

The Tower at Avery Place

225 N Federal Highway, Pompano Beach, FL 33062



FOR LEASE
PROFESSIONAL OFFICE/MEDICAL SPACE

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PROPERTY SUMMARY

225 N Federal Highway, Pompano Beach, FL 33062



PROPERTY DESCRIPTION

CRE Asset Advisors presents 225 N Federal Hwy, a mixed use property providing ground floor retail and office/medical space 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

- 1,959 SF - 6,975 SF
- Federal Highway frontage
- Ample off street parking and onsite garage
- Building signage available
- Private restroom for fill floor tenants

OFFERING SUMMARY

Available SF:	1,959 SF - 6,975 SF
Lot Size:	.Acres
Building Size:	53,144 SF

Office Availability

225 N Federal Highway, Pompano Beach, FL 33062



SPACES	LEASE RATE	SIZE
1st Floor	\$30.00 NNN	6,470 SF
2nd Floor	\$5.00 NNN	1,959 SF
5th Floor *	\$15.00 NNN	6,975 SF

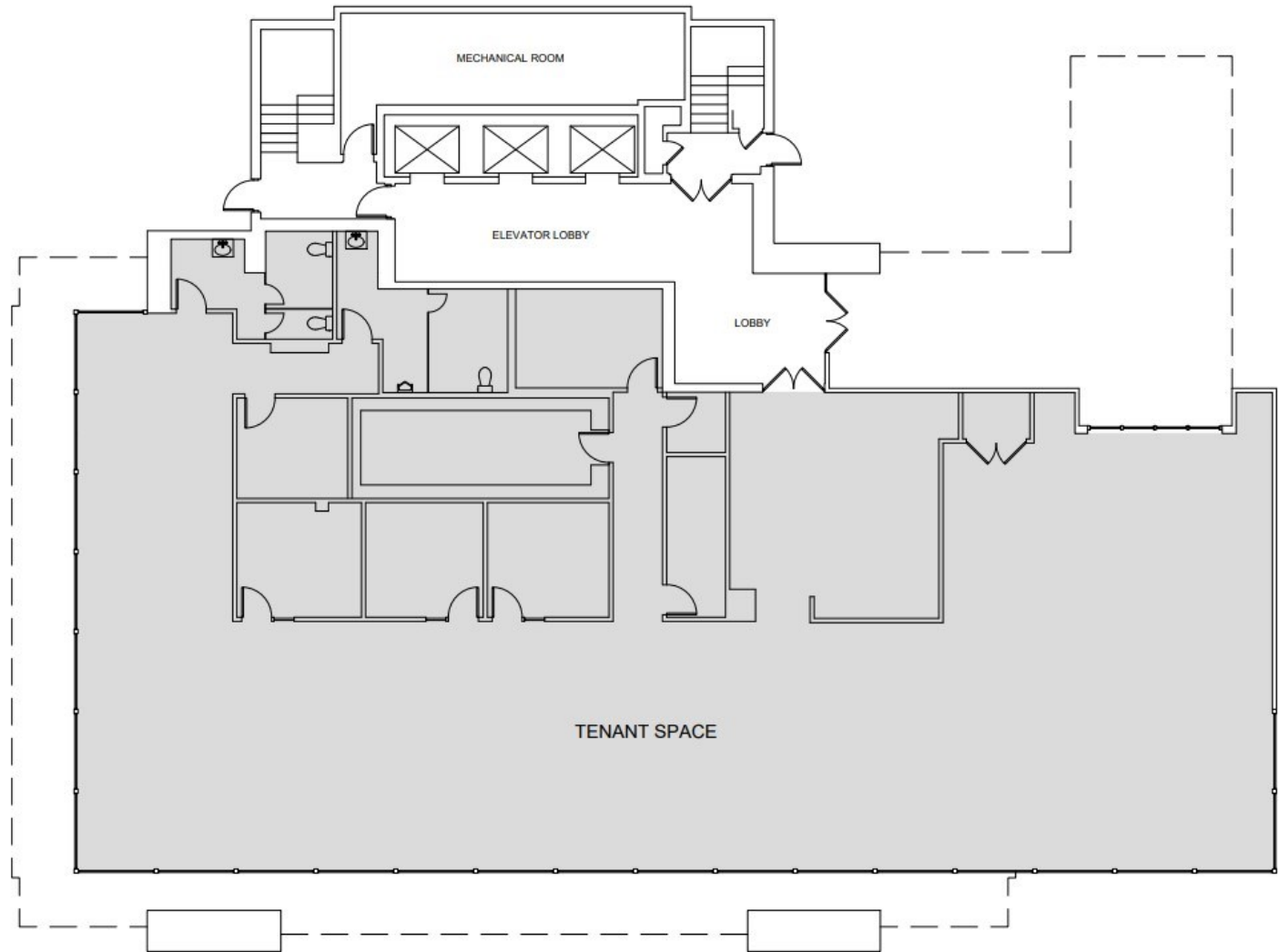
* Raw space, build to suit

First Floor | 6,470 SF

\$30.00 NNN

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- Ceiling is 27' clear
- 22' high windows
- Private entrance
- Building signage available



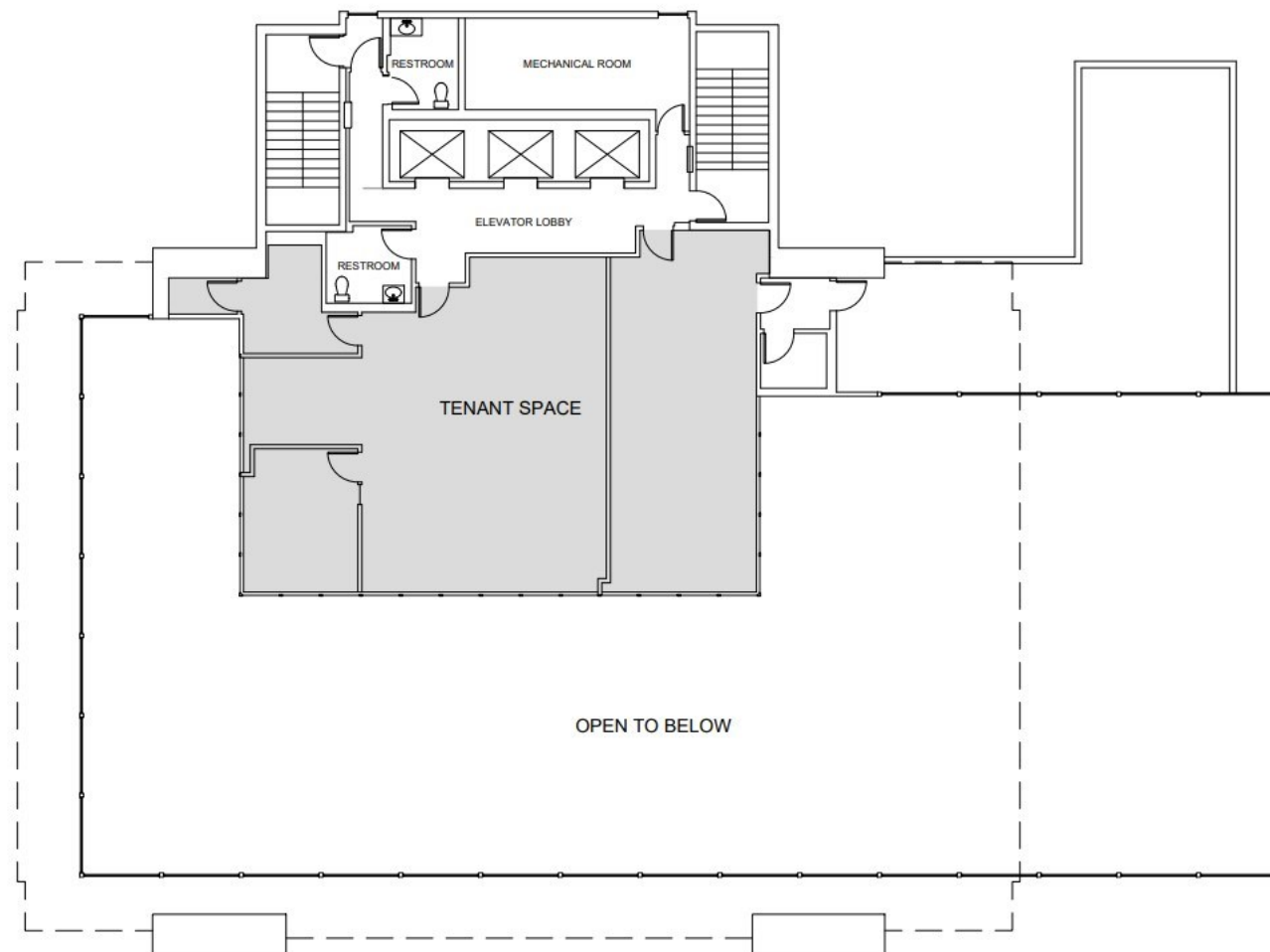
Second Floor | 1,959 SF

\$5.00 NNN

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2nd Floor Mezzanine

- Combine with first floor space
- Views to the first floor space below

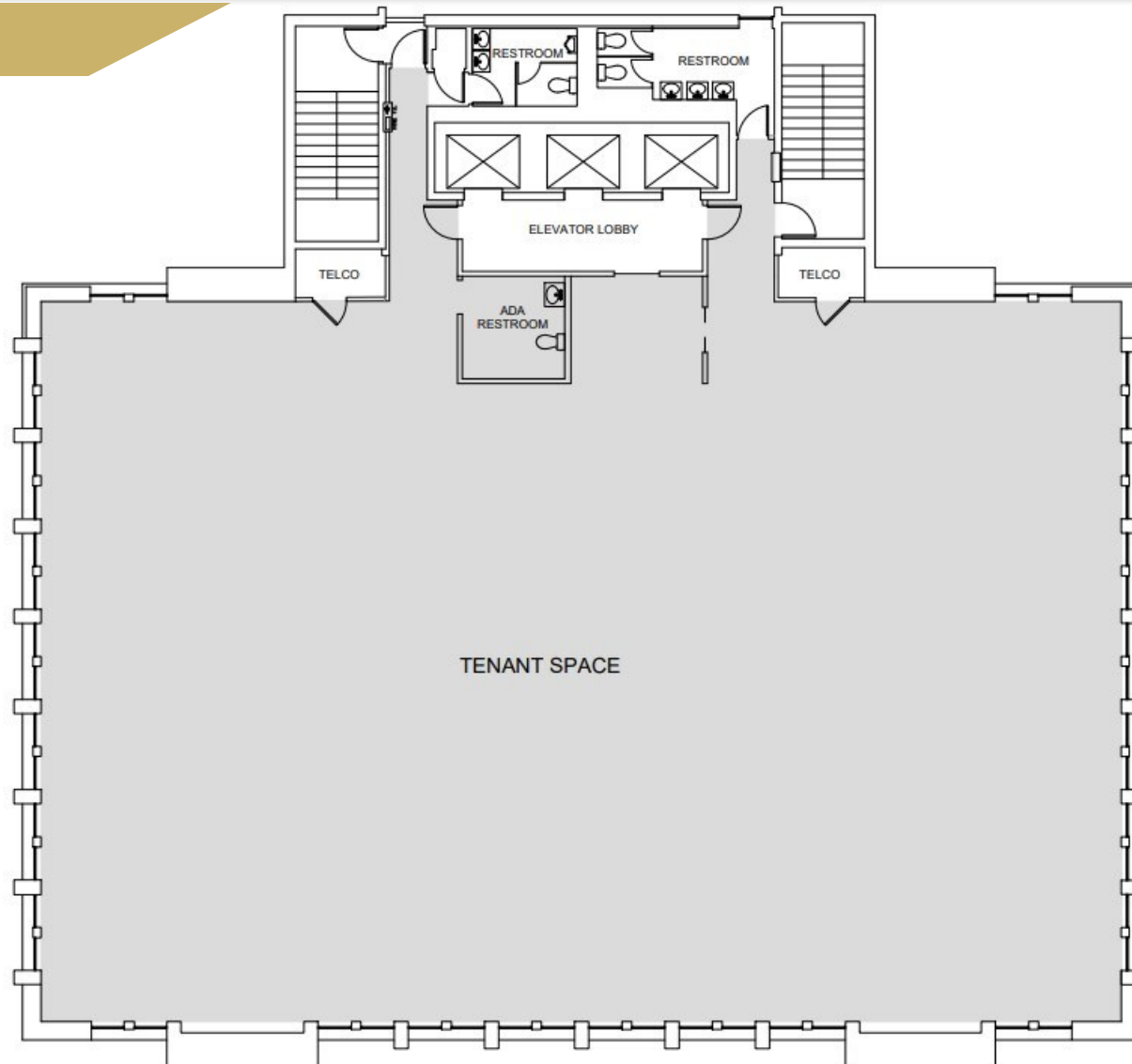


Fifth Floor | 6,975 SF

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\$15.00 NNN

Shell 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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