



## 911 ATLANTIC OFFICE & STORAGE

DOWNTOWN  
POMPANO BEACH, FL

PRICE

\$18.00 / PSF



## OFFICE FOR LEASE

SVN Commercial Partners, as exclusive advisor, presents a prime shell office space opportunity in the heart of Downtown Pompano Beach, FL. This exceptional second-floor space offers 12,837 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



12,837  
SQFT



TRAFFIC  
40,500 AADT



MUNICIPALITY  
BROWARD  
COUNTY



**PRESENTED BY:**

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## PROPERTY SUMMARY

<b>ADDRESS:</b>	911 E Atlantic Blvd, Pompano Beach, FL 33060
<b>PARCEL:</b>	484236050960
<b>CONDITION</b>	Shell
<b>PARKING</b>	79
<b>COUNTY:</b>	BROWARD COUNTY
<b>MARKET:</b>	POMPANO
<b>SQFT</b>	12,837 SF
<b>ZONING:</b>	TO/EOD
<b>PRICE:</b>	\$18.00 + \$6.51 CAM
<b>TRAFFIC COUNT:</b>	41,500 AADT



## COMPLETE HIGHLIGHTS

- 12,837 SF 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: Supports flex/distribution and storage uses with customizable lease terms.
- Proximity: Less than 2 miles from the beach and close to major transit routes.