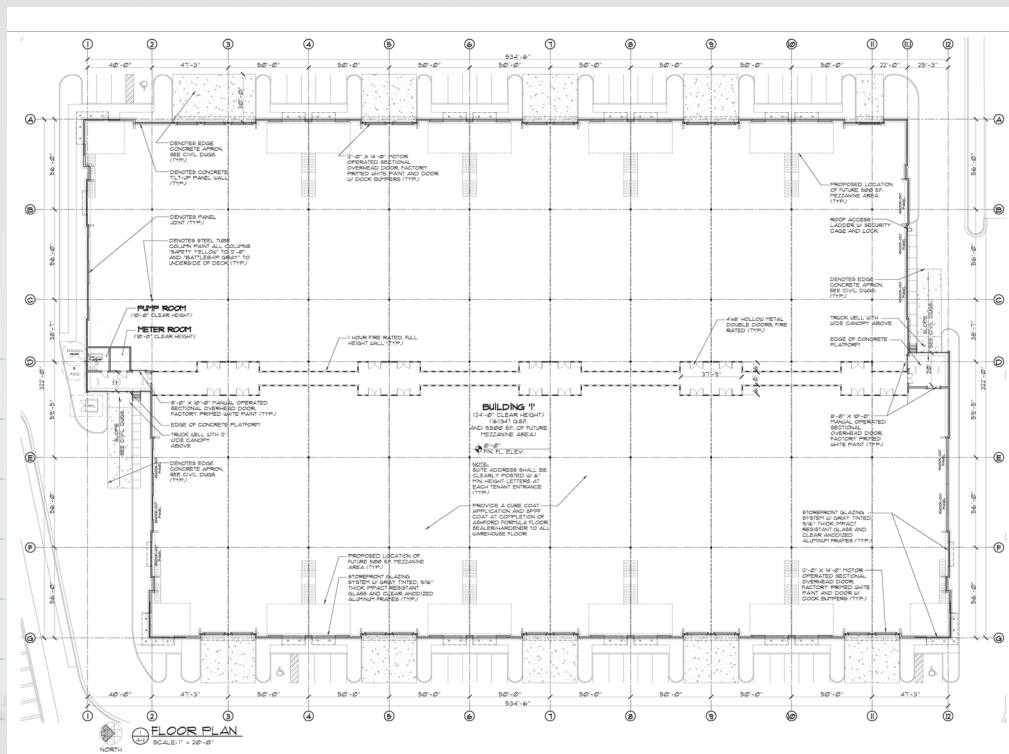
Construction: Concrete tiltwall

Fiber: Fiber optic availability to site

Bay Size: 50' x 56'

Floor: 7" concrete floor slab

Sprinkler: ESFR (Early Suppression Fast Response)

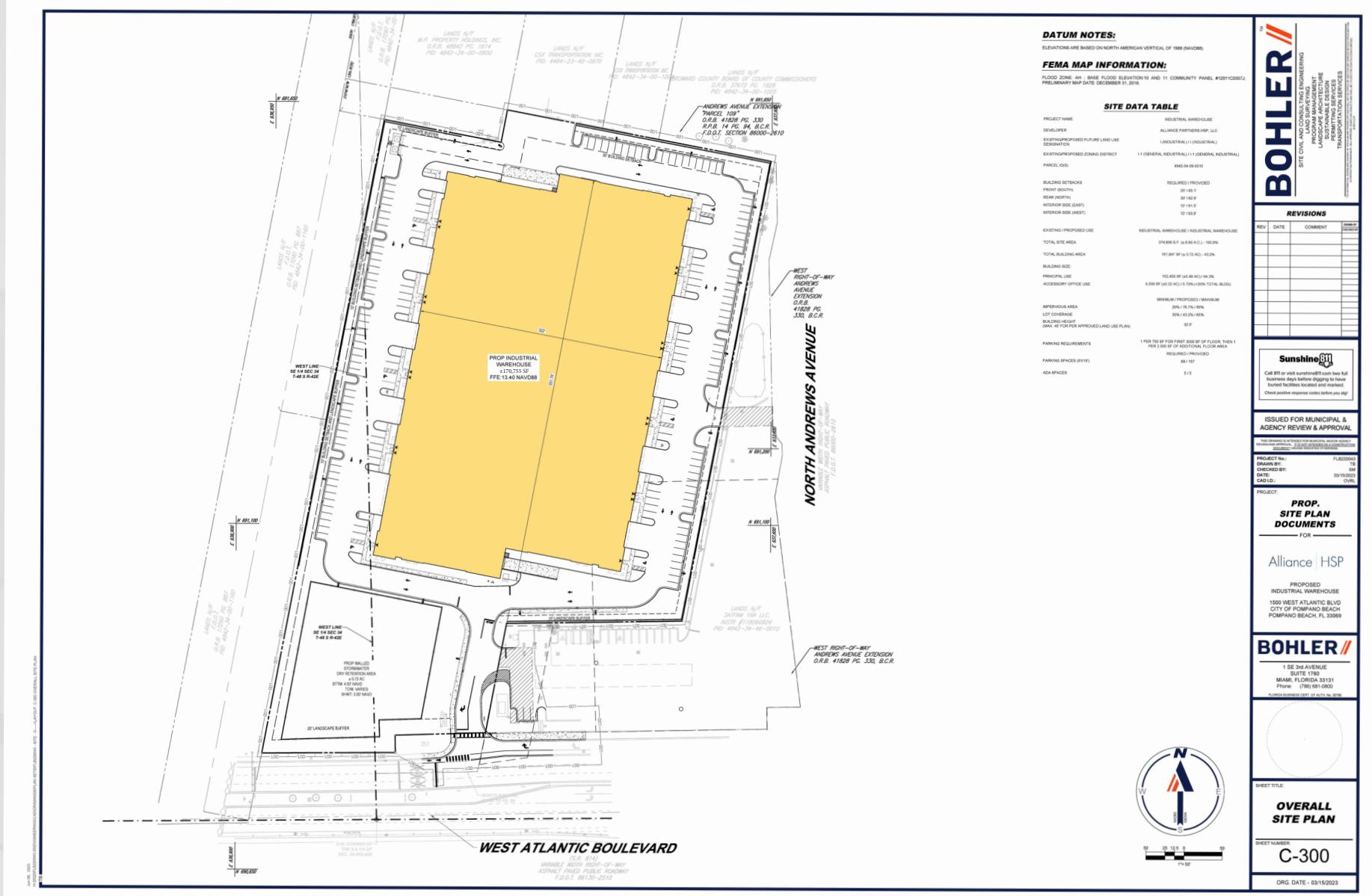


OPPORTUNITY
TO LEASE

176,408 SF
Divide-to-
Suit

CHOICE
LOCATION

Pompano Beach is
geographically central to the
Tri-County Area



SITE PLAN 176,408 SF



LOCATION HIGHLIGHTS

- Atlantic Boulevard frontage with immediate access to I-95 and just minutes to Florida's Turnpike.
- Pompano Beach offers tremendous transportation links by air, sea, rail and ground – located minutes from the Fort Lauderdale Hollywood International Airport and Port Everglades and within an hour of two other international air and seaports in Miami and Palm Beach. The City also provides direct access to I-95, Florida's Turnpike and two major railway systems including Tri-Rail and the new Brightline fast track service train.*
- With a Tri-County GDP of nearly \$378 billion dollars and the benefit of no state income tax, South Florida a lucrative destination for prospective businesses and the City of Pompano Beach is perfectly positioned for your success in the center of it all.*

*pompanobeachfl.gov

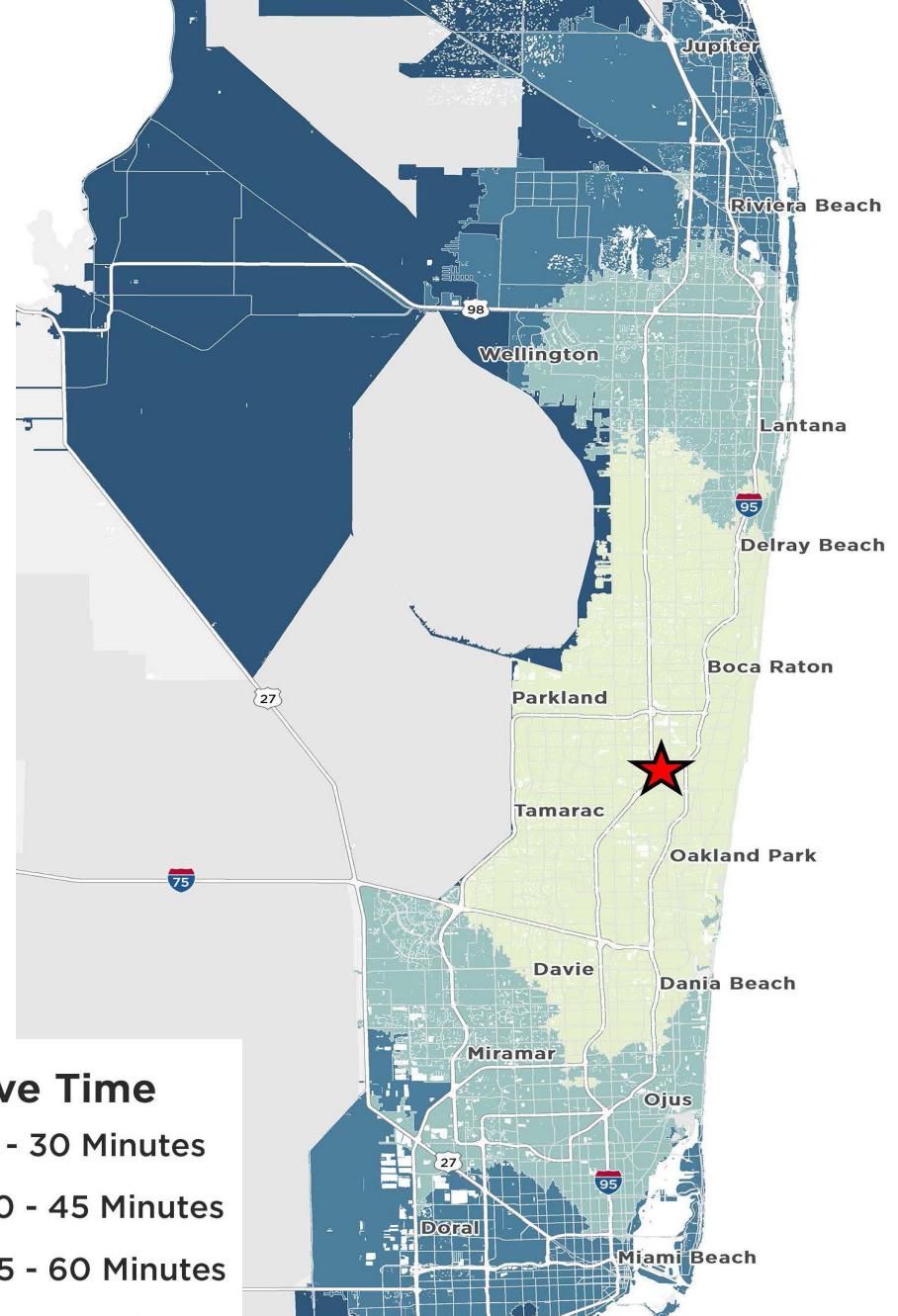
CONTACT INFORMATION

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Drive Time

- 0 - 30 Minutes
- 30 - 45 Minutes
- 45 - 60 Minutes
- 60 - 90 Minutes



ALLIANCE HP