



1100 Park Central Blvd S, Pompano Beach, FL 33064

**\$16/SF/YR**

**\$1.33/SF/MO**

1100 Park Central Boulevard S

Furnished Office in Pompano Beach



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Listing Added: 08/24/2024

Listing Updated: 08/31/2024



**Building Details**

Property Type	Office	Subtype	Creative Office, Coworking, Traditional Office
Tenancy	Single	Total Building SQFT	3,000
Vacant SQFT	3,000	Lot Size (sq ft)	237,552
Class	B	Year Built	1986
Buildings	1	Stories	3
Total Parking Spaces	Ample parking	Power	Included
Elevators	Yes	APN	484222200110
Submarket	Pompano Beach		

**Building Description**

Located in the thriving business hub of Pompano Beach, this spacious 3,000-square-foot office is ideal for companies looking to hit the ground running. The open and fully furnished layout is perfect for businesses in need of a quick start with minimal setup time. Tastefully decorated and ready for immediate occupancy, this space requires no additional build-out and comes complete with ample furniture to accommodate a large workforce.

Currently utilized as a call center, the existing tenant is offering the opportunity to sub-lease all or a portion of the space, providing a flexible solution to help offset rental costs. Key features include a full kitchen, a welcoming reception area, and two sizable separate offices, all surrounded by beautiful, tree-lined views that create a serene work environment.

With ample parking available and flexible lease terms, this office space offers convenience and efficiency. Please note that the landlord will need to approve the intended use of the space.

Don't miss out on this excellent opportunity to establish your business in one of Pompano Beach's prime locations. Contact us today for more details or to schedule a viewing!

**Building Highlights**

Beautifully maintained grounds with ample parking available. The updated lobby features a spacious open area, providing a welcoming atmosphere for visitors. The building also offers plenty of elevators and restrooms for convenience.

**Building Location (1 Location)**



**Suite 3800 Details**

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Price is \$16.00 per square foot with a \$9.00 Cam charge. Does not include sales tax. The current lease terminates on 2/28/2026.

Listing Type	<b>Sublet</b>	RSF	<b>3,000 SF</b>
USF	<b>3,000 SF</b>	Parking	<b>Ample</b>
Rate (Per SF)	<b>\$16 / SF / YR</b>	Lease Type	<b>Modified Gross</b>
Lease term	<b>Flexible</b>	Total CAM (Per SF/YR)	<b>\$9</b>
Total Rate (Per SF/YR)	<b>\$25</b>	Total Monthly Rent	<b>\$6,250</b>
Days on Market	<b>5 days</b>		

Property Photos (46 photos)









