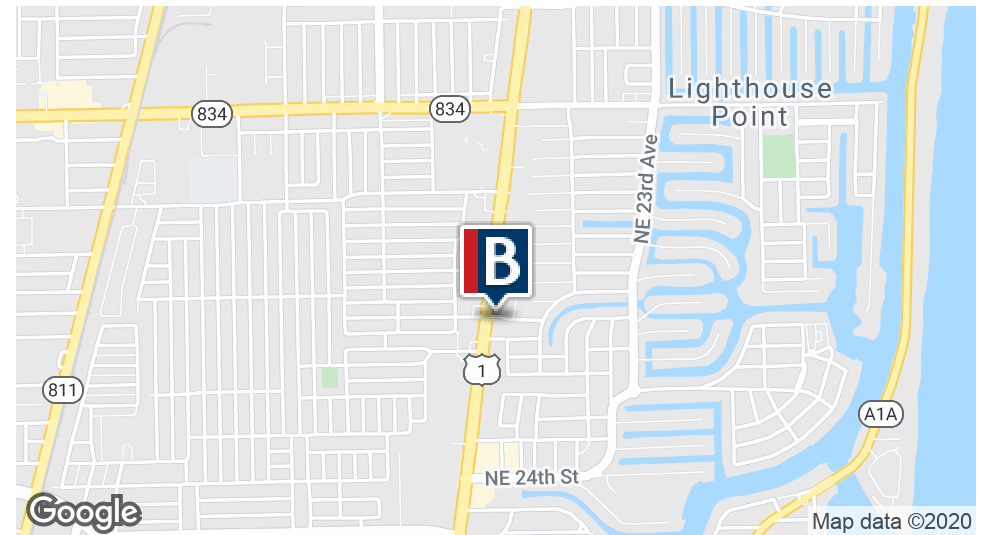


TURNKEY MEDICAL OFFICE SUBLEASE, BUILDING AND MONUMENT SIGANGE ON FEDERAL HIGHWAY!

2850 N Federal Highway, Lighthouse Point, FL 33064

 VIDEO TOUR
**Executive Summary****OFFERING SUMMARY**

Lease Rate:	\$38.00 SF/yr (Gross + elec., janit., water)
Building Size:	27,008 SF
Available SF:	7,700 SF
Lot Size:	1.71 Acres
Year Built:	1968
Renovated:	2015
Market:	East Pompano Beach/Lighthouse Point

PROPERTY OVERVIEW

+/- 7,700 r.s.f. medical office for sublease through 1/31/2026.

PROPERTY HIGHLIGHTS

- Turnkey Medical Office, Class A finishes, ready for move-in and opening your practice!
- Prominent Monument and Building Sigange!
- Furniture and Medical Equipment available, price negotiable
- Full, Private Floor, 2nd floor elevator opens into your space
- 14 exam rooms (3 pods, each with nurses' station and dictation room)
- 2 x-ray/procedure rooms, 1 cast room, 6 private physician's offices
- Physical Therapy/Rehab Area, break room, admin office, storage areas

Michael Feuerman, Esq., CCIM, SIOR
 Senior Vice President
 561.430.2303
 mfeuerman@bergercommercial.com

Daniel Silver
 Sales Associate
 561.510.2124
 dsilver@bergercommercial.com

Jonathan Thiel
 Senior Sales Associate
 954.652.2020
 jthiel@bergercommercial.com

Main Office
 1600 Southeast 17th Street, Suite 200
 Fort Lauderdale, FL 33316
 954.358.0900

Palm Beach County Office
 2240 Woolbright Road, Suite 300
 Boynton Beach, FL 33426
 561.613.0900

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Additional Photos



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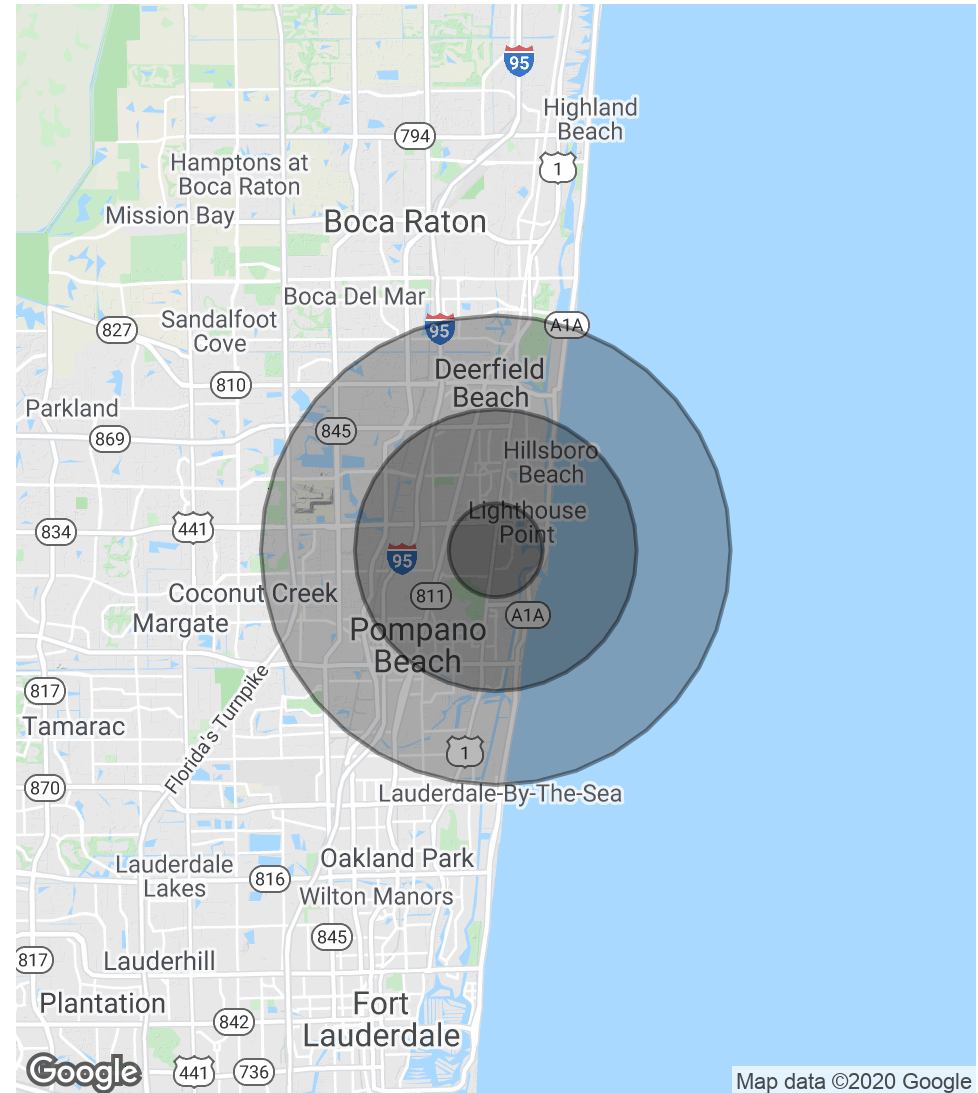
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,651	96,327	207,740
Average age	40.2	41.4	43.2
Average age (Male)	40.8	40.7	42.2
Average age (Female)	40.5	42.2	44.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	6,196	37,267	87,403
# of persons per HH	2.7	2.6	2.4
Average HH income	\$98,102	\$68,741	\$67,517
Average house value	\$530,946	\$378,635	\$341,773

* Demographic data derived from 2010 US Census



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