



11764 W Sample Rd #104,  
Coral Springs, FL 33065

# FOR SALE / FOR LEASE

## OFFICE PROFESSIONAL CONDO



- Immediate Occupancy
- Cumber Professional Park
- Office Condo frontage to Sample Road
- Nice & Clean Built 2004
- Zone B-2 / Use 1 Story
- Kitchenette / 1 Private Bathroom
- 3 Executive Private Offices
- Open Pen Work Area 4 - 8 desks
- Reception Waiting Area
- Hurricane Resistant Windows
- Cover Hall Way / No heavy parking users

1,250 +/- SQ FT

\$318,000

\$2,000/Month + Sales Tax

Semi Gross Lease  
Includes CAM/OPEX



<http://bit.ly/11764tour>



**JOE PELAYO** / CCIM, SIOR  
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**954.224.8773**

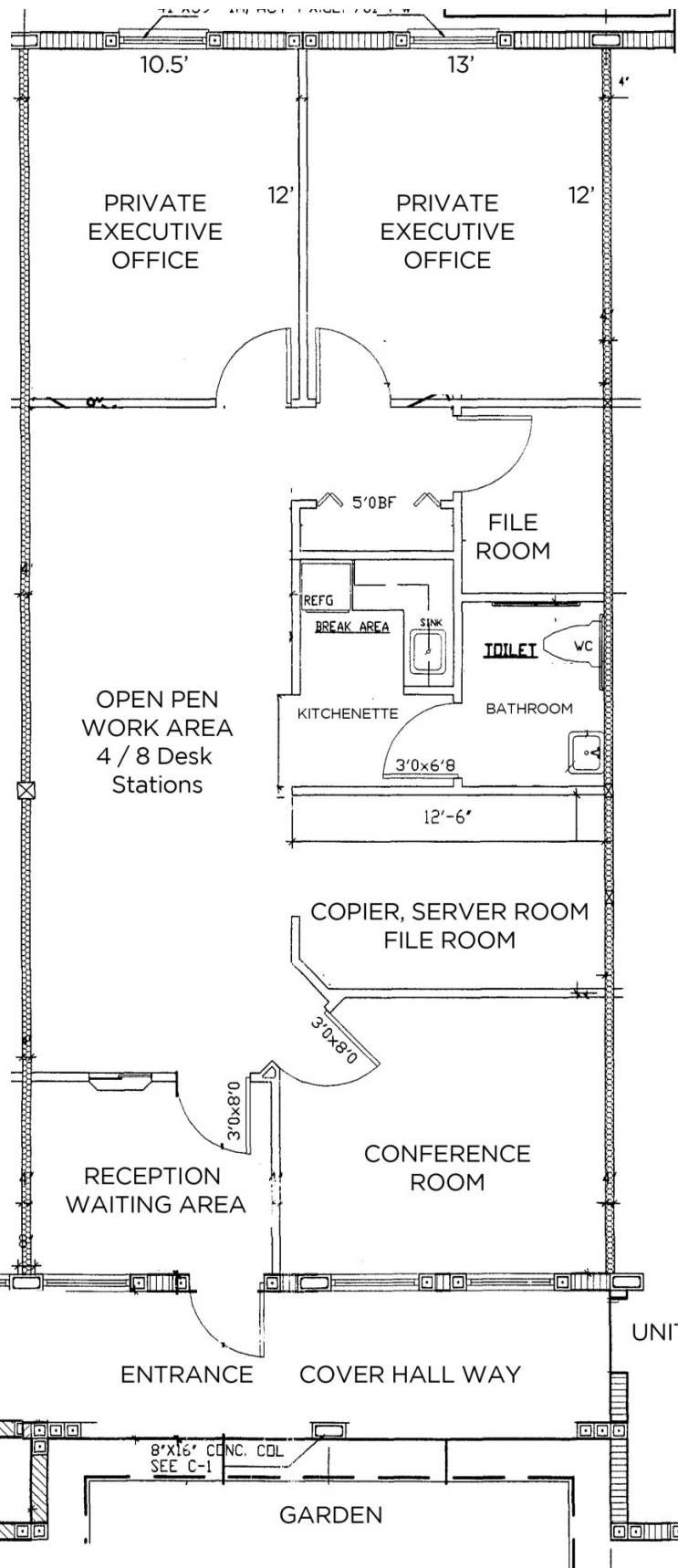
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**TREC** Total Real Estate  
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