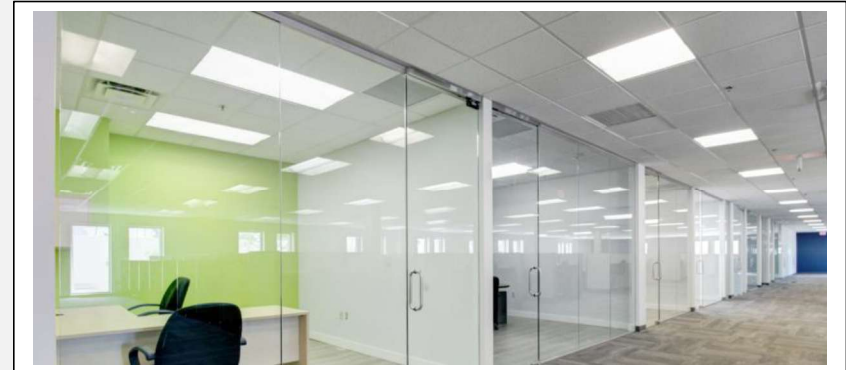
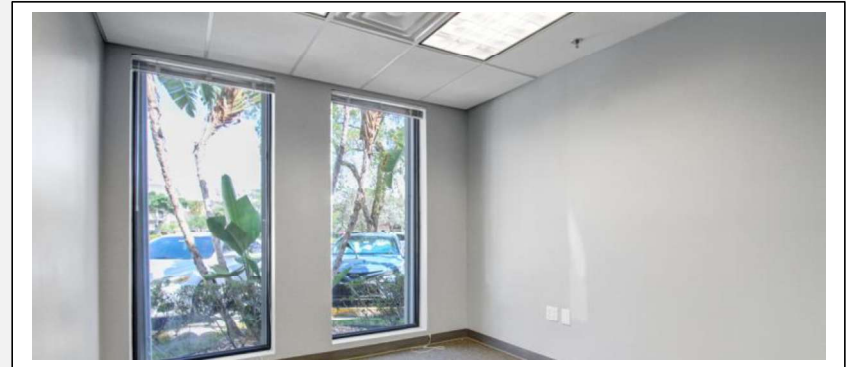


Property Highlights – Global Building

895 SW 30th Ave (Waterfront building)

- 87,785 SF +/- 2-story Office Building
 - Rebuilt in 2004; Renovated 2019, 2020 & 2024
 - Potential for conversion to storage-use on the 2nd floor.
 - Owner applying for self-storage on the 2nd floor
- 34.7% leased - 30,779 SF leased
- Quest Diagnostics is major tenant in 34.7% of entire building of which they use 65% +/- of the 1st floor
- Currently actively leasing seeking long-term leases of 2 to 3 years with options to renew for 800 to 44,000 SF
 - Asking \$14 - \$16.25/SF/year + CAM & Sales Taxes
 - CAM is currently \$5.50/SF/year
- Suitable for Office, Medical Office, Call Center, Medical Lab, Assembly Production, Laboratory, & Technical Education
- Perimeter offices with external windows
- Conference Rooms
- IT Room
- Kitchens on each floor & 2 break rooms
- Men's & Women's restrooms on each floor
- Fully sprinklered building from the drawn from the canal with central station monitoring
- Mechanical & Electrical thoroughly maintained/updated
- HVAC equipment dated to 2010
- Elevator equipment replaced in 2010
- 24 hours / 7-day access



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Pompano Beach Industrial Warehouse & Office