

For Sub-Lease

Office Sublease Opportunity

2000 Northwest 150th Avenue, Suite 1102, 1105-1 & 1105-2
Pembroke Pines, FL 33028

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Property Summary

Office Sublease Opportunity • For Sub-Lease



PROPERTY DESCRIPTION

The office sublease opportunity at 2000 NW 150th Avenue, Pembroke Pines, FL 33028 offers flexible, professional office space within a well-located multi-tenant building in the heart of Southwest Broward County. The property features multiple available suites ranging from approximately 1,500 SF to 6,200 SF, allowing users to scale efficiently based on operational needs.

Positioned directly off I-75, the building provides exceptional regional accessibility, making it a strategic location for businesses serving Broward County, Miami-Dade, and Palm Beach County. The site benefits from convenient ingress and egress, strong commuter access, and proximity to major east-west corridors, enhancing both employee and client connectivity.

The building is well suited for a wide range of professional users, including medical, legal, financial, insurance, and corporate office tenants seeking a central South Florida presence. The flexible unit sizes and efficient layouts support a variety of business operations while maintaining a professional image.

CMV Commercial – The Martinez Team is representing the sublease offering. This opportunity provides tenants with cost-effective office space in a prime, centrally located submarket, with immediate access to I-75 and strong long-term fundamentals in Southwest Broward.

PROPERTY HIGHLIGHTS

- Able to sublease a small office up to all three offices (combined)
- Plenty of free parking
- Two minutes away from I-75
- Centrally located in SW Broward
- All utilities included in rent except for internet

OFFERING SUMMARY

Lease Rate:	\$22.66 (NNN: \$17.38)
Available SF:	approximately 1,500 SF to 6,200 SF
Office subleases that can be combined:	6,193 RSF



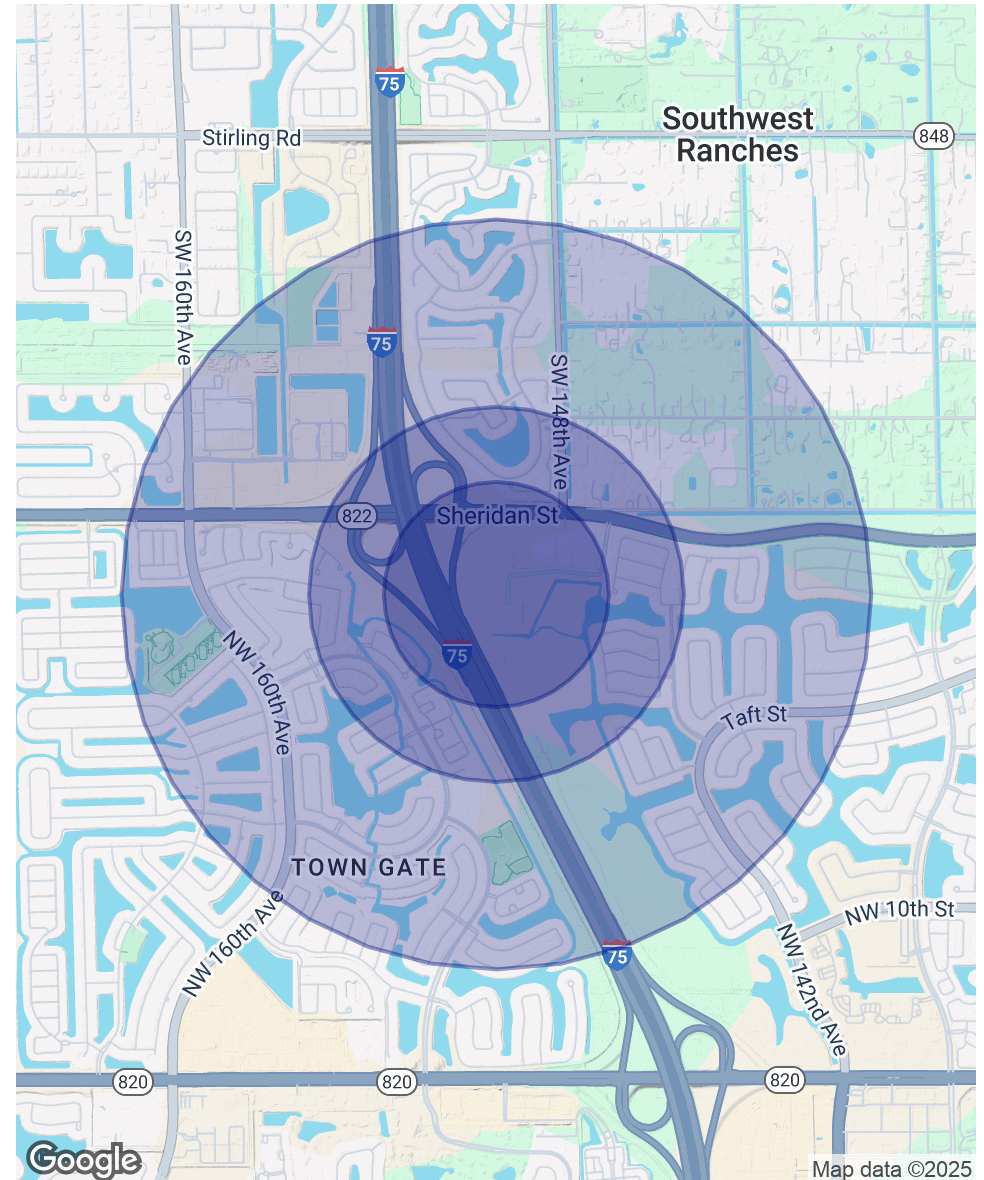
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	343	2,638	10,760
Average Age	40	40	41
Average Age (Male)	39	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	104	805	3,333
# of Persons per HH	3.3	3.3	3.2
Average HH Income	\$198,514	\$168,324	\$163,872
Average House Value	\$728,854	\$656,261	\$629,619

Demographics data derived from AlphaMap



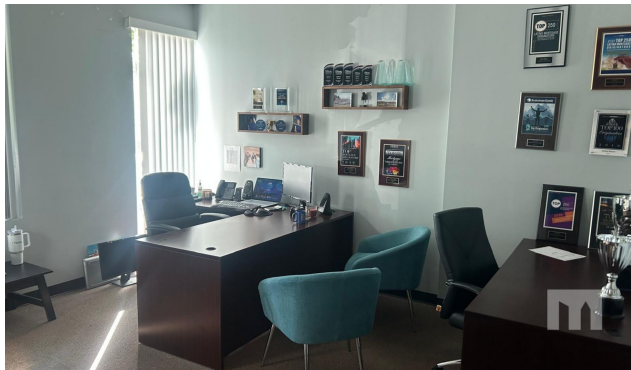
Retailer Map

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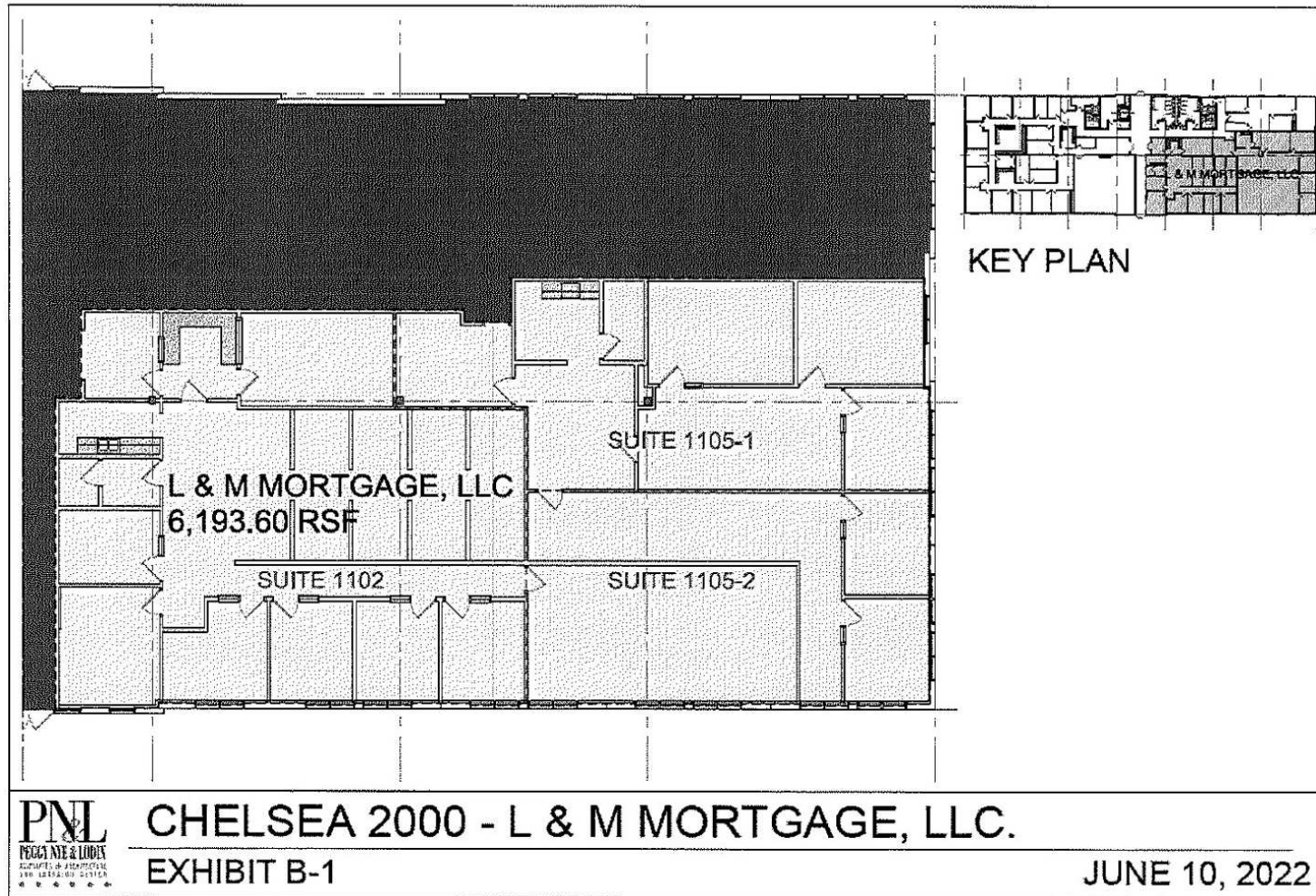
Additional Photos

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Floor Plan

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Floor Plan

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