



**PRESENTED BY:**

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**911 ATLANTIC  
OFFICE & STORAGE**

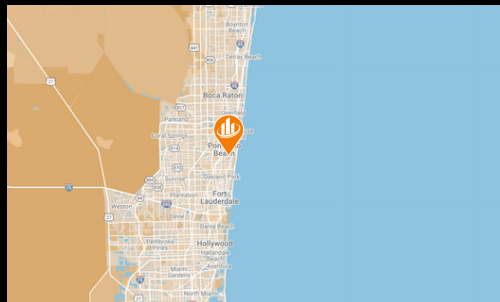
**DOWNTOWN  
POMPAÑO BEACH, FL**

PRICE

**\$28.00 / PSF**

**OFFICE FOR LEASE**

SVN Commercial Partners, as exclusive advisor, presents a prime office space opportunity in the heart of Downtown Pompano Beach, FL. This exceptional first-floor space offers 3,300 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



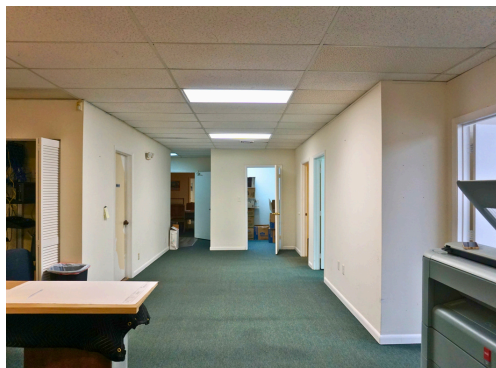
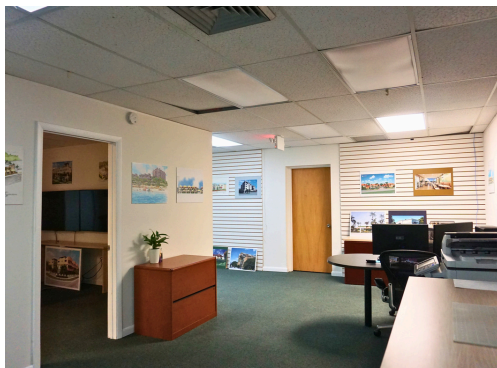
3,300  
SQFT



TRAFFIC  
40,500 AADT



MUNICIPALITY  
BROWARD  
COUNTY



## PROPERTY SUMMARY

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

**PARCEL:** 484236050960

**CONDITION:** Move in Ready

**PARKING:** 79

**COUNTY:** BROWARD  
COUNTY

**MARKET:** POMPANO

**SQFT:** 3,300 SF

**ZONING:** TO/EOD

**PRICE:** \$28.00 + \$6.51  
CAM

**TRAFFIC  
COUNT:** 41,500 AADT



## COMPLETE HIGHLIGHTS

- 3,300 SF Shell Space: Ideal for professional office use.
- 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: Office is built out as an professional office space, but commercial zoning allows for all uses.
- Proximity: Less than 2 miles from the beach and close to major transit routes.

