



PROPERTY DETAILS

- From \$19.75 to \$22.00 PSF NNN plus \$11.41 +/- PSF Operating Expenses (pl electric)
- Flexible floor plans
- Floor to ceiling glass
- Custom buildout packages available
- 24/7 access and complete control of HVAC
- Newly renovated lobby
- Executive office building excellently located at NE corner of West Sample Road and Powerline Road
- Five minutes east of Florida Turnpike at Sample Road
- Five Minutes west of I-95
- Each Suite separately metered-24/7 HVAC control

ABOUT PROPERTY



PRICE

\$19.75 - \$22.00 NNN



YEAR BUILT

1987



AVAILABLE SF

1,125 SF - 13,404 SF



PARKING

4.5/1,000



LOCATION

2001 W Sample Rd., Pompano Beach, FL

For more information:

**Jake Michels**

954.652.2036 | Jmichels@Bergercommercial.Com  
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## PROPERTY HIGHLIGHTS

- Flexible floor plans
- Floor to ceiling glass
- Custom buildout packages available
- 24/7 access and complete control of HVAC
- Newly renovated lobby
- Medical office building excellently located at NE corner of West Sample Road and Powerline Road
- Five minutes east of Florida Turnpike at Sample Road
- Five Minutes west of I-95
- Attractive design CBS building with glass facade
- Each Suite separately metered-24/7 HVAC control
- Zoned B-2

SPACES	LEASE RATE	SPACE SIZE
Suite 100	\$22.00 SF/yr	4,600 SF
Suite 101	\$22.00 SF/yr	5,599 SF
Suite 200 Full Floor	Negotiable	13,404 SF
Suite 106	\$22.00 SF/yr	1,125 SF
Suite 420	\$19.75 SF/yr	3,727 SF

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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

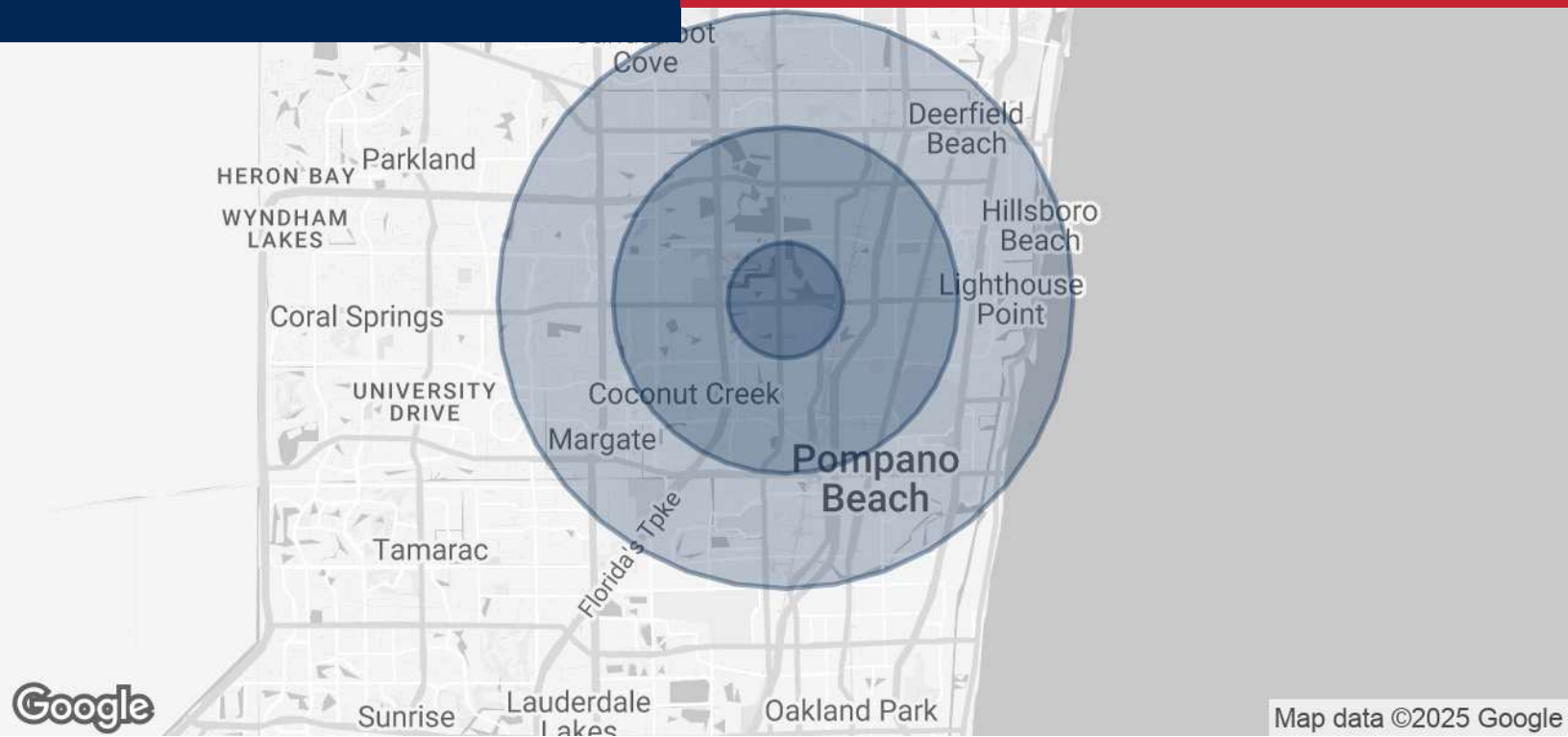


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,452	111,089	330,013
Average Age	33.7	42.3	42.4
Average Age (Male)	34.8	40.9	41.1
Average Age (Female)	33.6	43.8	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,703	44,314	135,853
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$45,156	\$49,841	\$64,887
Average House Value	\$185,225	\$189,873	\$282,311

2020 American Community Survey (ACS)

For more information:

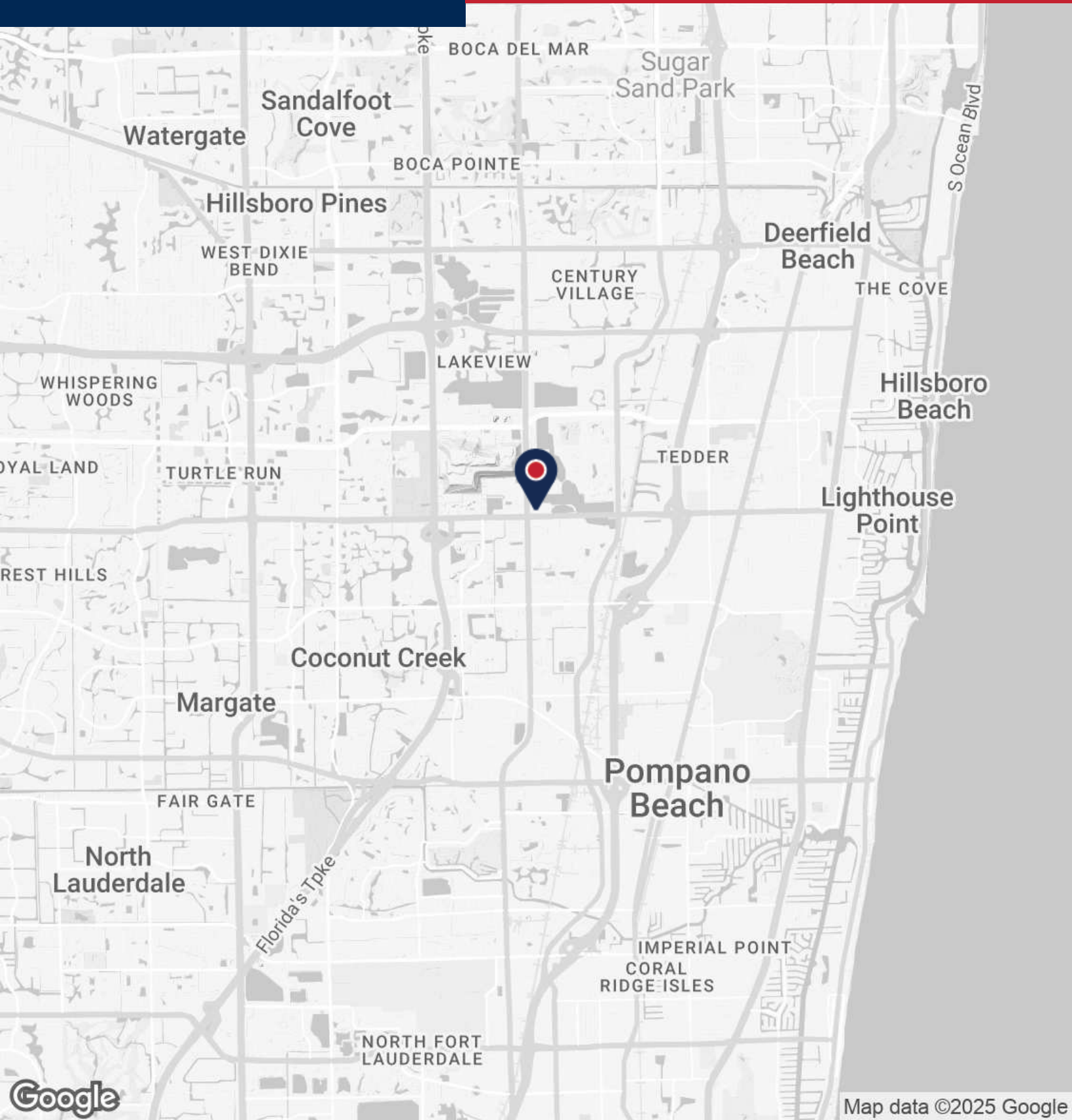
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