

Tremont Professional Center

2300 West Sample Road, Pompano Beach, FL 33069



FOR LEASE
PROFESSIONAL OFFICE/MEDICAL SPACE

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3471 N Federal Highway | Suite 205
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PROPERTY SUMMARY

2300 West Sample Road, Pompano Beach, FL 33069



PROPERTY DESCRIPTION

CRE Asset Advisors presents the Tremont Professional Center located on West Sample Road in Pompano Beach, FL. Just 4.5-miles from Downtown and 4 miles from the Beach, this three-story office building is professionally managed with electricity services included. Tenants enjoy abundant free parking 4.50 per 1,000 SF parking ratio for passenger vehicles. Within walking distance are restaurants, Costco Wholesale, banks and numerous shops. Updated with a high-end common area and interior finishes.

PROPERTY HIGHLIGHTS

- 607 - 1,110 SF available
- Pylon signage available
- Abundant parking on-site
- Easy access to Florida's Turnpike and -95
- Electric utilities included
- Recent common area upgrades

OFFERING SUMMARY

Available SF:	Up to 1,100 SF
Lot Size:	2.4 Acres
Building Size:	32,631 SF

Office Availability

2300 West Sample Road, Pompano Beach, FL 33069



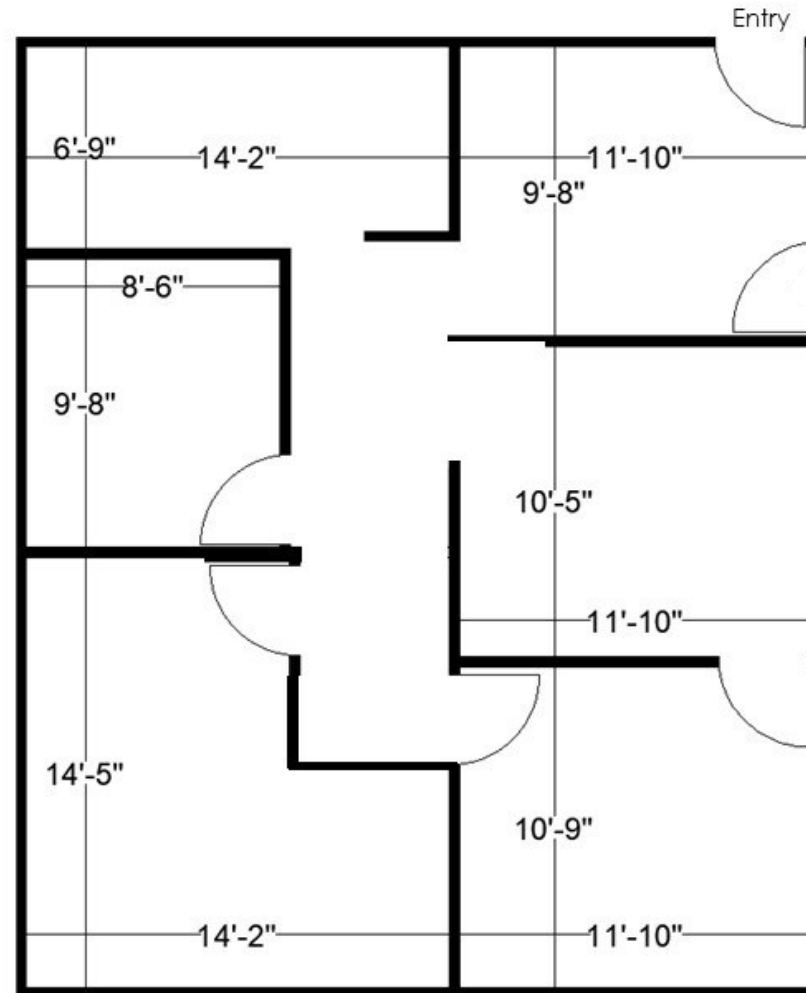
SPACES	LEASE RATE	SIZE
Suite 210	\$22.00 SF/yr MG	1,110 SF
Suite 213	\$1,431.00 P/M	687 SF
Suite 310	\$1,264.00 P/M	607 SF

Suite 210 | 1,110 SF

2300 West Sample Road, Pompano Beach, FL 33069

\$22.00 SF/yr | MG

OFFICE SPACE

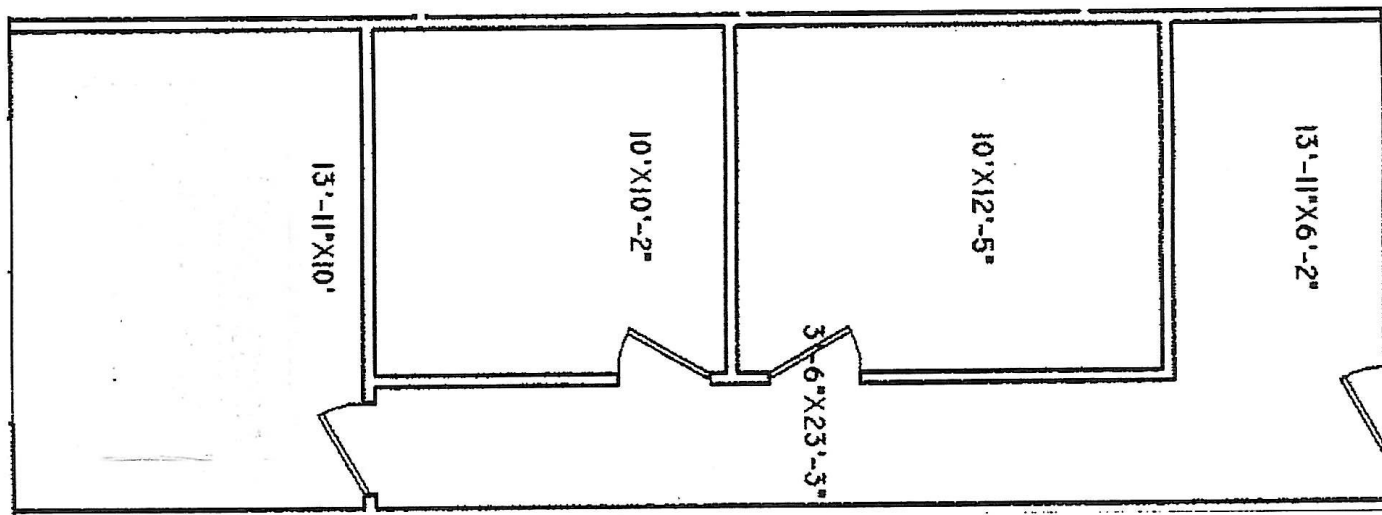


Suite 213 | 687 SF

2300 West Sample Road, Pompano Beach, FL 33069

\$1,431.00 P/M

OFFICE SPACE

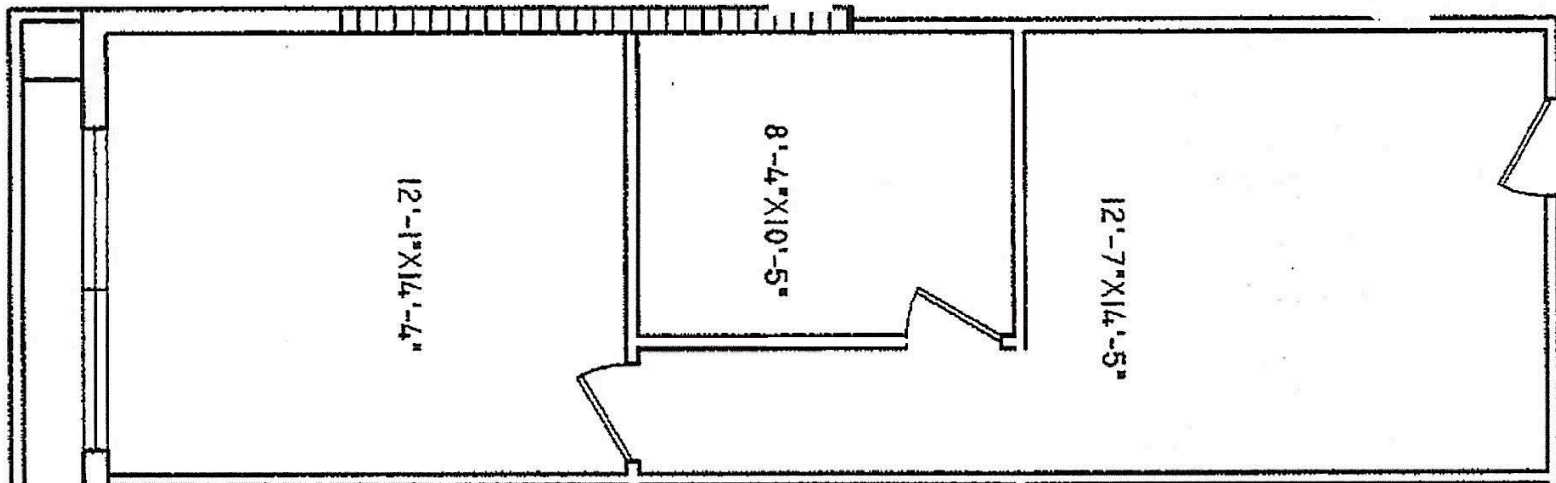


Suite 310 | 607 SF

2300 West Sample Road, Pompano Beach, FL 33069

\$1,264.00 P/M

OFFICE SPACE



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FOR LEASE

PROFESSIONAL OFFICE SPACE



LOCATION OVERVIEW

Located on Sample Road along the three mile stretch between I-95 and the Florida Turnpike.

Access to the Florida Turnpike is less than 1 mile away, and I-95 is approximately 2 miles allowing easy access to and from the site from all major thoroughfares.

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