

# Centrally Located Office Space for Lease

For Lease \$18.36/ Sq. Ft. Gross  
1531 & 1541 East Atlantic Blvd.  
Pompano Beach, FL 33060



<b>FOR LEASE</b>	<b>1531 E. Atlantic Blvd. 915 Sq. Ft. 1541 E Atlantic Blvd. 3,024 Sq. Ft.</b>			
<b>DESCRIPTION</b>	Impeccably maintained office space in the heart of Pompano Beach. Suite 1531 recent updates include new paint, flooring and woodworking and includes 7 private offices, separate reception, and bathroom with front and rear entrance. Suite 1541 is a former Optometrist space and includes numerous exam rooms, private offices, break room and display areas. Suites are adjacent and can be combined for 3,939 sq. ft.			
<b>LOCATION</b>	Atlantic Blvd. just 5 blocks west of Federal Hwy on the North side of the street.			
<b>PROPERTY VIDEO</b>	<a href="https://www.youtube.com/embed/15KbwQvC0I8?rel=0">https://www.youtube.com/embed/15KbwQvC0I8?rel=0</a>			
<b>3D FLOORPLAN</b>	<a href="https://my.matterport.com/show/?m=6WxkFM9BhTn">https://my.matterport.com/show/?m=6WxkFM9BhTn</a>			
<b>PRICING</b>	1531 E Atlantic Blvd \$1,400 & 1541 E. Atlantic Blvd. \$4,626 per month or \$18.36/SF. Tenant pays their own trash, electric and insurance. Landlord pays water.			
<b>YEAR BUILT</b>	1971			
<b>PARKING</b>	25 Parking Spaces (Common)			
<b>ZONING/ FOLIO</b>	Zoning TO-EOD Folio 4842 36 15 0010			
<b>TRAFFIC COUNT</b>	43,439 cars daily			
<b>DEMOGRAPHICS 2019 Estimate</b>	<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>	
	HH Population:	18,412	99,030	235,603
	Average HH Income:	\$71,663	\$79,698	\$76,552

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**FOR MORE INFORMATION:**

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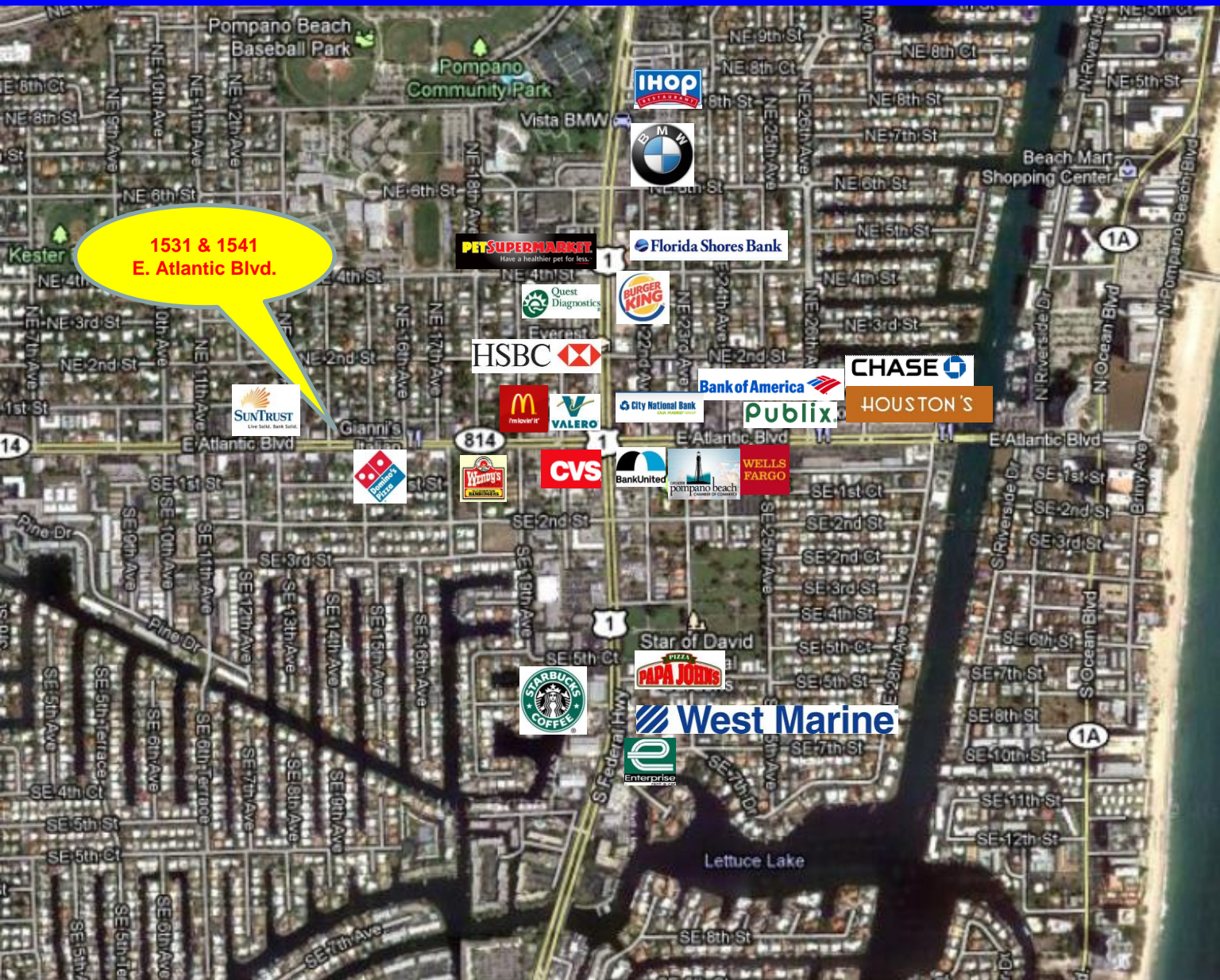
954.427.8686 T.  
954.427.0117 F.

# Location Map

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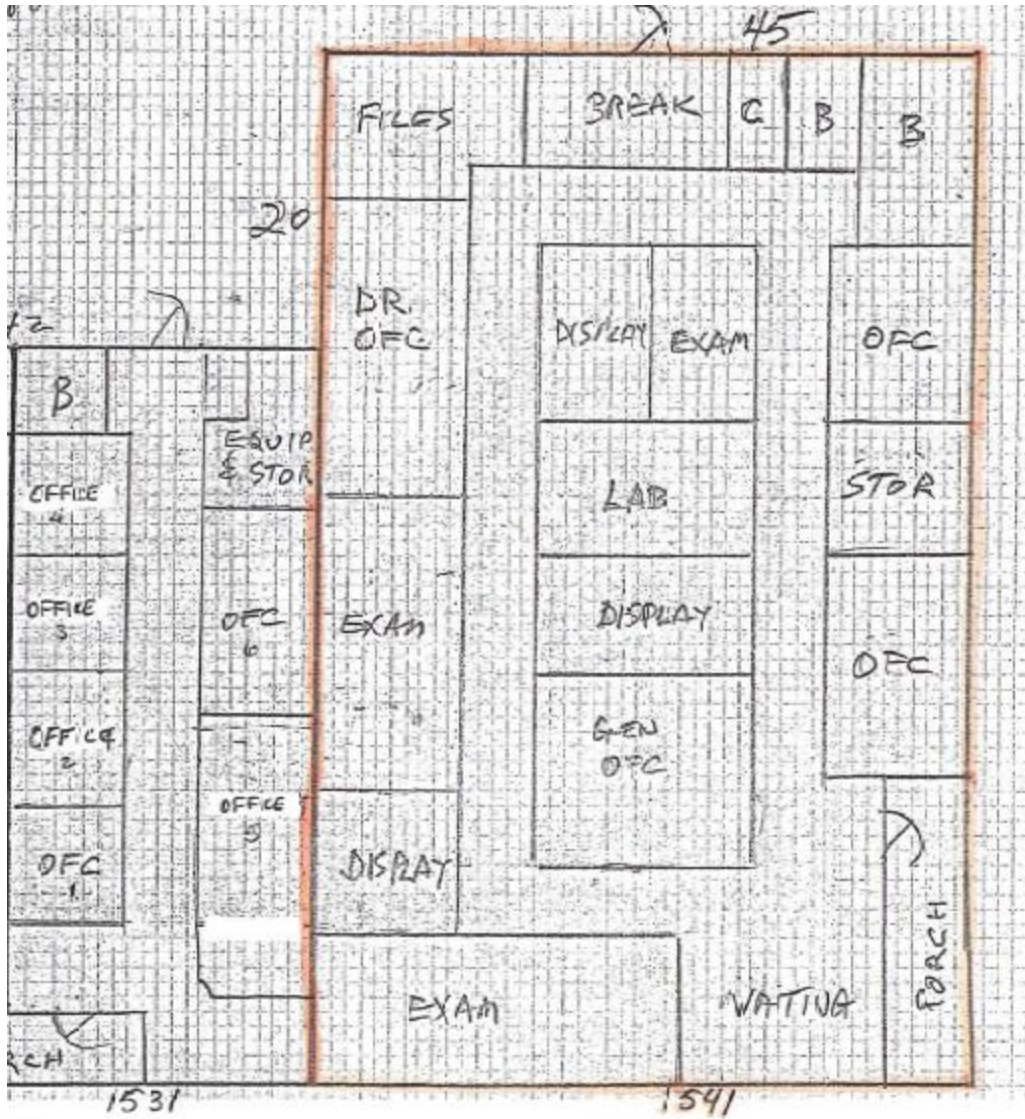
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# Floor Plans

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