



PRESENTED BY:

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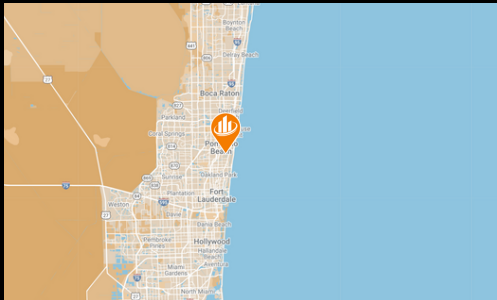
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**911 ATLANTIC
OFFICE & STORAGE**

**DOWNTOWN
POMPANO BEACH, FL**

PRICE

\$18.00 / PSF



OFFICE FOR LEASE

SVN Commercial Partners, as exclusive advisor, presents a prime shell office space opportunity in the heart of Downtown Pompano Beach, FL. This exceptional second-floor space offers 12,837 square feet, strategically located off Atlantic Boulevard with seamless access to I-95, US-1, and Dixie Highway. Situated less than 2 miles from the beach, this property is ideal for businesses seeking a storage, a distribution facility or flexible build-out options. The location provides on-site parking with approximately 79 spaces and prominent signage opportunities along a high-visibility commercial corridor. Positioned within East Pompano Beach's newly revitalized downtown and in Old Pompano, this site is surrounded by growing residential and commercial activity, making it a standout offering in South Florida's competitive market.

PROPERTY FEATURES



1.27
ACRES



3/1000
PARKING



ZONED
TO/EOD



12,837
SQFT



TRAFFIC
40,500 AADT



MUNICIPALITY
BROWARD
COUNTY



PROPERTY SUMMARY

ADDRESS: 911 E Atlantic Blvd,
Pompano Beach, FL
33060

PARCEL: 484236050960

CONDITION: Shell

PARKING: 79

COUNTY: BROWARD
COUNTY

MARKET: POMPANO

SQFT: 12,837 SF

ZONING: TO/EOD

PRICE: \$22.00 + \$6.51
CAM

**TRAFFIC
COUNT:** 41,500 AADT



COMPLETE HIGHLIGHTS

- 12,837 SF Shell Space: Ideal for storage or flexible build-out opportunities.
- Prime Location: East Pompano Beach's revitalized Downtown district, directly situated in Old Pompano.
- Access: Less than 3 minutes to I-95, 3 minutes to Dixie Highway, and 3 minutes to US-1. 4 Minutes from Pompano Airpark.
- Parking: On-site parking available for tenants and visitors.
- Signage: Strong frontage along Atlantic Boulevard for high visibility.
- Zoning Flexibility: Supports flex/distribution and storage uses with customizable lease terms.
- Proximity: Less than 2 miles from the beach and close to major transit routes.

