



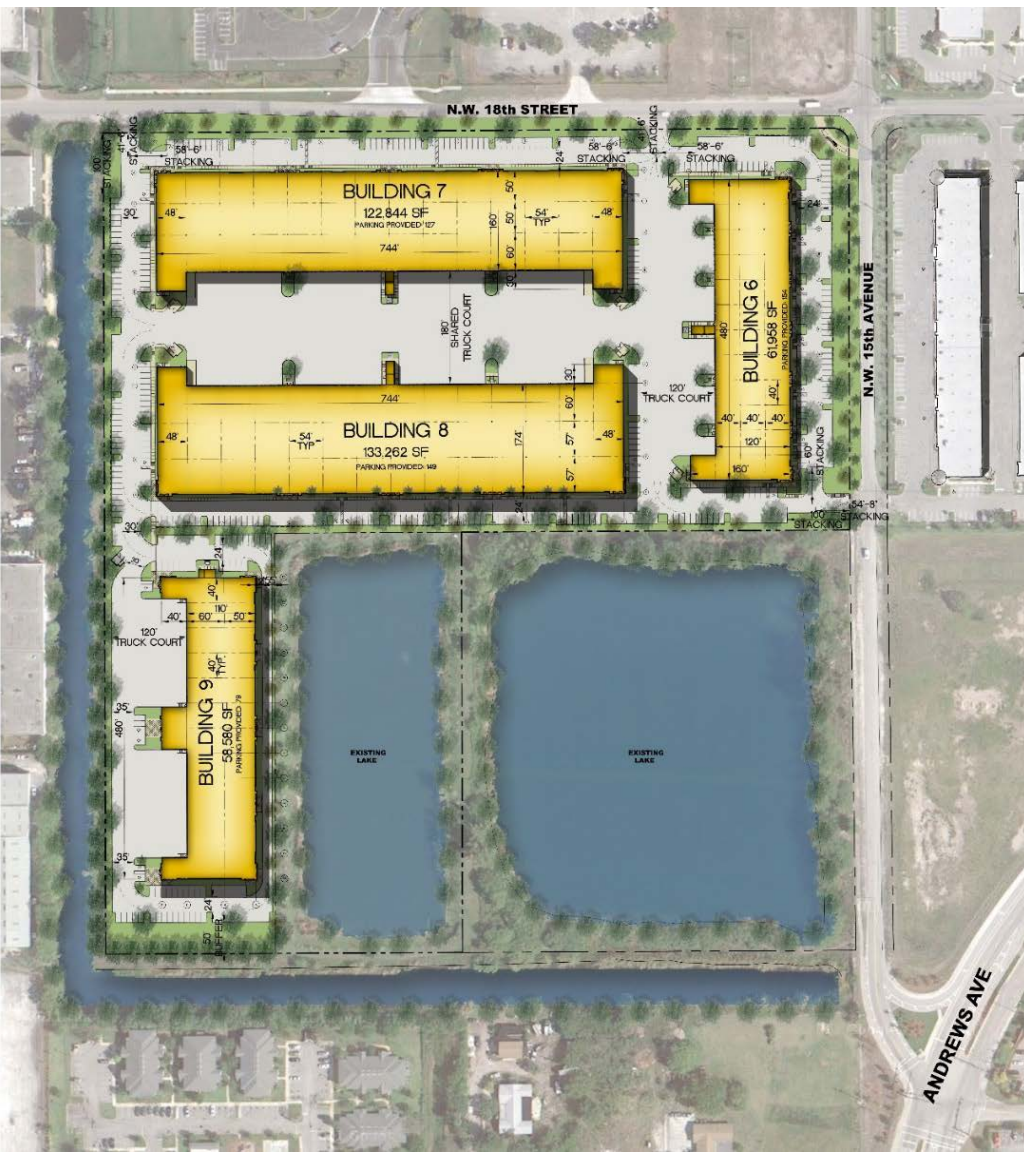
POMPANO CENTER OF COMMERCE II

1550-1650 NW 18th Street, Pompano Beach, Florida

223,431 SF AVAILABLE FOR LEASE
IMMEDIATE OCCUPANCY



**CUSHMAN &
WAKEFIELD**



LOCATION HIGHLIGHTS

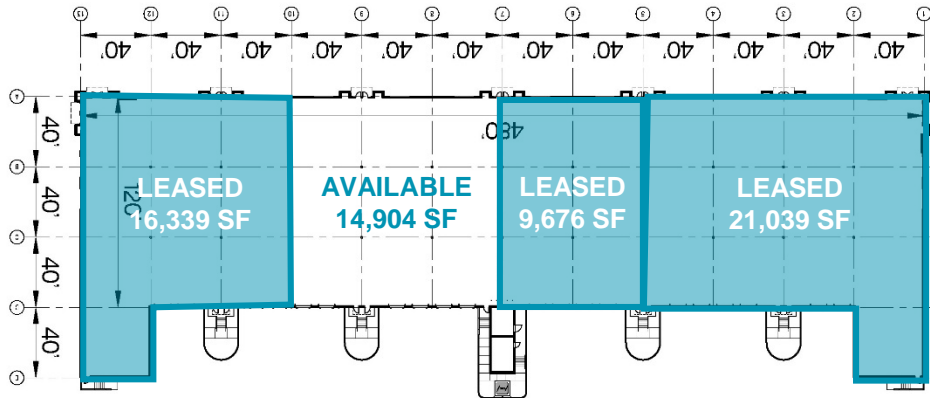
- Geographically central to the Tri-County area of Miami-Dade, Broward and Palm Beach Counties
- Pompano Beach is a very business-friendly city with an active economic development board
- Immediate access to I-95 and Florida's Turnpike

PROPERTY HIGHLIGHTS

- 32' clear ceiling height (Bldg. 6 - 24')
- ESFR sprinkler system
- T-5 lighting
- 4 dock high doors per bay
- 4000 PSI floor load
- 2Q18 Occupancy
- Will build-to-suit

AVAILABLE FOR LEASE

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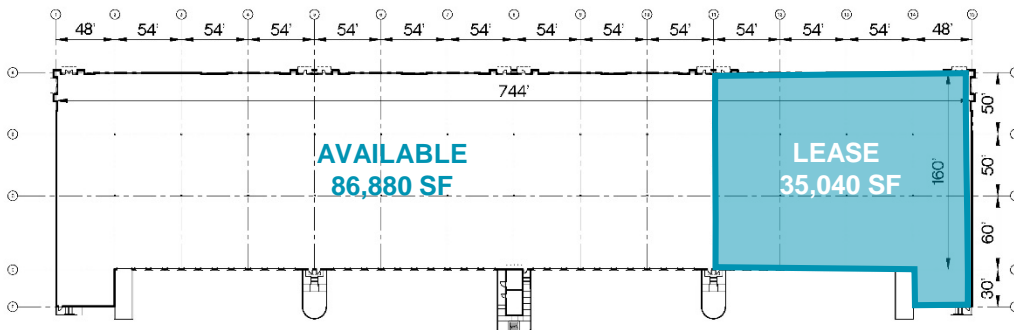


BUILDING 6

1550 NW 18th Street

- 61,958 total SF
- 120' building depth
- 154 parking spaces

LEASE RATE \$8.95 NNN
\$2.75 OPEX

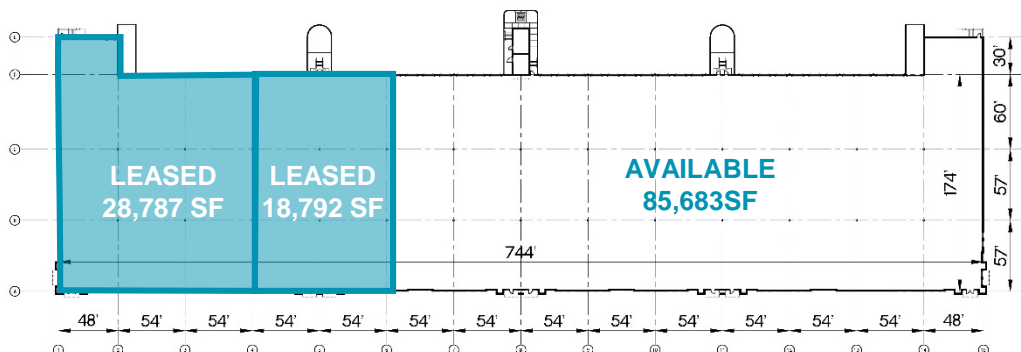


BUILDING 7

1660 NW 18th Street

- 122,844 total SF
- 160' building depth
- 127 parking spaces

LEASE RATE \$7.95 NNN
\$2.75 OPEX



BUILDING 8

1650 NW 18th Street

- 133,262 total SF
- 174' building depth
- 149 parking spaces

LEASE RATE \$7.95 NNN
\$2.75 OPEX

Geographically Central to the Tri-County Area

Palm Beach International Airport	30 Miles
Port of Palm Beach	35 Miles
Ft. Lauderdale/Hollywood Int. Airport	12.5 Miles
Port Everglades	10.5 Miles
Miami International Airport	25.5 Miles
Port of Miami	33 Miles



Butters Construction and Development is one of South Florida's leading commercial developers. Over the past 27 years Butters has built over 16 million square feet for clients such as FedEx, Amazon, and Starbucks. In addition, they have received numerous awards for their professional accomplishments including South Florida N.A.I.O.P Developer of the Year five times.

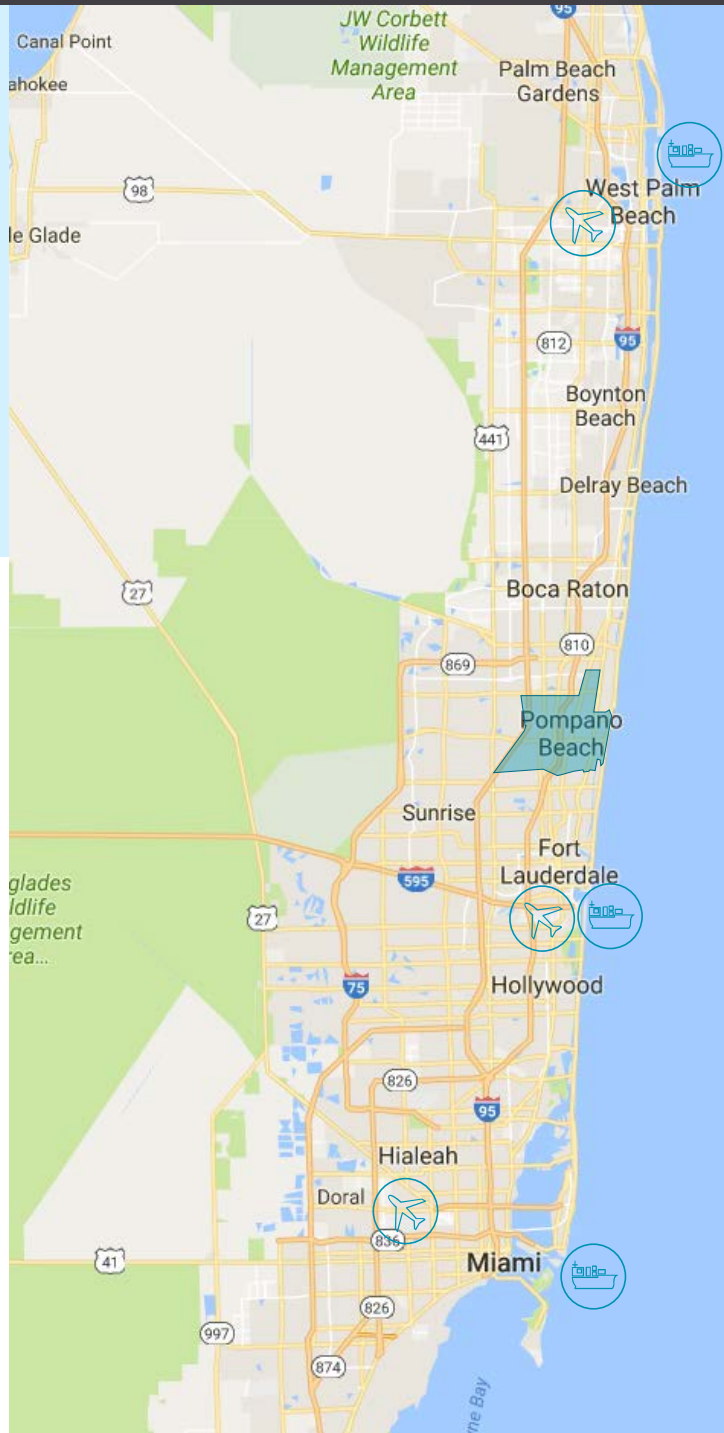
Developed by:



BUTTERS



**CUSHMAN &
WAKEFIELD**



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