



Owner-User Opportunity for Sale

CONFIDENTIAL

Offering Memorandum

3200 NE 14th Street, Pompano Beach, FL 33062

Owner-user office building
opportunity located just steps
from the beach and Federal
Highway.

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OFFERING PROCEDURE

Offering Procedure

Offers should be submitted in the form of a standard non-binding Letter of Intent, which can be provided by the broker, and must specify the following:

- Price (Call for pricing guidance)
- Length of Inspection Period
- Length of Closing Period
- Amount of earnest money deposit at execution of a Purchase and Sale Contract
- Amount of additional deposit upon expiration of Inspection Period

PROPERTY TOURS

Interested parties must schedule a prearranged time with the broker prior to touring the property. Tours will be conducted by appointment only and no one is allowed to tour the property and disturb tenants without the brokers' knowledge. Please see broker contact information above to schedule a tour.



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Executive Summary

On behalf of ownership, the **Colliers | South Florida Investment Services Team**, as exclusive agent, is pleased to offer for sale **3200 NE 14th Street** (the “Property”), a ±15,000 square foot two-story office building situated on 0.62 acres in Pompano Beach, Florida. Originally constructed in 1980, the Property offers a compelling opportunity for an owner/user or investor to acquire a well-located office asset in a supply-constrained coastal submarket.

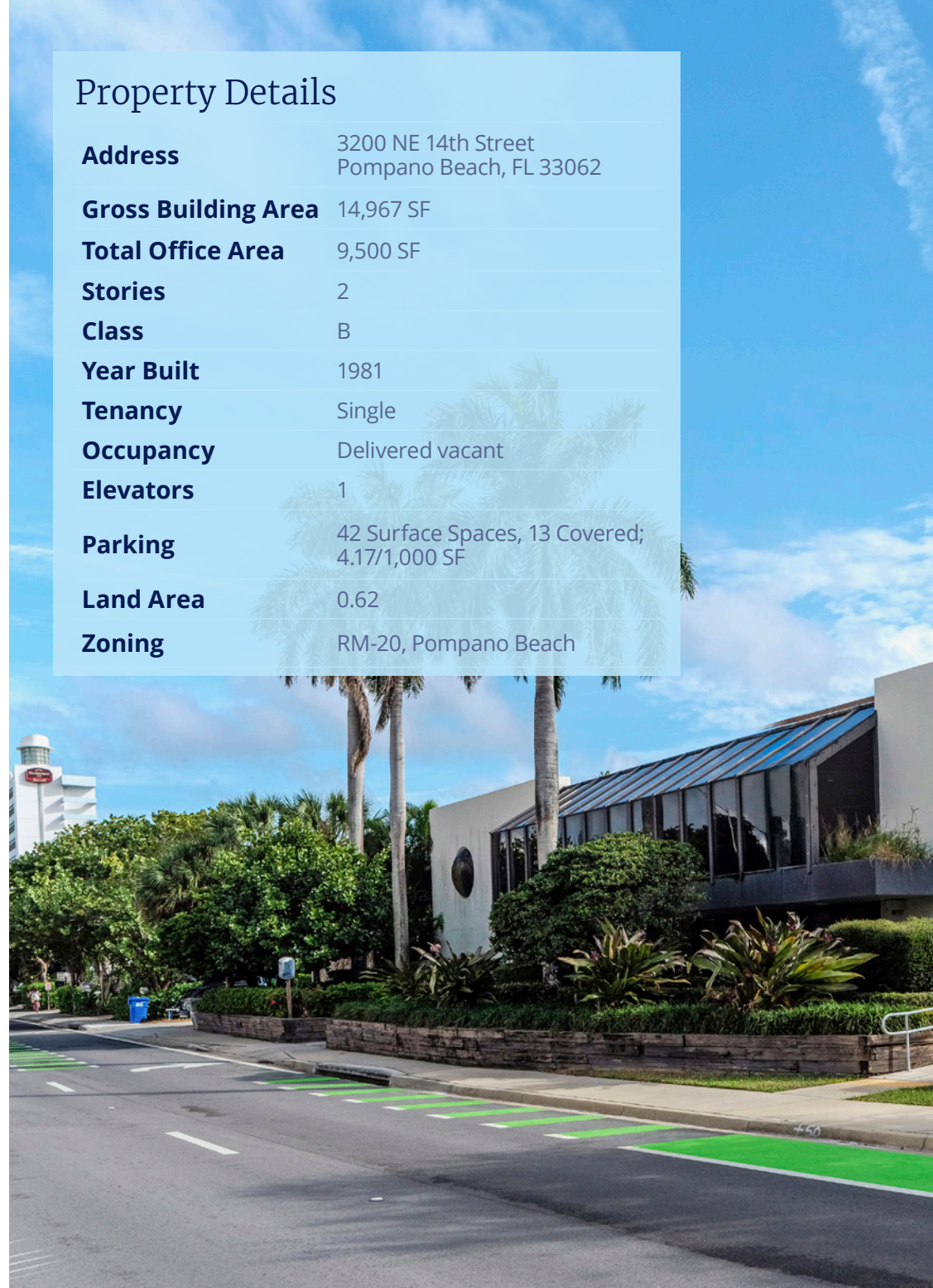
Strategically positioned steps from the beach and Federal Highway, the Property benefits from exceptional accessibility to Interstate 95, East Atlantic Boulevard, and surrounding residential and commercial corridors. This highly desirable location provides convenient connectivity while offering the lifestyle and amenity advantages associated with Pompano Beach’s ongoing revitalization and coastal appeal.

The building’s layout and scale make it particularly well suited for an owner/user seeking to occupy office space for their business operations, with the ability to control occupancy costs and benefit from long-term appreciation.

Overall, 3200 NE 14th Street represents a rare opportunity to acquire a boutique office property with distinct architecture, refined wood finishes and a desirable window line. The close proximity to the beach, major transportation corridors, and a growing local economy is appealing to a broad range of professional users seeking a long-term strategic investment.

Property Details

| | |
|----------------------------|---|
| Address | 3200 NE 14th Street Pompano Beach, FL 33062 |
| Gross Building Area | 14,967 SF |
| Total Office Area | 9,500 SF |
| Stories | 2 |
| Class | B |
| Year Built | 1981 |
| Tenancy | Single |
| Occupancy | Delivered vacant |
| Elevators | 1 |
| Parking | 42 Surface Spaces, 13 Covered; 4.17/1,000 SF |
| Land Area | 0.62 |
| Zoning | RM-20, Pompano Beach |



Property Features

- 3 brand new AC units
- Beautiful wood finishes
- 3 executive offices complete with full bathroom
- 13 covered parking spots
- Full back up generator with direct gas line
- Full camera system in place

Investment Highlights

Prime Coastal Pompano Beach Location

±15,000 square foot office building located just steps from the beach and Federal Highway, offering a rare opportunity to acquire office space in a highly desirable, supply-constrained coastal submarket.

Ideal Owner/User Opportunity

Well-suited for an owner/user seeking to occupy office space for business operations, providing long-term control of occupancy costs, operational efficiency, and the potential for appreciation.

Excellent Regional Accessibility

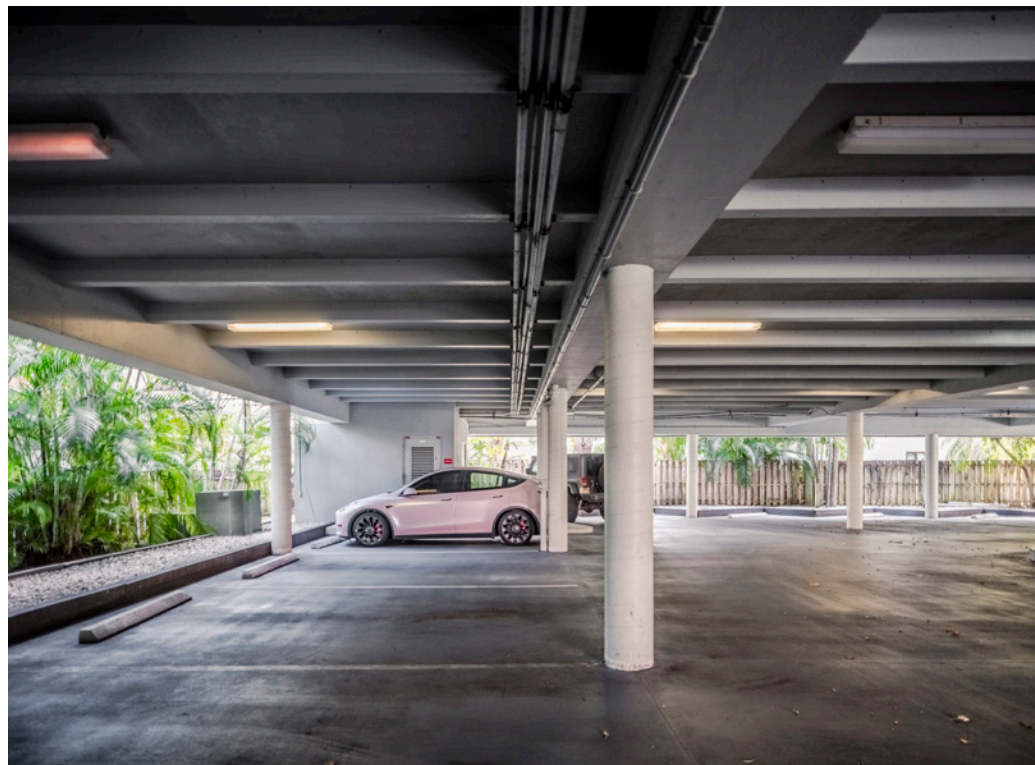
Convenient access to Interstate 95 and East Atlantic Boulevard, connecting the Property to the broader Broward and South Florida market while maintaining close proximity to surrounding residential and commercial areas.

Well Known Architectural Building

Two-story office building with a flexible layout, distinct architecture, refined wood finishes and a desirable window line.

ASKING PRICE \$4,100,000

Exterior Photos





Interior Photos





Aerial Photos





Century Plaza

Casamar

Admiralty Towers

Pompano Pier

Silver Thatch Atlantic Plaza

Harbor's Edge Park

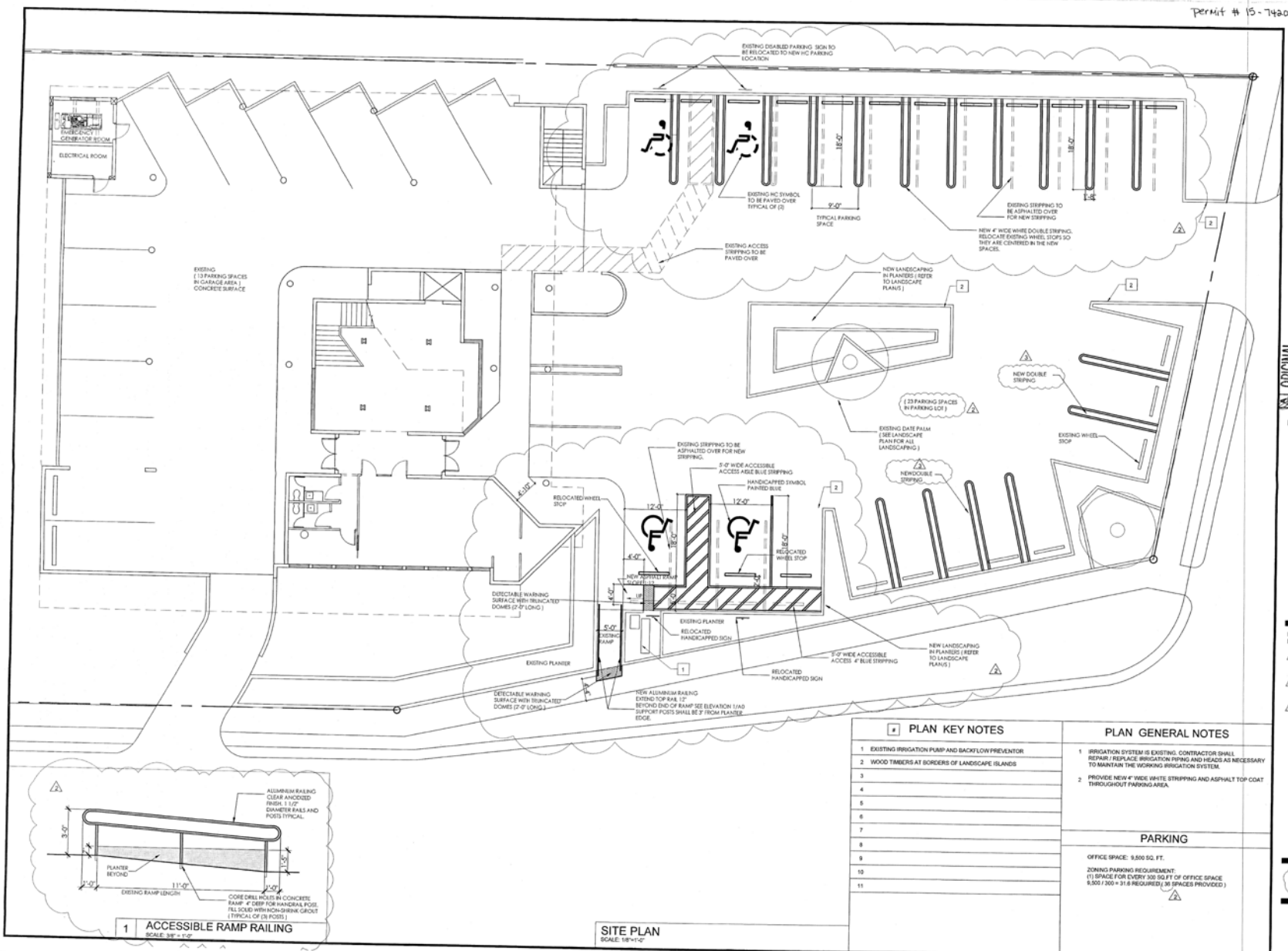
The Pointe

Leiligheten I

Leisure Shores

Waterbury

Site Plan



Permit # 15-7420

CITY OF POMPA BEACH
APPROVED
BRUCE ANCHER ARCHITECTURE
4801 S. UNIVERSITY DRIVE
SUITE 136
DAVIE, FL 33328
T: (954) 478-3152
bruceancher@gmail.com

DESIGNED: BpA
DRAWN: BpA
CHECKED: BpA

ORIGINAL
BRUCE ANCHER
AR001546

**INTERIOR IMPROVEMENTS
BREAK ROOM**

3200 NE 14TH STREET
POMPA BEACH, FLORIDA

PROJECT NO. 2015.52
DATE:

ISSUED FOR PERMIT: 8/13/15

REVISION: 7/29/16
NEW ASPHALT AND PARKING STRIPING

RELOCATED: 10/12/16
WC PARKING SPACES

CHANGED TO: 2/16/17
DOUBLE STRIPING

SITE PLAN

A0

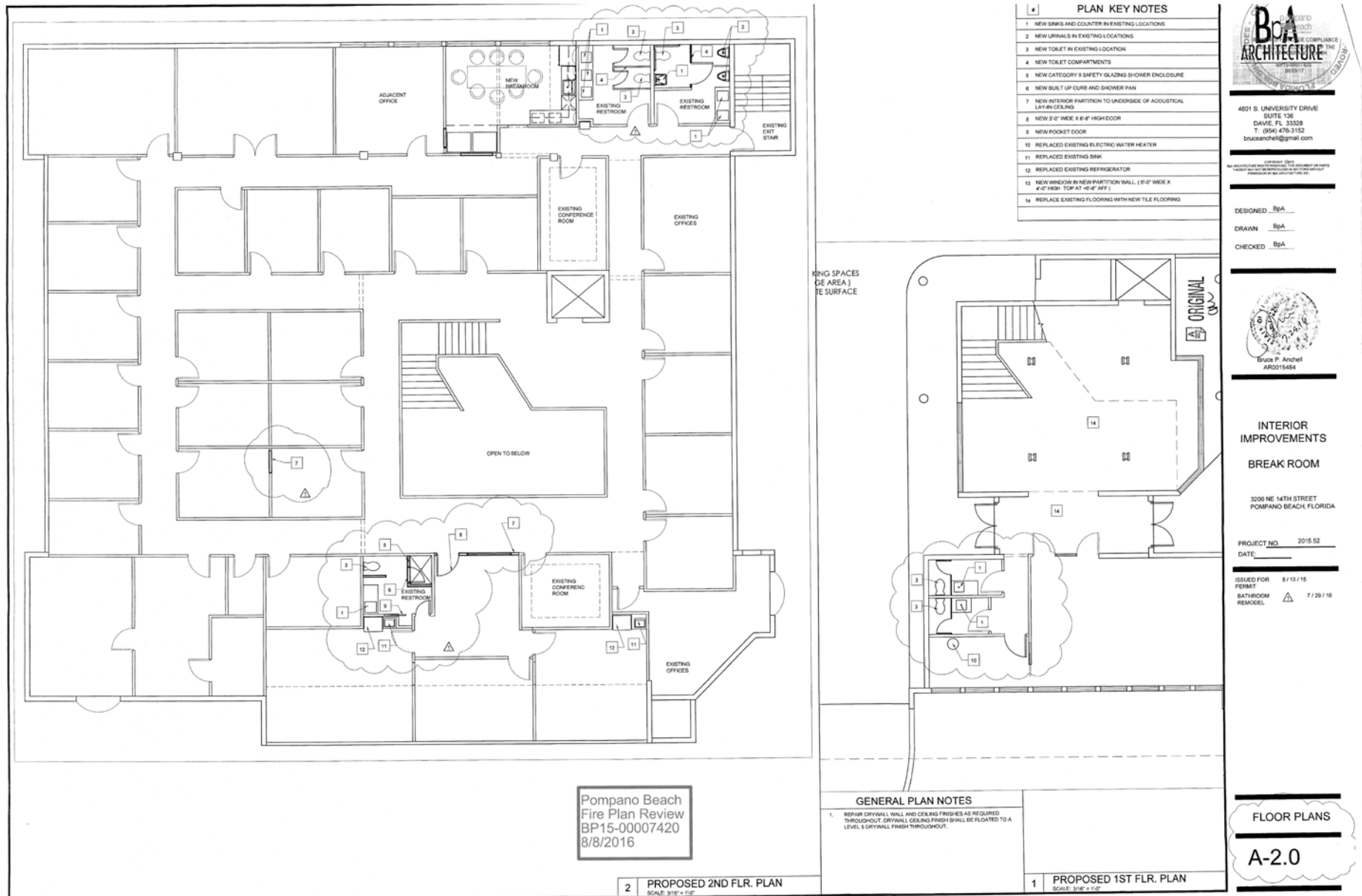
| PLAN KEY NOTES | PLAN GENERAL NOTES |
|--|---|
| 1. EXISTING IRRIGATION PUMP AND BACKFLOW PREVENTOR | 1. IRRIGATION SYSTEM IS EXISTING. CONTRACTOR SHALL REPAIR/REPLACE IRRIGATION PUMP AND HEADS AS NECESSARY TO MAINTAIN THE WORKING IRRIGATION SYSTEM. |
| 2. WOOD TIMBERS AT BORDERS OF LANDSCAPE ISLANDS | 2. PROVIDE NEW 4" WIDE WHITE STRIPING AND ASPHALT TOP COAT THROUGHOUT PARKING AREA. |
| 3. | |
| 4. | |
| 5. | |
| 6. | |
| 7. | |
| 8. | |
| 9. | |
| 10. | |
| 11. | |

PARKING

OFFICE SPACE: 9,500 SQ. FT.
ZONING PARKING REQUIREMENT:
(1) SPACE FOR EVERY 300 SQ. FT. OF OFFICE SPACE
9,500 / 300 = 31.6 (REQUIRED) (32 SPACES PROVIDED)



Floor Plans



Map Overview

★ 3200 NE 14th Street Cswy

Hospital/Medical Campus

- 1 Boca Raton Regional Hospital
- 2 Broward Health North
- 3 Pompano Adult Primary Care Center
- 4 Pompano Beach Community Medical Center
- 5 Broward Health at Imperial Point
- 6 Holy Cross Hospital

Major Shopping Centers

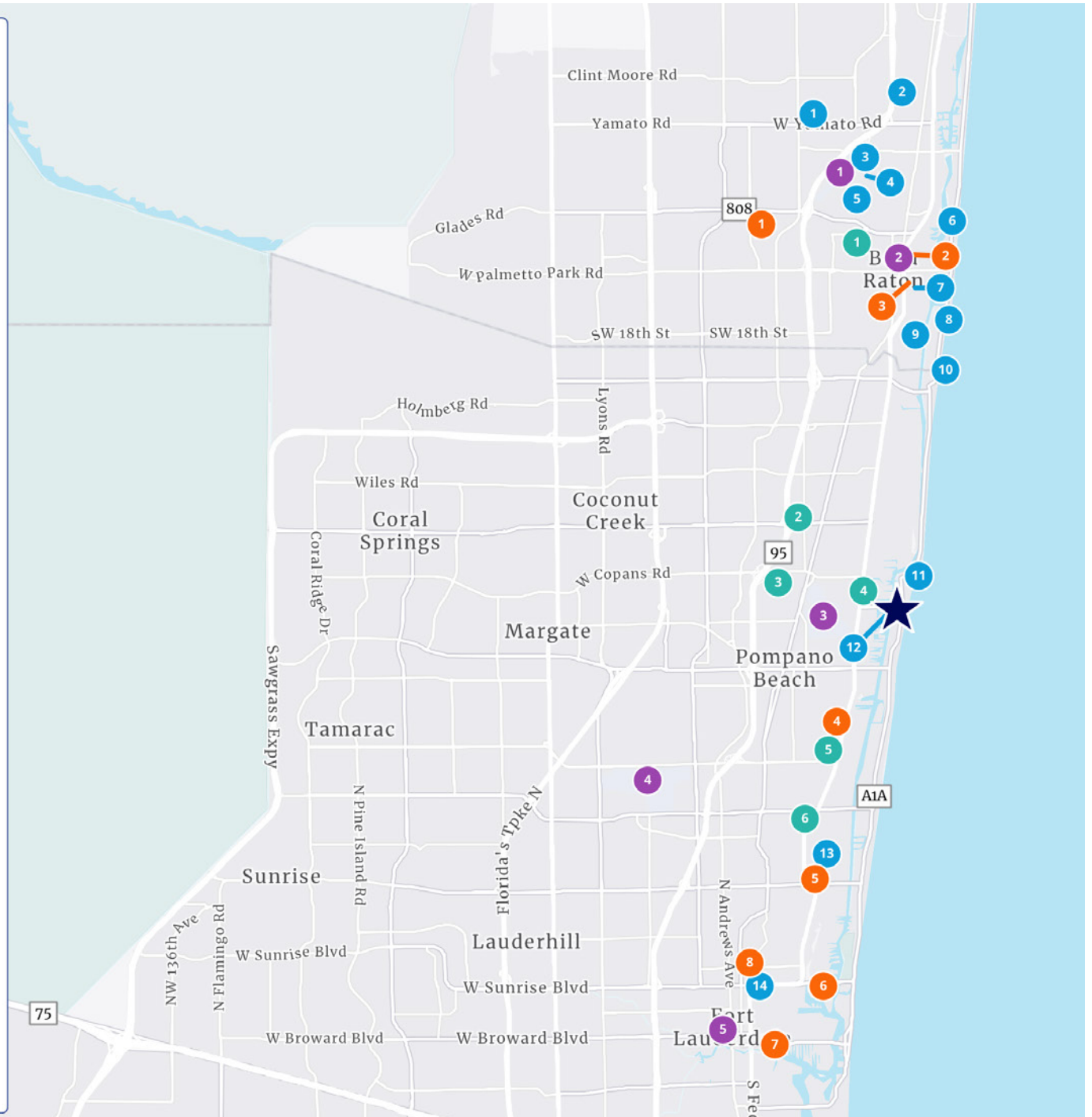
- 1 Town Center at Boca Raton
- 2 Mizner Park
- 3 Royal Palm Place
- 4 Pompano Marketplace
- 5 Coral Ridge Mall
- 6 The Galleria
- 7 Las Olas
- 8 Future YMCA of South Florida

Notable Points of Interest

- 1 Old Course at Broken Sound
- 2 Ocean Breeze Golf & Country Club
- 3 Research Park at FAU
- 4 Palm Beach State College
- 5 Florida Atlantic University
- 6 Red Reef Park
- 7 Boca Raton Resort & Country Club
- 8 Boca Raton Inlet
- 9 Royal Palm Yacht & Country Club
- 10 Deerfield Beach Int'l Fishing Pier
- 11 Hillsboro Inlet Lighthouse
- 12 Harbor's Edge Park
- 13 Coral Ridge Country Club
- 14 The Parker

Transportation Access

- 1 Boca Raton Airport
- 2 Brightline - Boca Station
- 3 Airport - Pompano Beach Air Park (PMP)
- 4 Airport - Ft Lauderdale-Hollywood Int'l Airport (FLL)
- 5 Brightline - Ft Lauderdale Station



WHY BROWARD COUNTY?

ATTRACTIVE LIFESTYLE

Broward County boasts a vibrant and appealing lifestyle that blends luxury, outdoors, culture, and relaxation. It offers a high quality of life, perfect for maintaining a work-life balance. With an average annual temperature of 76°F and year round sunshine, residents enjoy endless recreational activity.

HOTSPOT FOR MULTI-CULTURAL BUSINESS AND TRADE

Home to two Foreign Trade Zones (FTZ), Broward County's FTZ designation enables companies to benefit from the advantages provided by these zones which include tax benefits on goods as well as supply accommodations. For U.S. businesses targeting Latin America, the Caribbean, and international companies aiming to enter North American markets, the availability of six international airports and seaports along key global trade routes offers a valuable strategic advantage for expansion.

CENTRALIZED CONNECTIVITY

Situated in the central part of South Florida, Fort Lauderdale is accessible via Interstate-95, Florida's Turnpike, Fort Lauderdale International Airport, Port Everglades, and the Brightline high-speed passenger rail.

BUSINESS FRIENDLY ENVIRONMENT

Broward County stands out as an appealing business destination due to its strategic location, skilled labor force, and business-friendly environment. Companies benefit from the region's low-tax and minimal regulations. The county offers excellent access to international markets, with international airports and seaports that facilitate global trade, particularly with Latin America and the Caribbean. Nearly 200 companies have a corporate, regional, or divisional headquarters in Broward County.

YACHT CAPITAL OF THE WORLD

Fort Lauderdale, often hailed as the "Yachting Capital of the World," remains a premier destination for boating enthusiasts and marine industry professionals. In 2024, the city continued to live up to this reputation, being home to over 100 marinas and a significant fleet of over 50,000 registered yachts. It proudly hosted the Fort Lauderdale International Boat Show (FLIBS) from October 30 to November 3, 2024. As the world's largest in-water boat show, FLIBS drew over 100,000 attendees and 1,000 exhibitors from 52 countries, showcasing more than 1,300 boats and generating an impressive \$1.8 billion in economic impact for the state of Florida.

Things to Do in Broward County



Home to **6**
All-America Cities

Home to **10**
Playful Cities

35+
World Class
Golf Courses

24
Miles of
Atlantic Beaches

28
Minute
Average Commute

New Developments in the Area

The Pomp-LIVE!
Waldorf Astoria Residences
T3 Fat Village
Davie Industrial Center
One River
Omni Fort Lauderdale
The Arcadian
Muse Tower
Ombelle Fort Lauderdale
Race Track Logistics





CITY OF FORT LAUDERDALE

#1

Newest Luxury Real Estate
and Financial Hotspot

#2

Best Business Climate in the
Country for Mid-Sized Metro

#5

Most Diverse Counties
in America

#8

Best Cities to Retire in America

#11

Most Fun City in America



Business Benefits

- ✓ No state personal income tax or estate tax
- ✓ No corporate income tax on limited partnerships
- ✓ No corporate income tax on subchapter S-corporations
- ✓ No state-level property tax
- ✓ Centrally located between Miami and Palm Beach

Commercial Real Estate Gem

Fort Lauderdale was one of only two of the top 20 U.S. office markets for recommended investments in PwC's Emerging Trends in Real Estate 2025 report.

2025 Economic Snapshot



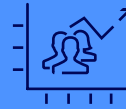
2M

Total
Population



\$479K

Average Home
Value



11.8%

Population Growth
since 2010



38.8%

Bachelor's Degree
or Higher



1.1M

Labor
Force



3.9%

Unemployment
Rate



\$115K

Average Household
Income

Corporate Headquarters

**AMERICAN
EXPRESS**

AutoNation

spirit

citrix

AMERANT

**Virgin
VOYAGES**

UKG

BBX Capital

chewy



Business Summary



200

Corporate, Division,
or Regional HQs



114K

Businesses



937

Employees





Colliers



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