

# For Lease

## POWERLINE BUSINESS PARK

4100 North Powerline Road, Suite P-3

Pompano Beach, FL



**MATTHEW G. MCALLISTER**

MANAGING DIRECTOR  
[matthew.mcallister@cushwake.com](mailto:matthew.mcallister@cushwake.com)  
561.901.5216

**ERIC CANTOR**

ASSOCIATE  
[eric.cantor@cushwake.com](mailto:eric.cantor@cushwake.com)  
314.640.1722



**POWERLINE**  
BUSINESS PARK

*No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omissions.*



# POWERLINE BUSINESS PARK

4100 North Powerline Road, Suite P-3

Pompano Beach, FL



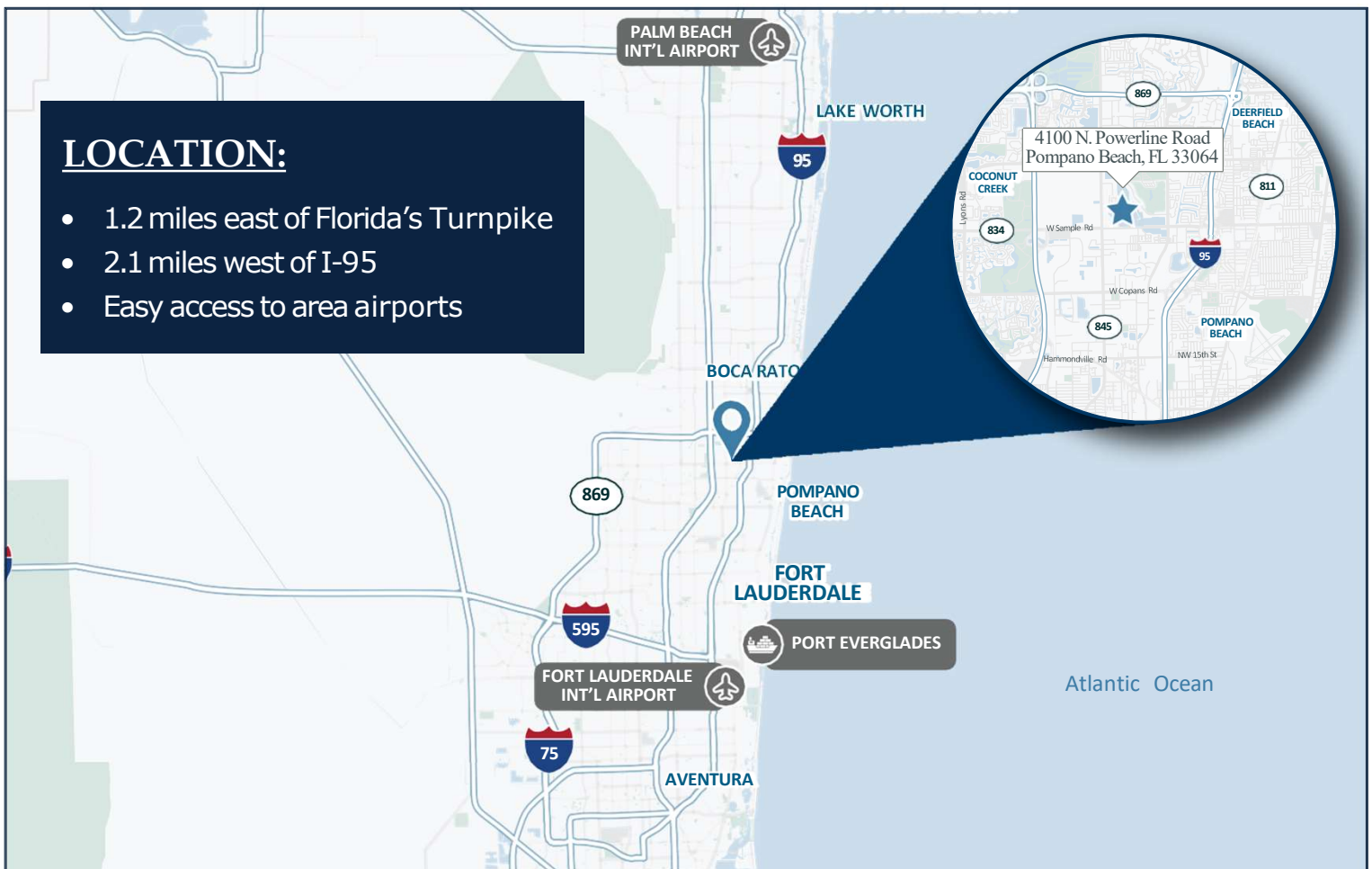
## PROPERTY HIGHLIGHTS

Available SF	2,700 SF with $\pm$ 180 SF Office
Loading	One (1) grade level door
Ceiling Height	18'
Parking	2.0/1,000 SF
Traffic Counts	40,000 Cars Daily
Additional Amenities	Glass store fronts, oversized grade level doors and a wide array of space layouts



### LOCATION:

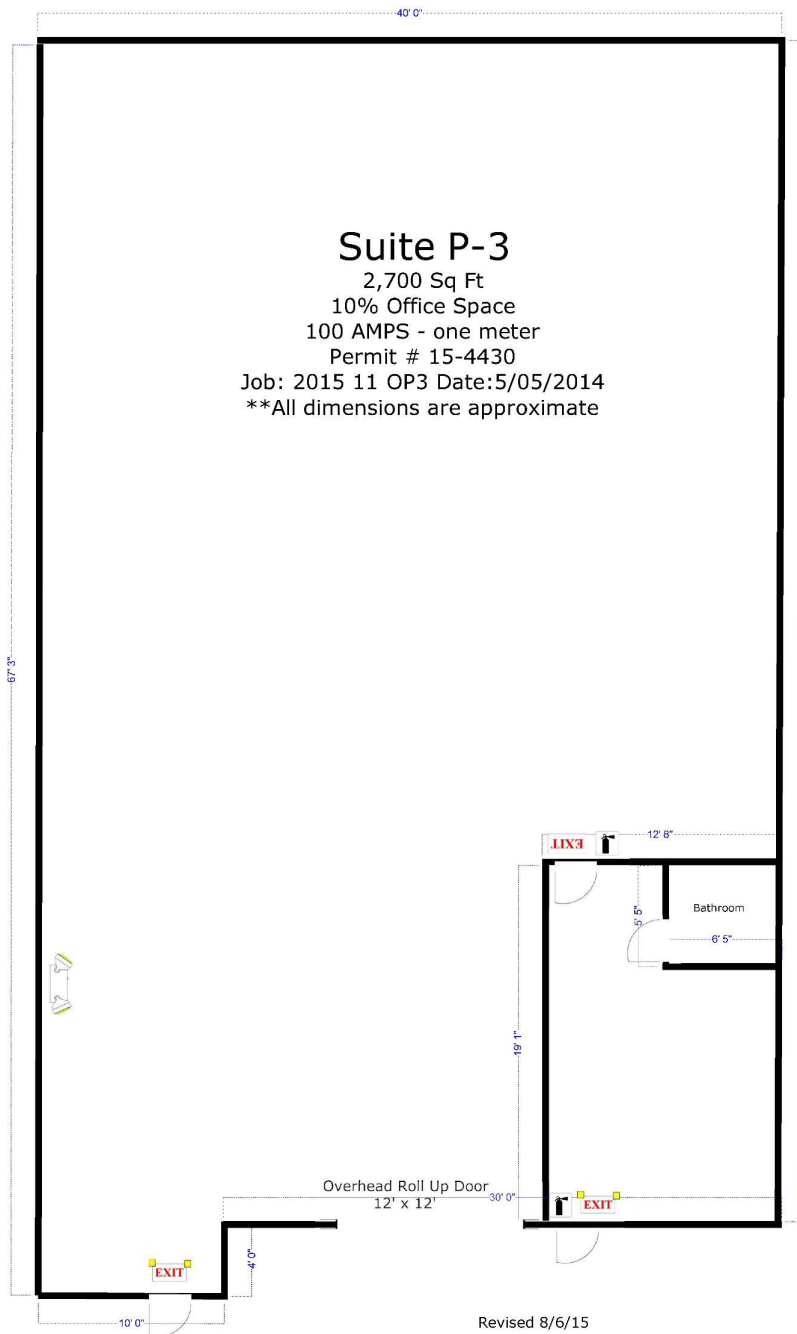
- 1.2 miles east of Florida's Turnpike
- 2.1 miles west of I-95
- Easy access to area airports



# POWERLINE BUSINESS PARK

4100 North Powerline Road, Suite P-3

Pompano Beach, FL



# POWERLINE BUSINESS PARK

4100 North Powerline Road, Suite P-3

Pompano Beach, FL



## SITE PLAN



## BASIC INTERIORS

