

Professional Office/Medical Space

41 N Federal Highway, Pompano Beach FL 33062



FOR LEASE
PROFESSIONAL OFFICE/MEDICAL SPACE

Joseph Jarkesy, CCIM
Office: 954.890.3390
jjarkesy@CREassetadvisors.com

3471 N Federal Highway | Suite 205
Fort Lauderdale, FL 33308
www.creassetadvisors.com

PROPERTY SUMMARY

41 N Federal Highway, Pompano Beach FL 33062



PROPERTY DESCRIPTION

CRE Asset Advisors presents 41 N Federal Hwy, a mixed use property providing ground floor retail and 2nd floor medical offices with exceptional visibility on Federal Hwy just north of Atlantic Blvd, Pompano's premier thoroughfare that provides direct access to the city's wildly successful pier and beach revitalization projects. Located within the City's CRA, and within the new Transit orientated zoning district, 41 N Federal Hwy is where businesses and residents want to be.

PROPERTY HIGHLIGHTS

- 3,834 SF divisible to about 1,500 SF
- Owner will build to suit
- Signage on US-1 available
- Tenant controlled HVAC
- Fully built out medical office
- Covered Drop Off

OFFERING SUMMARY

Available SF:	1,500 SF - 3,834 SF
Lot Size:	.76 Acres
Building Size:	11,847 SF

Office Availability

41 N Federal Highway, Pompano Beach FL 33062



SPACES

LEASE RATE

SIZE

2nd Floor

\$25.00 SF/yr

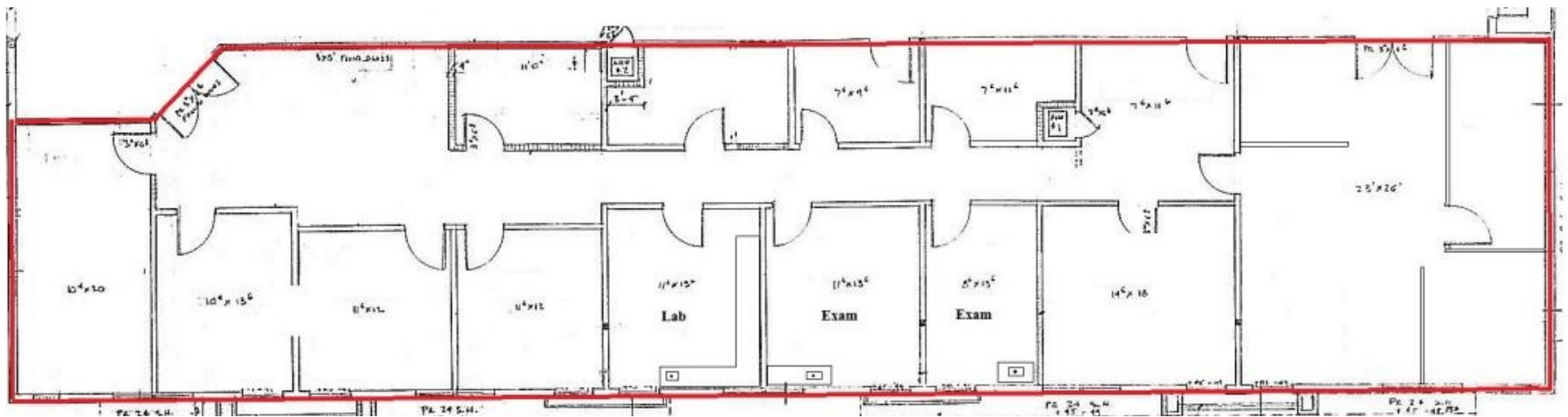
1,500 - 3,834 SF

Second Floor | 3,834 SF

\$25.00 SF/yr

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MEDICAL SPACE



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LOCATION OVERVIEW

Two story retail plaza located on Federal Hwy (US-1) just north of Atlantic Blvd.

43,000 AADT on Federal Highway.

Signage on Federal Highway.

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