

# SALE

## 1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



**SALE PRICE** \$8,900,000

**Rolando Alvarez, PA, CCIM, CPM**

(305) 302-6737

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# CONFIDENTIALITY & DISCLAIMER

1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442

## CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller. This offering is exclusively represented by Coldwell Banker Commercial Realty and its Broker/Agent, Rolando A. Alvarez, PA.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent of the exclusive listing Broker/Agent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, Buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

# PROPERTY SUMMARY

1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



## PROPERTY DESCRIPTION

Introducing the 1100 S. Powerline Road Building. This office/warehouse property offers an investor or Owner/User the opportunity to immediately occupy office or warehouse space or re-introduce the property to larger office users in 2027. The current occupancy is 59% with leases ranging from 1-2 years based on a modified gross lease basis and usable square feet. This offering is rare in this submarket based on the opportunity to increase the NOI or for a Buyer to make it their signature corporate property. The roof and building were painted in 2024. Contact listing agent for details and offering package.

## PROPERTY HIGHLIGHTS

- Excellent location on well traveled S. Powerline Road. Just minutes from entrance to Sawgrass Exp, I-95 and FL Turnpike
- 24' Ceiling Ht. / warehouse and 10'x10' street level doors
- Hurricane Impact Windows and Camera System throughout
- Immediate occupancy of +/-9,500 SF of whse./showroom space on ground floor and +/-7,400 SF on 2nd floor.

## OFFERING SUMMARY

Sale Price:	\$8,900,000
Year Built:	2007
Parking Spaces / Ratio:	74 / 2.12 per 1,000SF
Lot Size:	1.64 Acres
Building Size:	34,899 SF
Current Occupancy:	59%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	179	672	5,471
Total Population	357	1,301	11,420
Average HH Income	\$77,459	\$75,600	\$77,778

# PROPERTY PHOTOS

1100 S POWERLINE ROAD

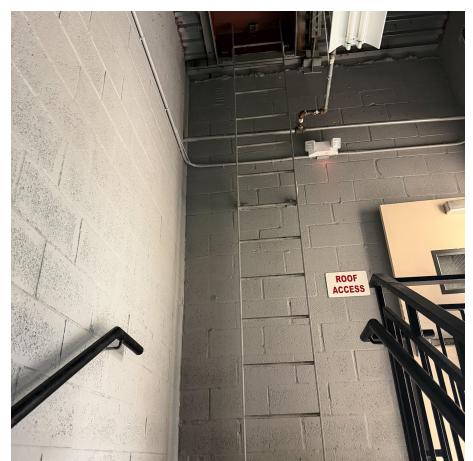
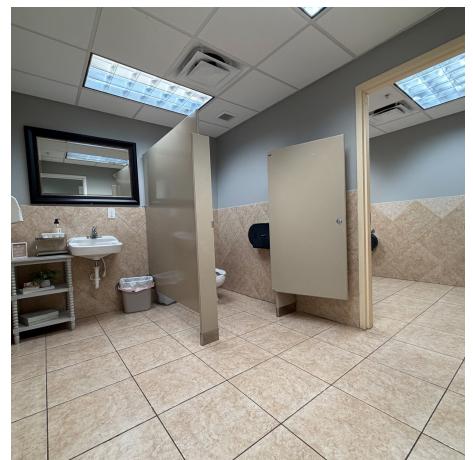
1100 S Powerline Rd Deerfield Beach, FL 33442



# ADDITIONAL PHOTOS

1100 S POWERLINE ROAD

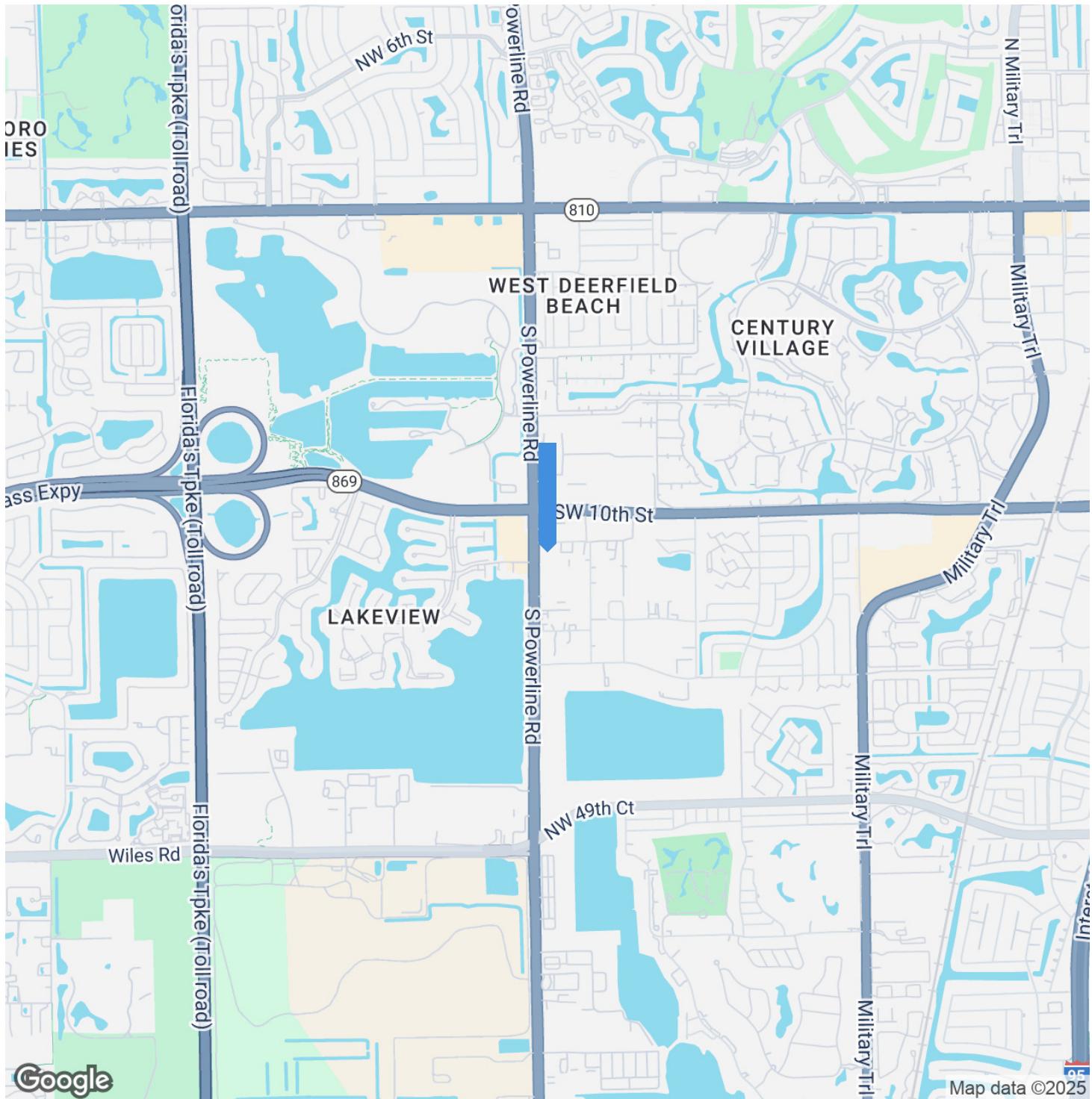
1100 S Powerline Rd. Deerfield Beach, FL 33442



# AREA MAP

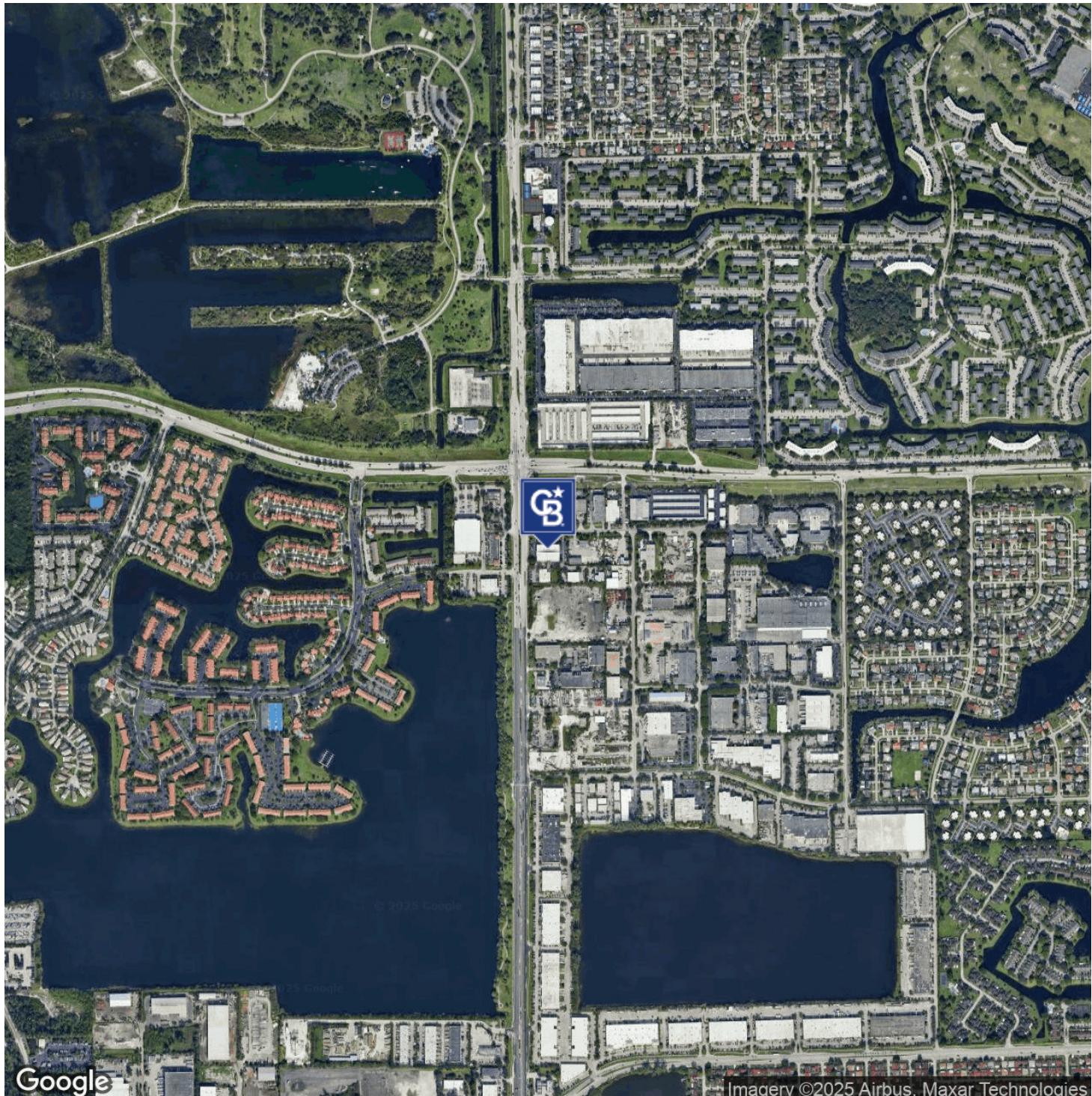
1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



# AERIAL PHOTO

1100 S POWERLINE ROAD  
1100 S Powerline Rd. Deerfield Beach, FL 33442



Rolando Alvarez, PA, CCIM, CPM  
(305) 302-6737



COLDWELL BANKER  
**COMMERCIAL**  
REALTY

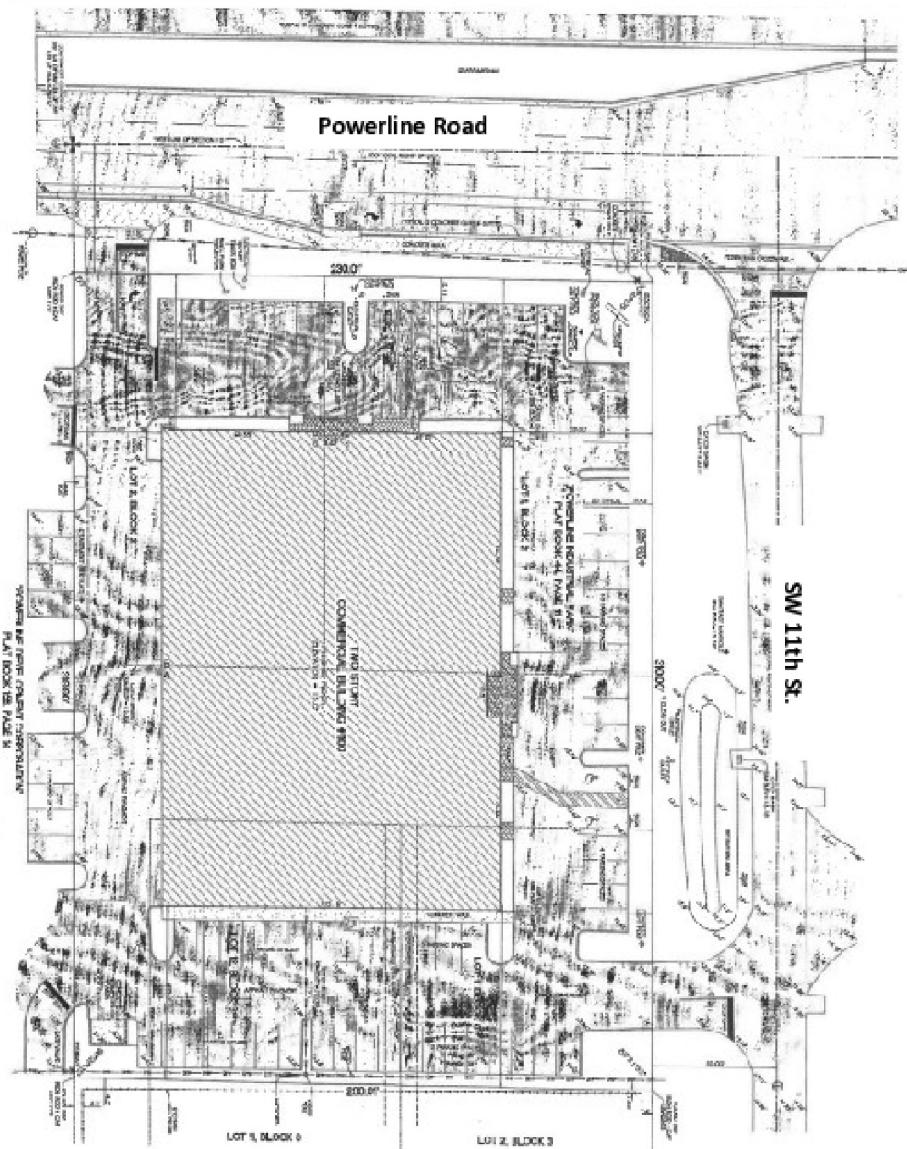
# SITE PLAN

1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



**1100 SOUTH POWERLINE ROAD  
DEERFIELD BEACH, FL 33442**

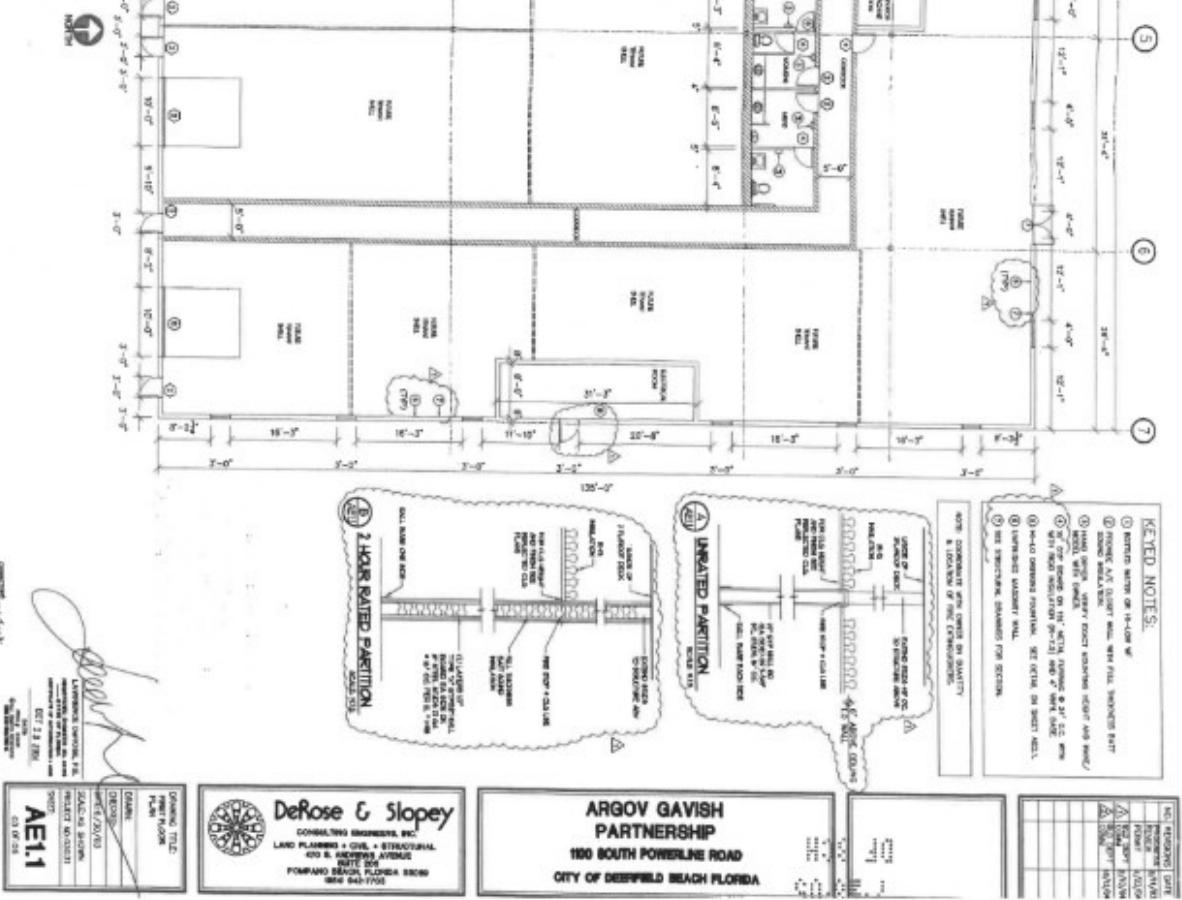


## Powerline Road

FIRST FLOOR PLAN

## Main Lobby Entrance

SW 11 St.



116

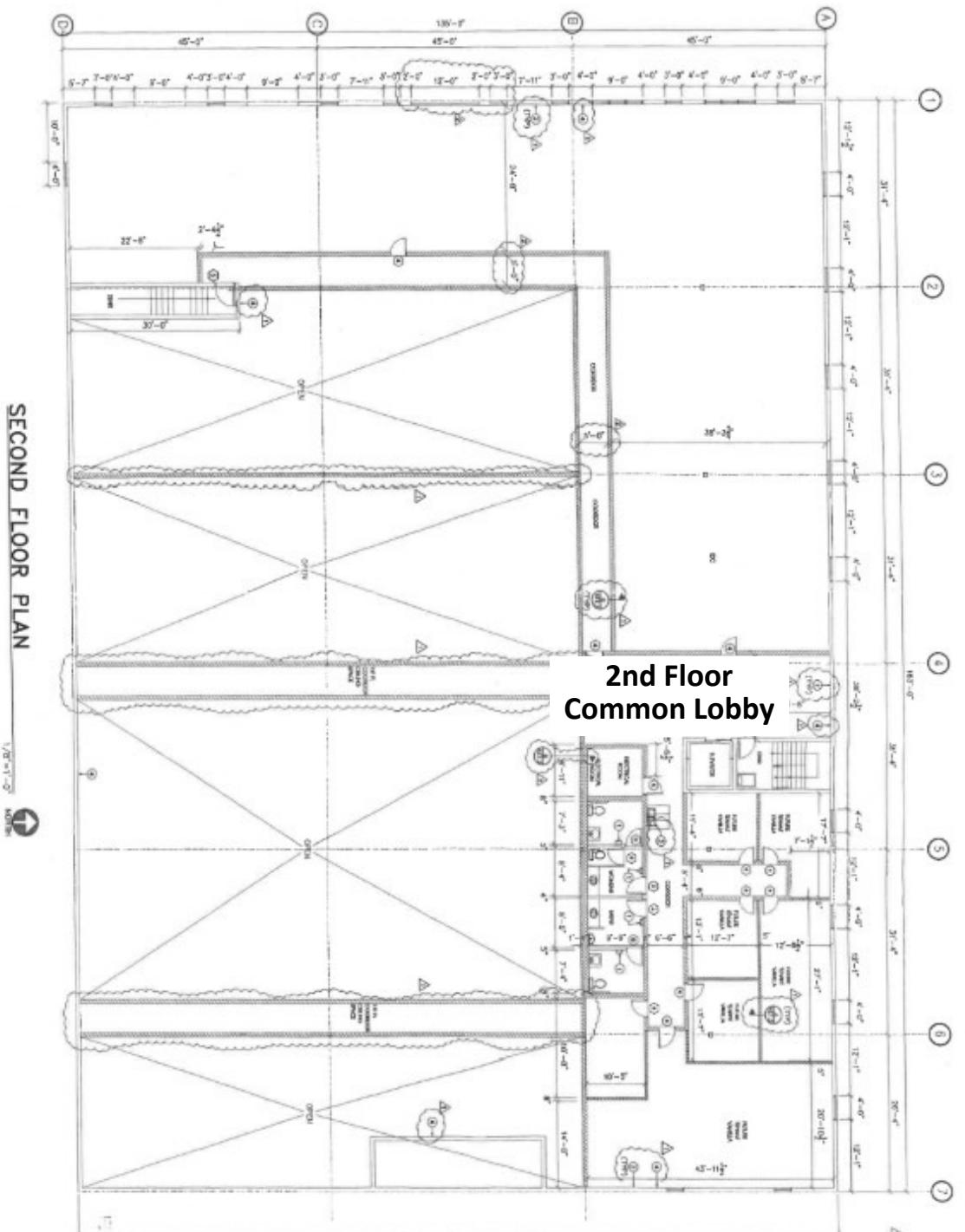


ARGOV GAVISH  
PARTNERSHIP  
1100 SOUTH POWERLINE ROAD  
CITY OF DEERFIELD BEACH FLORIDA

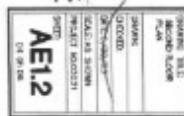
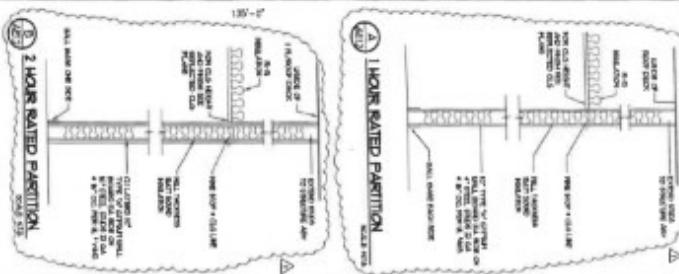
## Powerline Road

SECOND FLOOR PLAN

SW 11 St.



**KEYED NOTE**



**DeRose & Slopey**  
CONSULTING ENGINEERS, INC.  
LAND PLANNING • CIVIL • STRUCTURAL  
4735 B. ANDREW AVENUE  
SUITE 205  
POMPANO BEACH, FLORIDA 33069  
(305) 947-7708

ARGOV GAVISH  
PARTNERSHIP  
1100 SOUTH POWERLINE ROAD  
CITY OF DEERFIELD BEACH FLORIDA

1. 1. 1

## FINANCIAL SUMMARY

## Current Tenant Rent Roll

Unit Number	Tenant Name	Total Monthly Rent	Total Annual Rent	Deposit	Usable Square Feet	Lease Term
101	Christian Love Fellowship of DFB	\$4,992	\$59,904	\$9,600	2,952	9/1/24-8/31/27
102, 103, 104, 105	Alliance Church	\$17,249	\$206,992	\$30,000	9,424	1/10/24-1/11/27
106	Restoration Xperts, Inc.	\$3,180	\$38,158	\$6,000	1,457	7/21/22-7/22/27
107	Tri-county Restoration, Inc	\$9,059	\$108,706	\$20,670	6,000	8/21/22-8/22/27
210	Merrick Nurse Registry, LLC	\$650	\$7,800	\$1,300	141	5/1/24-4/30/26
211	Christian Love Fellowship of DFB	\$800	\$9,600	\$1,600	182	7/1/25-6/30/27
218	Apex Home Healthcare, LLC	\$1,400	\$16,800	\$2,800	367	10/1/25-9/30/27
224	AgriTrade International	\$1,061	\$12,732	\$1,820	233	3/1/25-4/1/26
Annual Total Income:		\$38,391	\$460,692	\$73,790	20,756	

Expense	Annually					
A/A Elevator	\$1,860					
Water	\$3,600					
DFB Dumpster	\$4,279					
FPL	\$14,000					
Maintenance	\$33,600					
Insurance	\$47,626					
R.E. Property Taxes / Actual	\$137,147					
<b>Total:</b>	<b>\$242,112</b>					

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and no liability may be imposed.

# PROFESSIONAL BIO

1100 S POWERLINE ROAD

1100 S Powerline Rd. Deerfield Beach, FL 33442



## ROLANDO ALVAREZ, PA, CCIM, CPM

Investment Sales and Leasing

Rolando.Alvarez@cbcnrt.com

Direct: (305) 302-6737

Florida #BK0415533

## PROFESSIONAL BACKGROUND

Seasoned Commercial Practitioner in the Miami Region since 1984. Past Regional Commercial Director for Coldwell Banker Commercial NRT - Miami Region.  
Contact Agent for references.

## EDUCATION

Bachelor of Arts Degree - 1984 - Florida International University, Miami, Florida

## MEMBERSHIPS

A Certified Commercial Investment Active Member (CCIM) Designee (2000) A Certified Property Manager (CPM) Designee (1992)  
Bachelor of Arts Degree (1984) Past Regional Commercial Director for CBC NRT - Miami Dade Region Past CCIM Institute Board of  
Director - Miami-Monroe District

**Coldwell Banker Commercial Realty**  
4000 Ponce De Leon Blvd Ste 700  
Coral Gables, FL 33146

---

**Rolando Alvarez, PA, CCIM, CPM**  
(305) 302-6737



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY