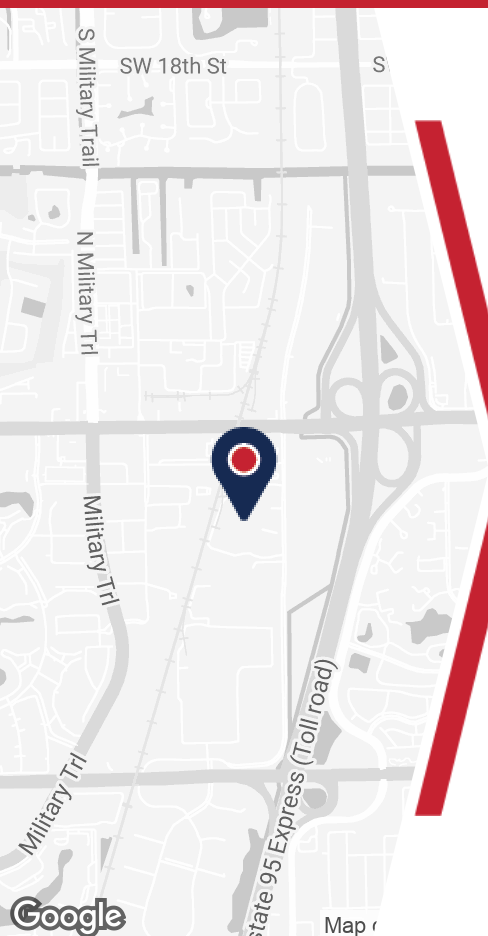


FOR SUBLEASE

333 SW 12TH AVE., DEERFIELD BEACH, FL 33442



PROPERTY DETAILS

- Available immediately.
- 1st floor @ 25,000 SF +/- Office Space.
- 2nd Floor @ 25,000 +/- SF Office Space.
- Base Rent From: \$12.00 to \$18.00 PSF (Gross) + Electric & Janitorial.
- Ample Parking.
- Able to Sub-Divide.
- Exterior and common area signage
- Sublease term through June 30, 2033 (will consider shorter sub-lease terms)
- Proximity to Tri-Rail station and public transportation.
- Fiber optics, backup generator
- Great Value- Ideal for back-office operations. (Available furnished or unfurnished)

ABOUT PROPERTY



PRICE

From \$12.00 - \$18.00 PSF /yr (Gross)



YEAR BUILT

1988



AVAILABLE SF

25,000 to 50,000 +/-



PARKING

Ample surface parking



LOCATION

NE Broward Submarket

For more information:

Keith R. Graves, CCIM, SIOR

954.652.2031 | Kgraves@Bergercommercial.Com
bergercommercial.com

Lawrence Oxenberg

954.652.2017 | Loxenberg@Bergercommercial.Com

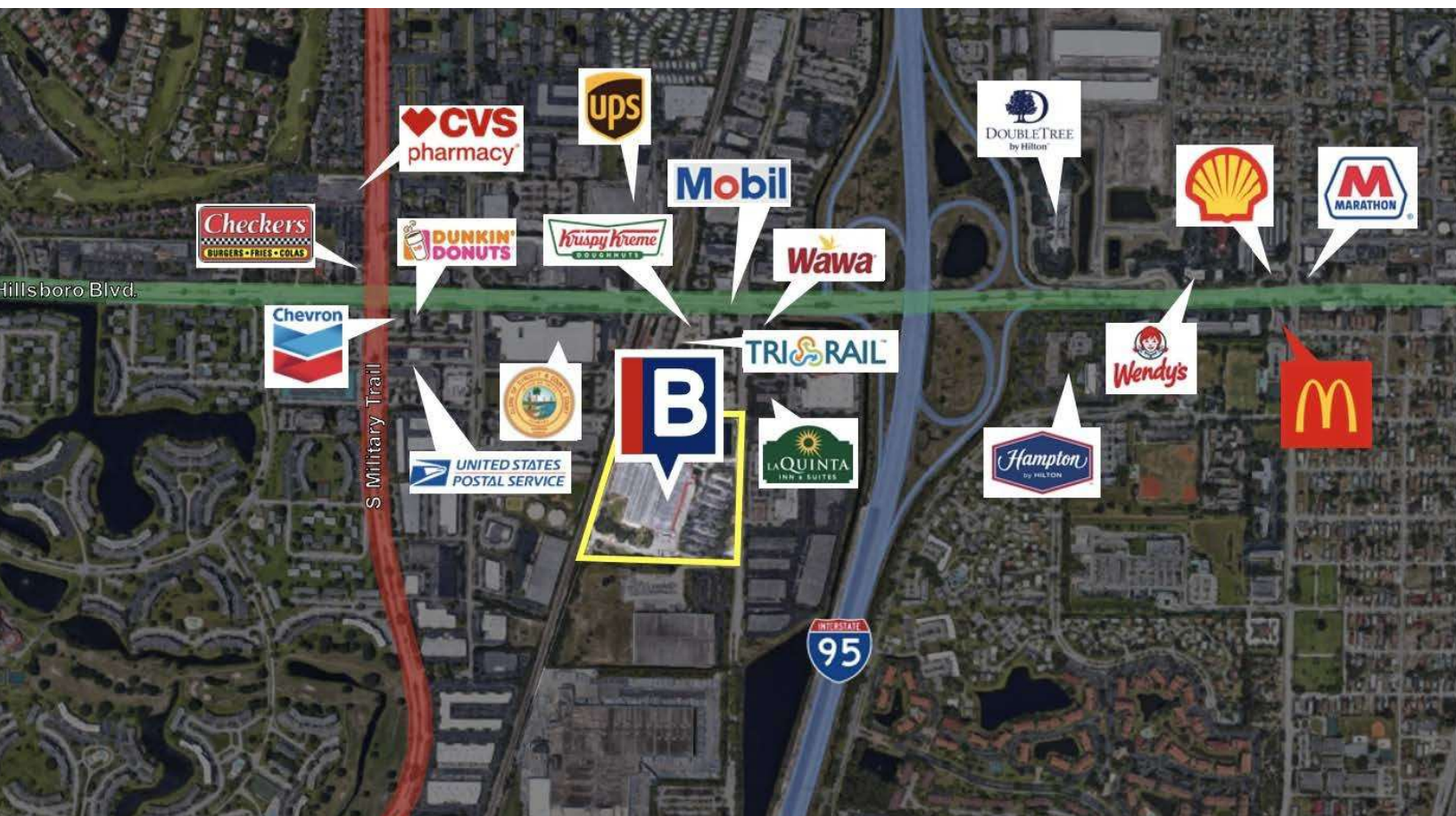
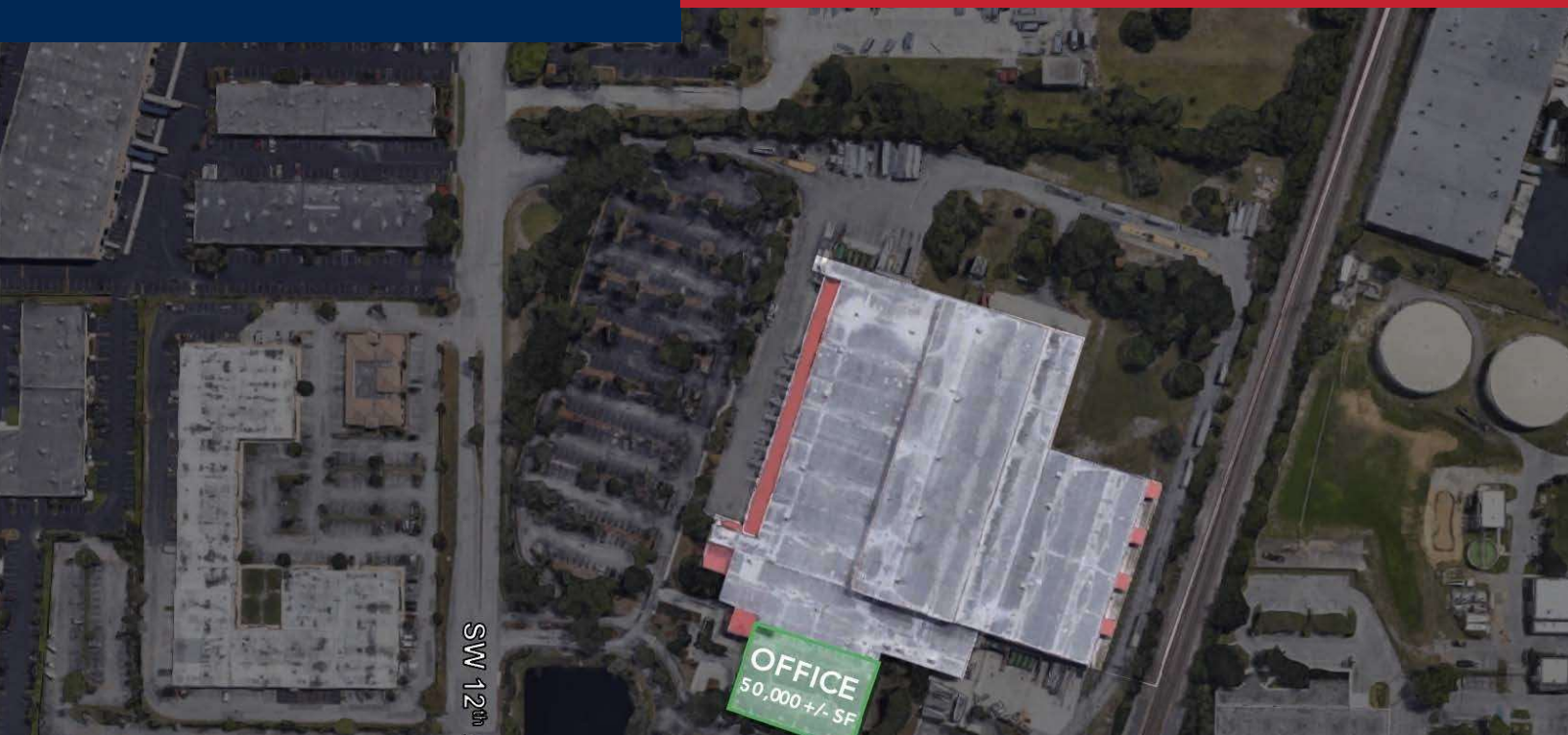


COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT

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ADDITIONAL PHOTOS



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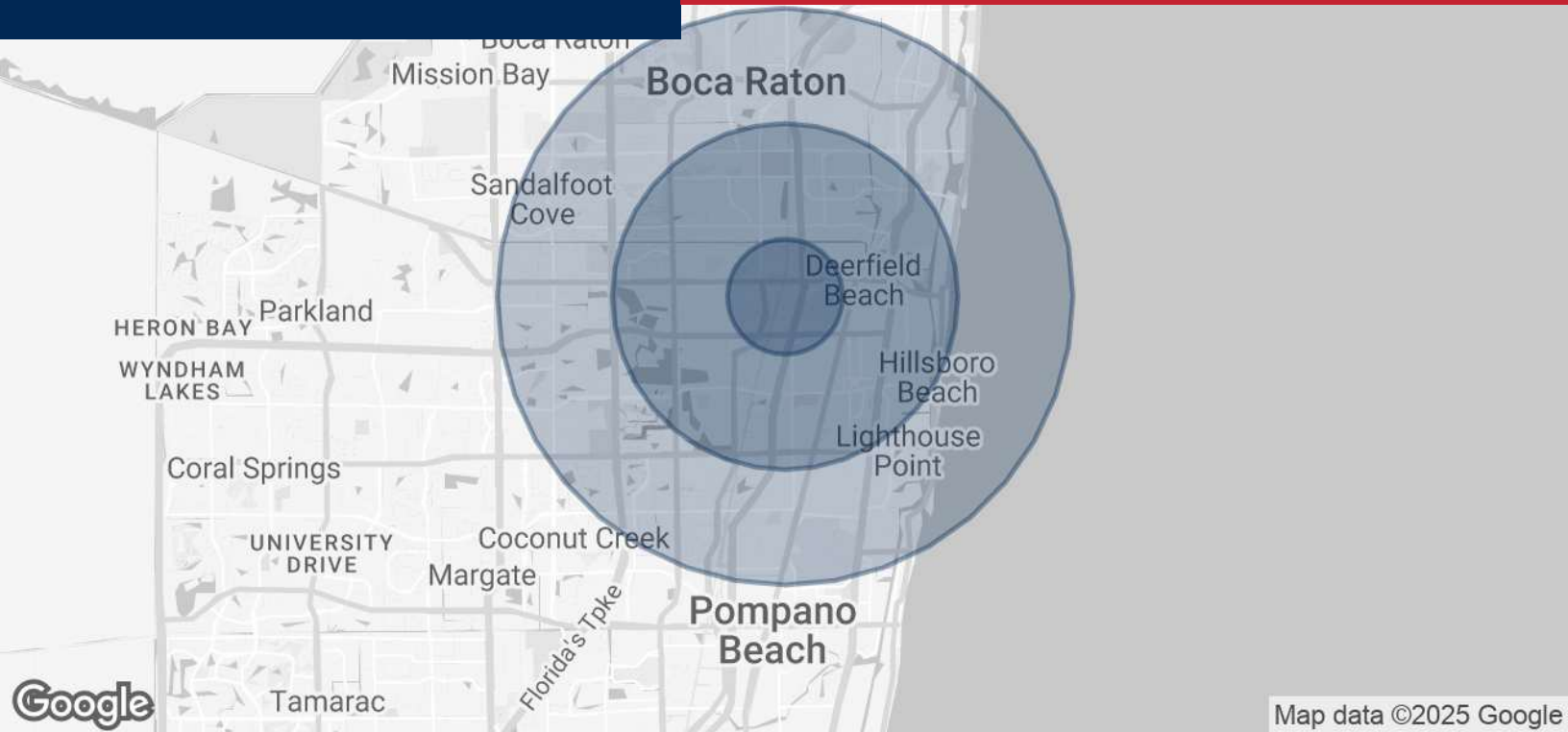


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FOR SUBLEASE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,773	126,113	269,372
Average Age	46.2	44.4	43.1
Average Age (Male)	45.2	43.1	41.7
Average Age (Female)	46.8	45.6	44.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,176	54,005	110,574
# of Persons per HH	2.1	2.3	2.4
Average HH Income	\$42,666	\$69,222	\$77,379
Average House Value	\$208,531	\$303,993	\$344,256

* Demographic data derived from 2020 ACS - US Census

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