

# High Visibility Medical Office Space For Lease

**For Lease**  
**\$29/ Sq. Ft. Gross**  
 2700 NE 14 St. Causeway  
 Pompano Beach, FL 33062



<b>FOR LEASE</b>	<b>1 story 9,672 Sq. Ft. Office Building on 32,902 Sq. Ft. Property Suite 103 Approximately 2,900 Sq. Ft.</b>			
<b>DESCRIPTION</b>	The Gregory Building is a well maintained office building with abundant parking. Features include 6 exam rooms, 2 private offices spacious waiting area and large nurses check in station. Additional parking available on adjacent property with cross access parking agreement. Perfect for medical tenant seeking high income demographics and traffic count. Centrally located to all major arteries and hospitals.			
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/v6YgRqUG0Cg?rel=0">https://www.youtube.com/embed/v6YgRqUG0Cg?rel=0</a>			
<b>LOCATION</b>	Just East of US1 on 14 <sup>th</sup> Street Causeway on the South Side of the Street.			
<b>PARKING/ YEAR BUILT</b>	43 Parking Spaces 4.4 Parking Ratio. Built in 1977			
<b>PRICING</b>	\$29/ Sq. Ft.			
<b>TRAFFIC COUNT</b>	21,012 Cars per day 14 <sup>th</sup> Street Causeway			
<b>ZONING</b>	RM-20 Folio 4843-30-23-0130			
<b>DEMOGRAPHICS 2023 Estimate</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>	
	HH Population:	15,178	98,215	223,660
	Average HH Income:	\$86,081	\$80,631	\$76,045

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
 COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

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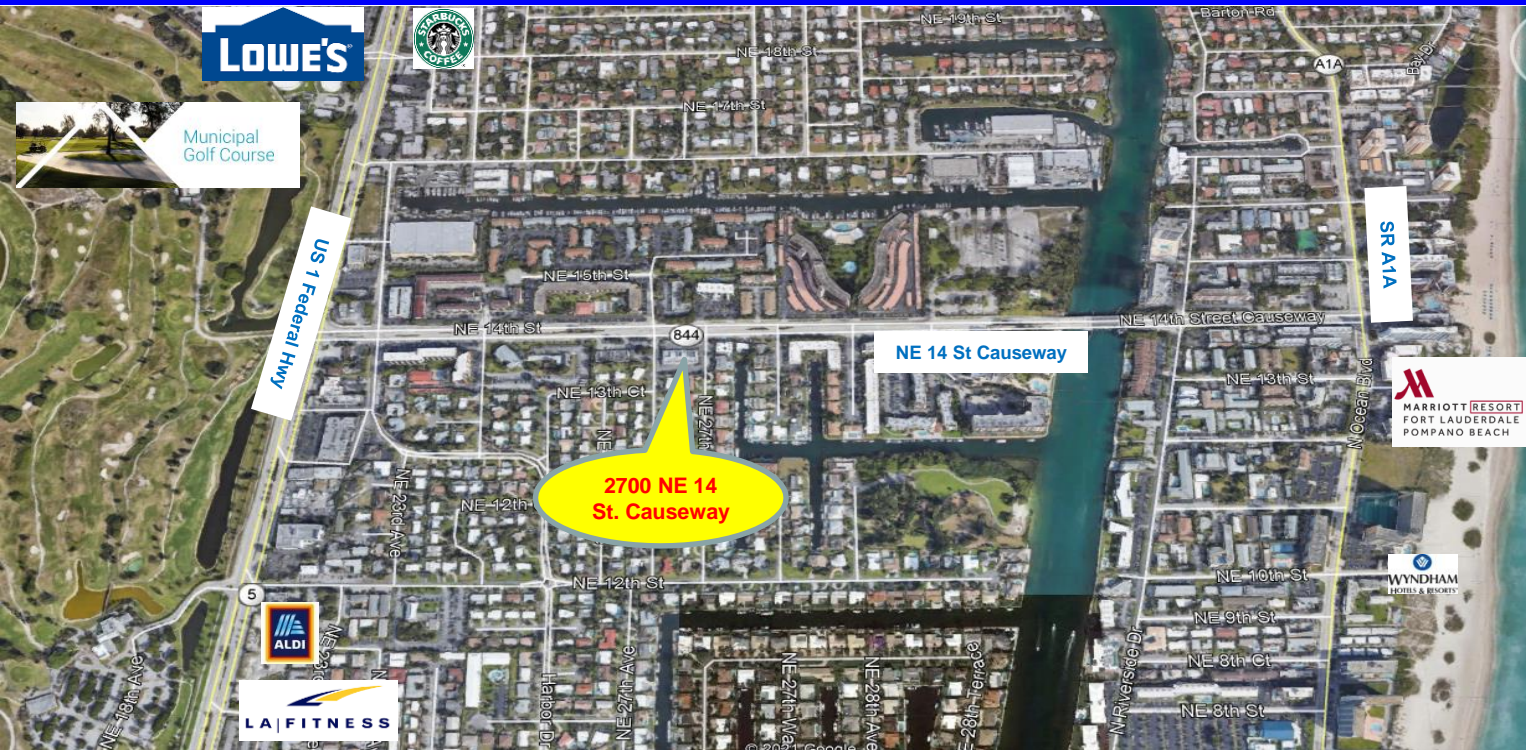
1233 E. Hillsboro Blvd  
 Deerfield Beach, FL 33441

954.427.8686 T.  
 954.427.0117 F.



# Location Map

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**Signage**



**Aerial**

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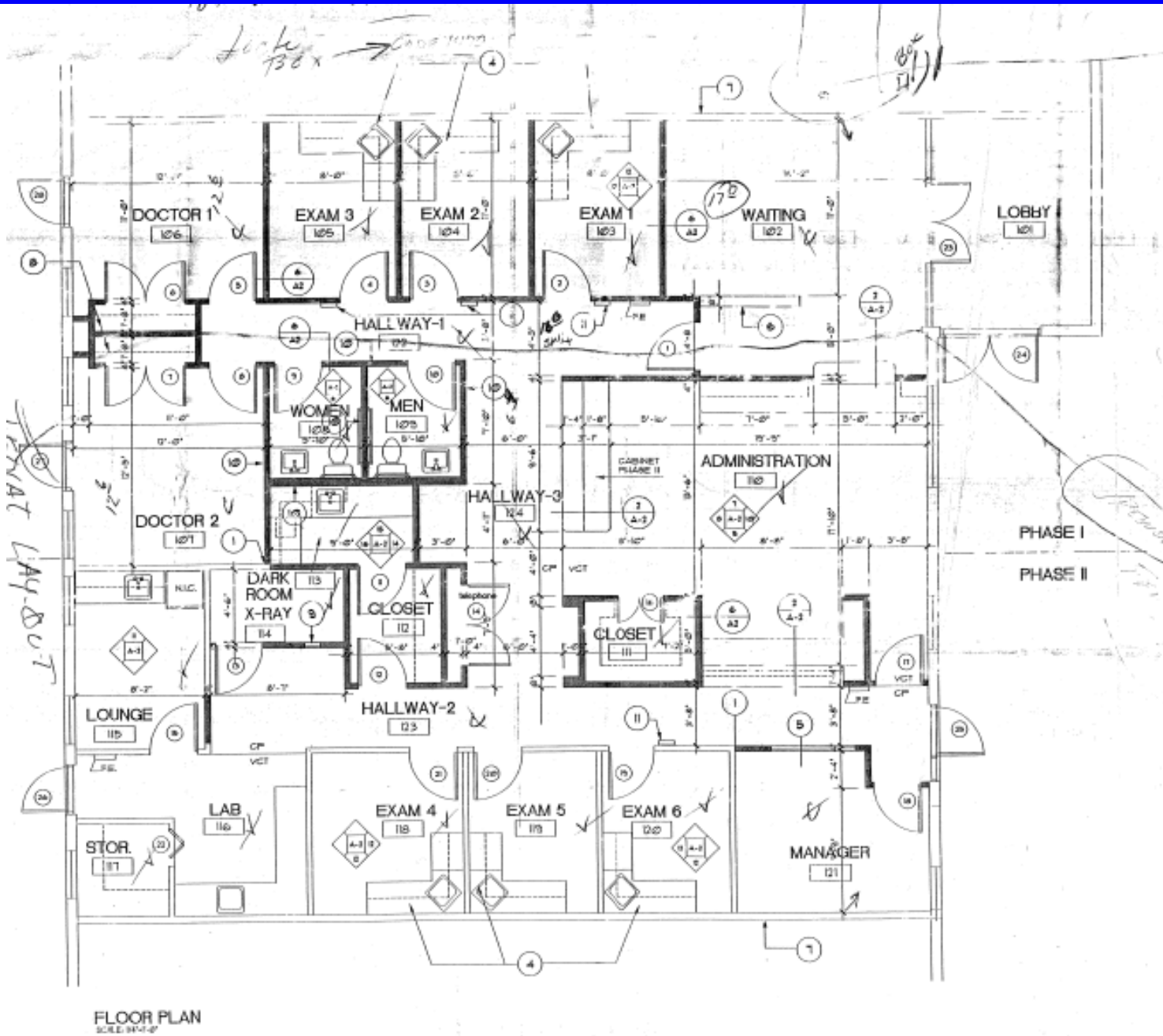
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# Floor Plan

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# Additional Photos

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