



33004 South Dixie Florida City, FL 33034

OFFERING MEMORANDUM | 33004 SOUTH DIXIE HIGHWAY | FLORIDA CITY, FL

Exclusively Listed by

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Executive Summary



Property Overview

Power Financial — Second Floor, US-1 (South Dixie Highway) Frontage

Attractive office space in the Power Financial building with prominent US-1 frontage and excellent visibility. The entire second floor is available — approximately 4,000 rentable SF — offered on a full-service basis with all utilities included. The space features a modern, open-concept design with polished concrete floors, 10-foot open ceilings, abundant windows for natural light, and two private restrooms. The landlord is open to tenant improvement allowances.

Property Highlights

- Full second-floor suite 4,000 rentable SF
- Full-service rental (utilities included)
- Modern open-concept layout with polished concrete floors and 10' ceilings
- Bright space with extensive windows
- Two private restrooms
- Elevator and stair access
- US-1 / South Dixie Highway frontage and pylon signage
- Convenient location: 0.5 mile to Florida Turnpike; ~25 miles to Key Largo

Lease Rate:	\$29 Full Service
Rentable SF:	4,000 SF
Lot Size:	41,556 SF
Signage:	Pylon
Year Built:	2005
Parking:	28

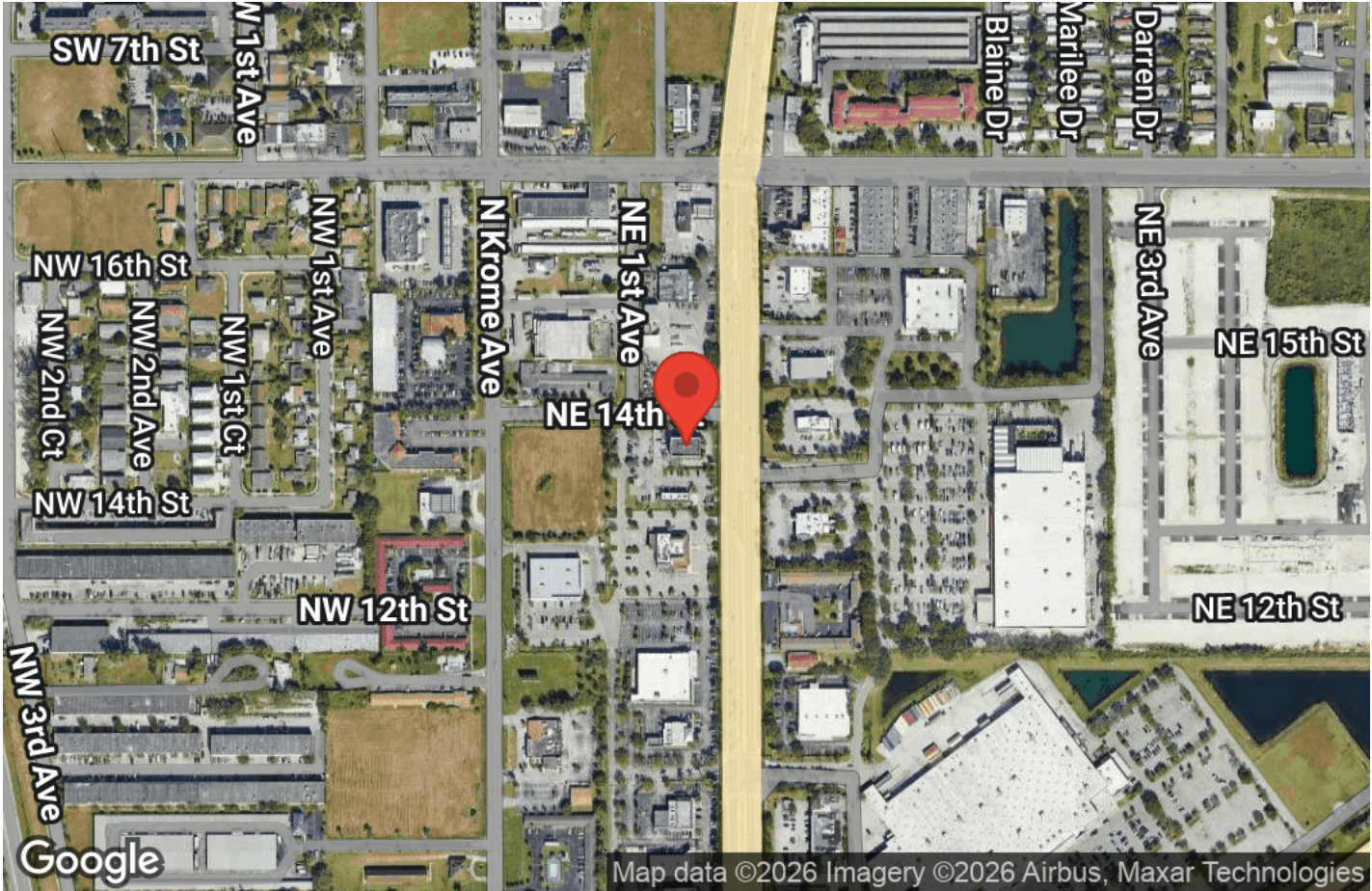
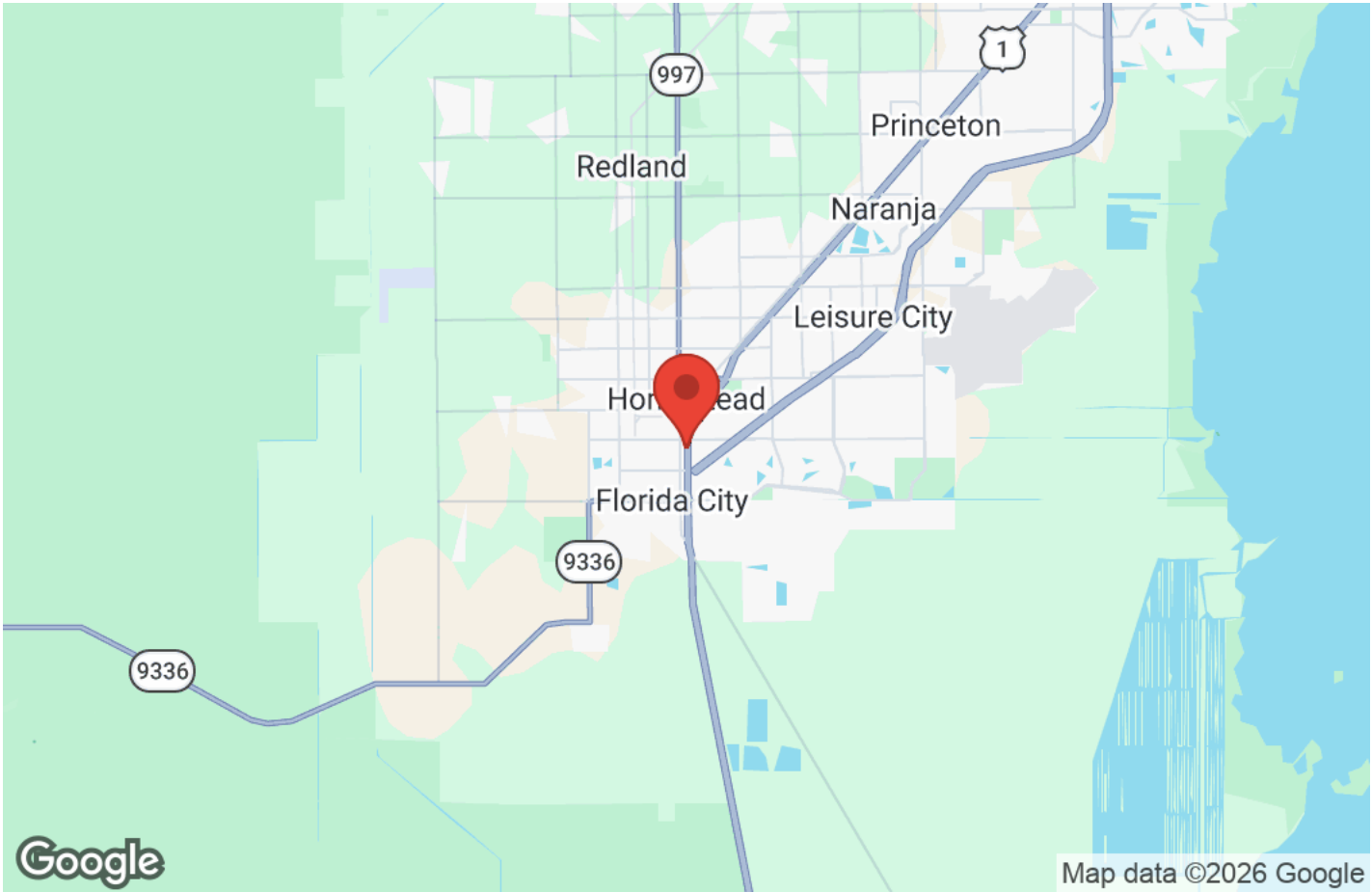
Property Photos



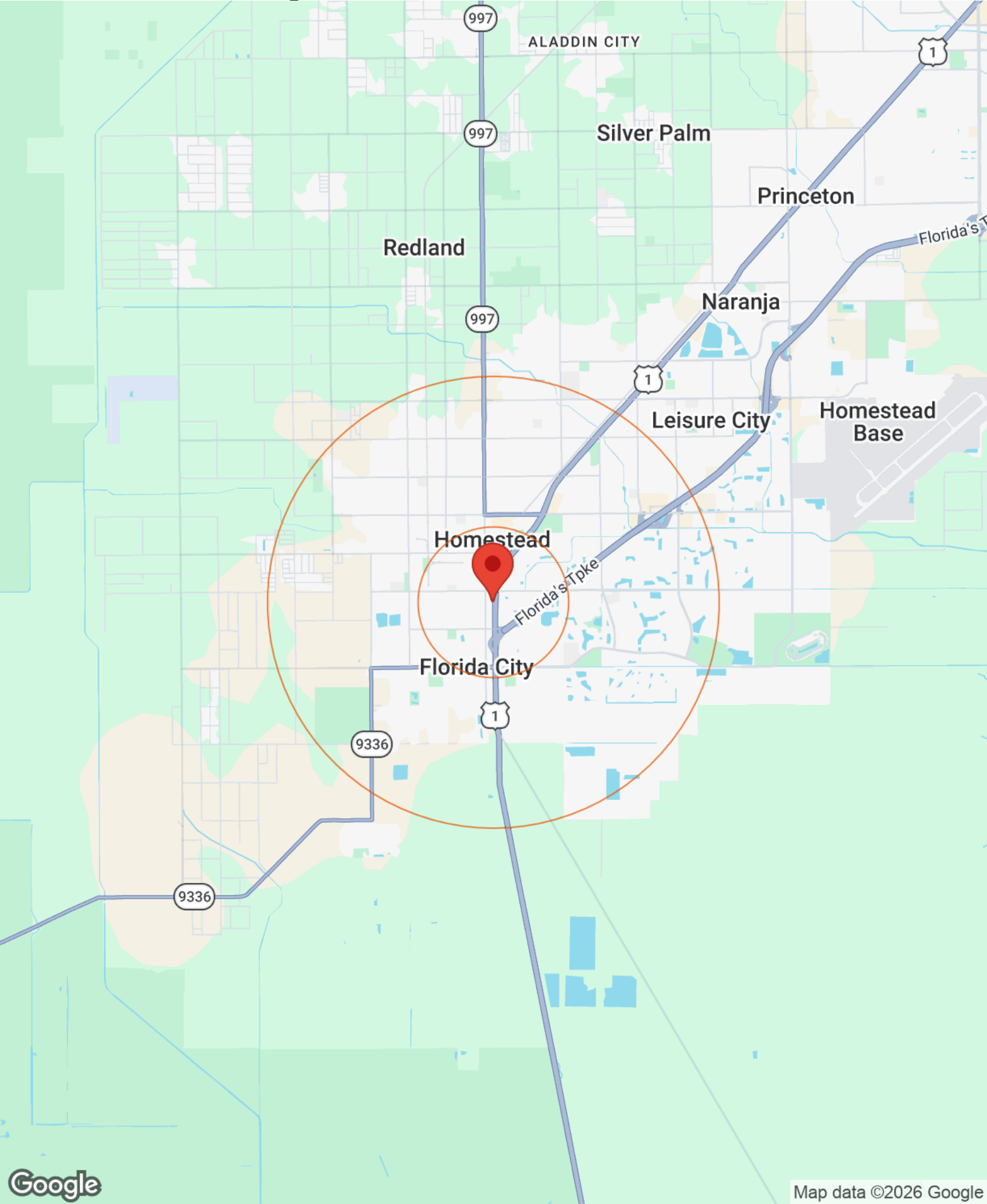
Property Photos



Location Maps



Business Map



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