

# FOR LEASE

## OFFICE | FLEX

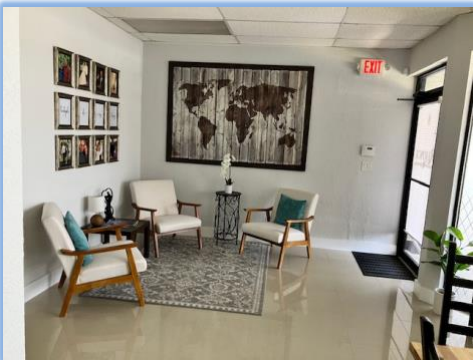


FROM \$21.50 P/SF M.G.

### **"SOUTH ANDREWS CENTER"**

**290 SW 12<sup>th</sup> Avenue, Suites 2&5**  
**Pompano Beach, FL**

- Suites currently available For Lease:
  - Suite 5 – 3,000 SF available now.
  - Suite 2, 2,425 sf, is 100% a/c with office area, available January 1<sup>st</sup>, 2026.
- Rear oversized 12'x14" grade level loading door.
- Front parking as well as side & rear parking available.
- Building is Zoned I-1.
- Attractive and well-maintained building.
- Frontage on busy S. Andrews Avenue (SW 12<sup>th</sup> Ave.)



**Located on busy S. Andrews Avenue, 3 blocks South of Atlantic Boulevard minutes to I-95.**

**Great visibility!**

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