

For Sub-Lease

Office Sublease Opportunity

2000 Northwest 150th Avenue, Suite 1110
Pembroke Pines, FL 33028

GUS MARTINEZ

Managing Director
954.394.7078
gus@martinezteamcommercial.com



Property Summary

Office Sublease Opportunity



PROPERTY DESCRIPTION

MOVE-IN READY professional office suite offering 1,467 SF in one of Southwest Broward's most convenient business locations. Unlike many larger office suites on the market, this efficiently designed space is IDEAL FOR SMALL BUSINESSES, professional offices, attorneys, accountants, insurance agencies, mortgage companies, title companies, or any business seeking a prestigious yet affordable location.

LOCATED JUST OFF I-75, the property provides exceptional access throughout Broward, Miami-Dade, and Palm Beach counties, with convenient access to major east-west roadways, making commuting easy for both employees and clients.

OUTSTANDING VALUE: The current tenant is willing to provide a RENTAL SUBSIDY OF \$500 per month (REFLECTED IN LISTED PRICE), creating one of the most attractive office opportunities in the area.

Take advantage of this rare opportunity to lease a smaller, updated office suite in a PREMIER LOCATION AT AN EXCEPTIONAL EFFECTIVE RENTAL RATE

PROPERTY HIGHLIGHTS

- Plenty of free parking
- Two minutes away from I-75
- Centrally located in SW Broward
- All utilities included in rent except for internet

SUB-LEASE SUMMARY

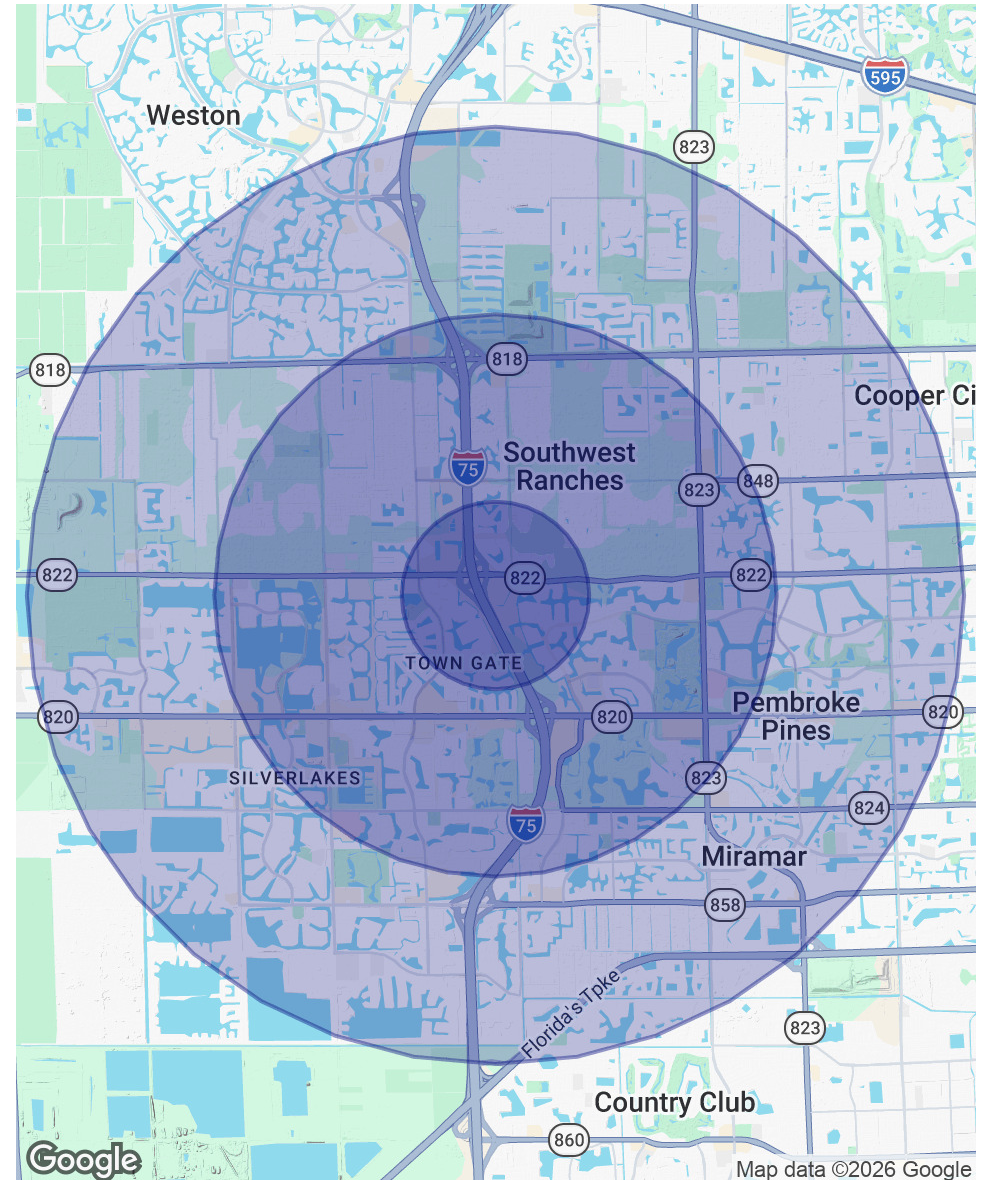
Base Rent:	\$18.57 PSF (NNN: \$17.38)
Available SF:	1,467 SF

Demographics Map & Report

Office Sublease Opportunity

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,130	92,178	260,011
Average Age	40.8	46.8	43.3
Average Age (Male)	38.6	46.4	42.8
Average Age (Female)	43.3	47.8	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,104	34,855	93,206
# of Persons per HH	3.3	2.6	2.8
Average HH Income	\$151,461	\$124,338	\$130,720
Average House Value	\$582,557	\$482,412	\$526,954

2023 American Community Survey (ACS)



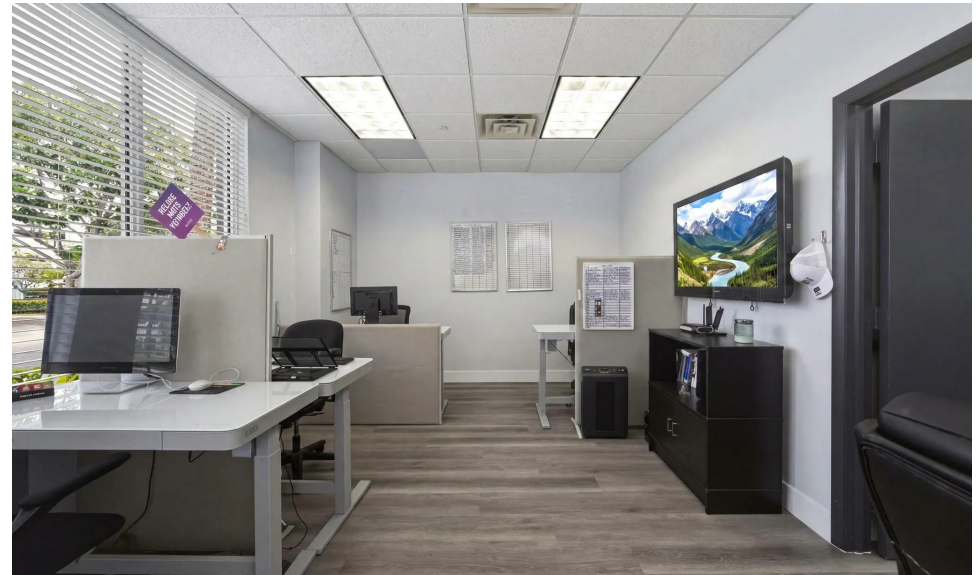
Retailer Map

Office Sublease Opportunity



Interior Photos

Office Sublease Opportunity



Interior Photos

Office Sublease Opportunity



Aerial View

Office Sublease Opportunity

