

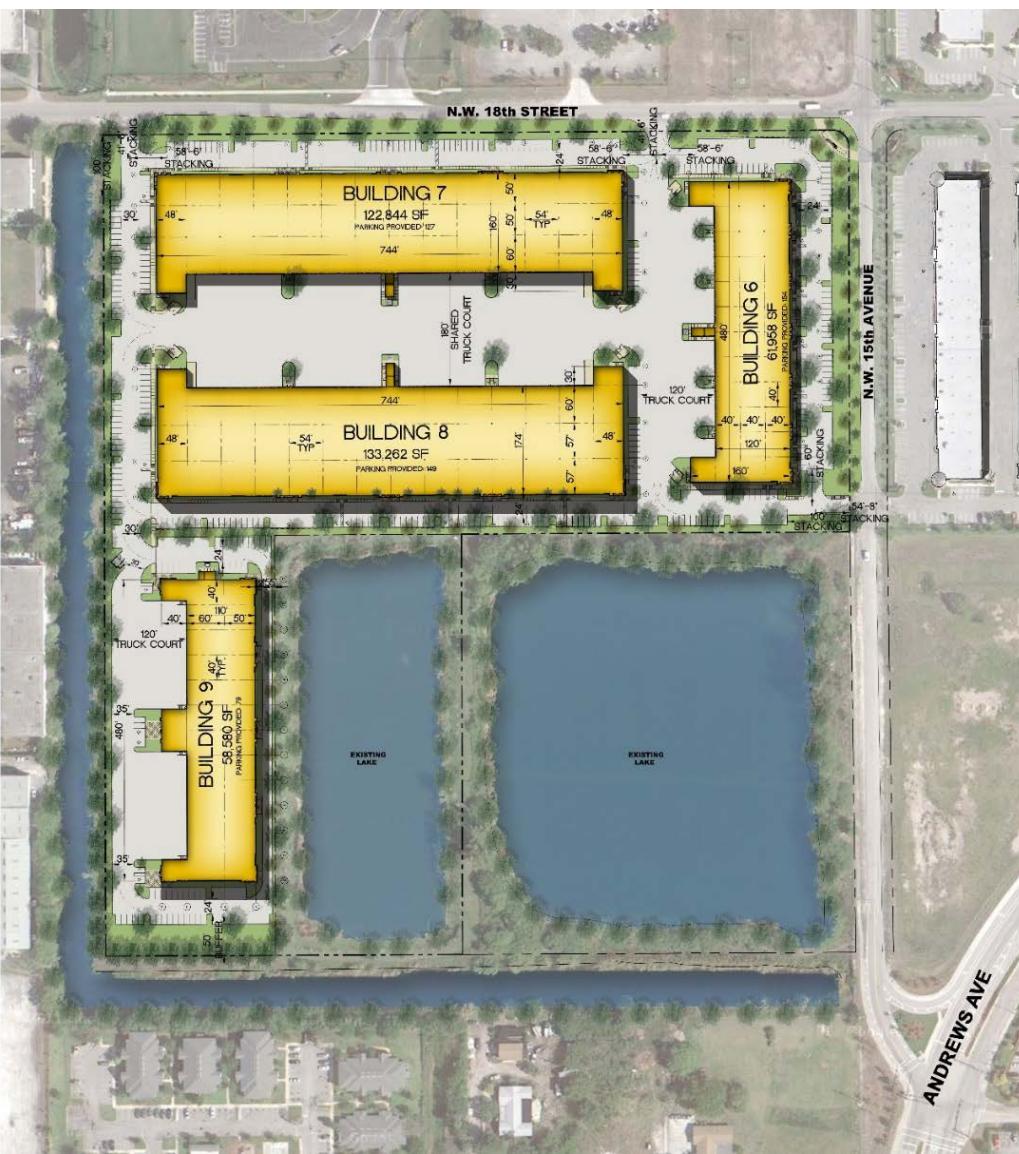
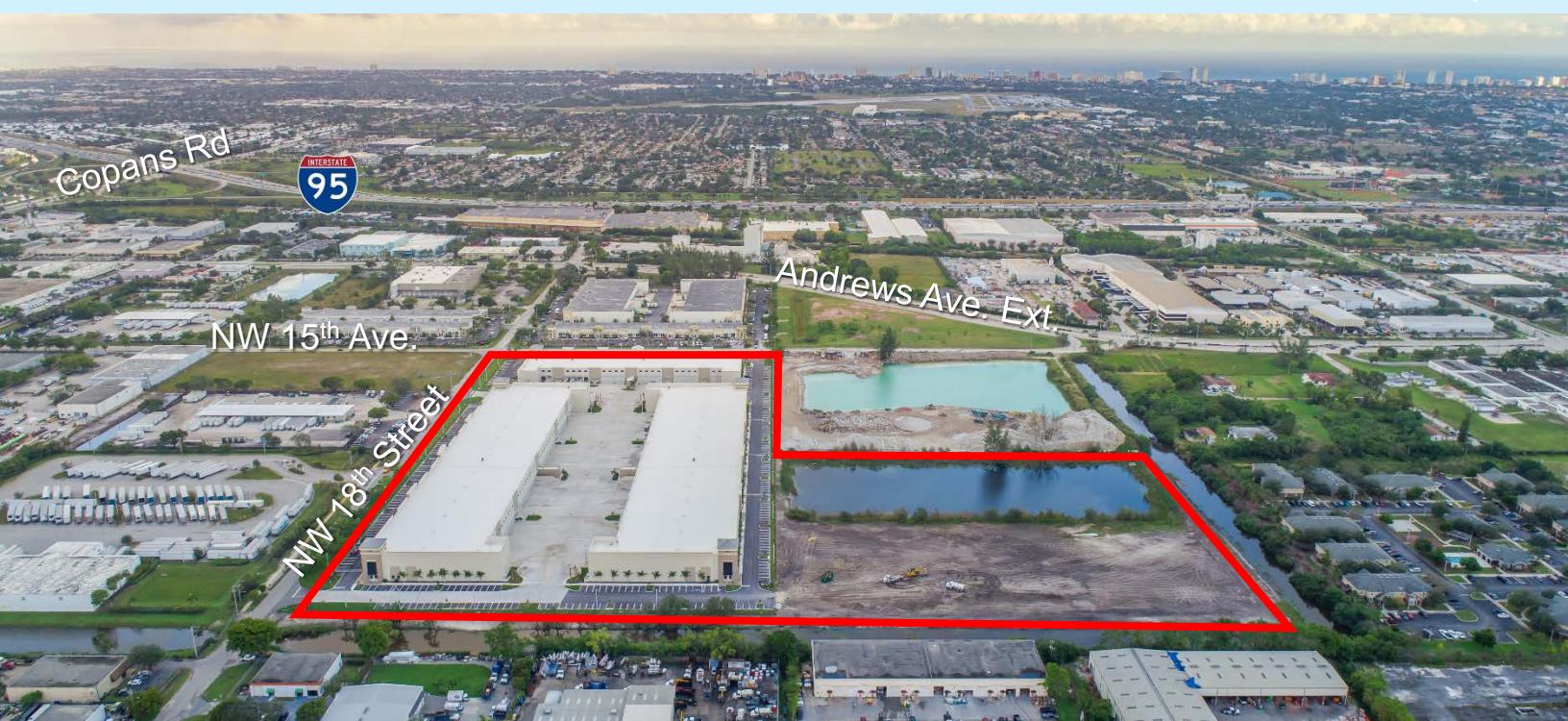
**NEW CONSTRUCTION**



## **POMPANO CENTER OF COMMERCE II**

1550-1650 NW 18<sup>th</sup> Street, Pompano Beach, Florida

**223,431 SF AVAILABLE FOR LEASE  
IMMEDIATE OCCUPANCY**



## LOCATION HIGHLIGHTS

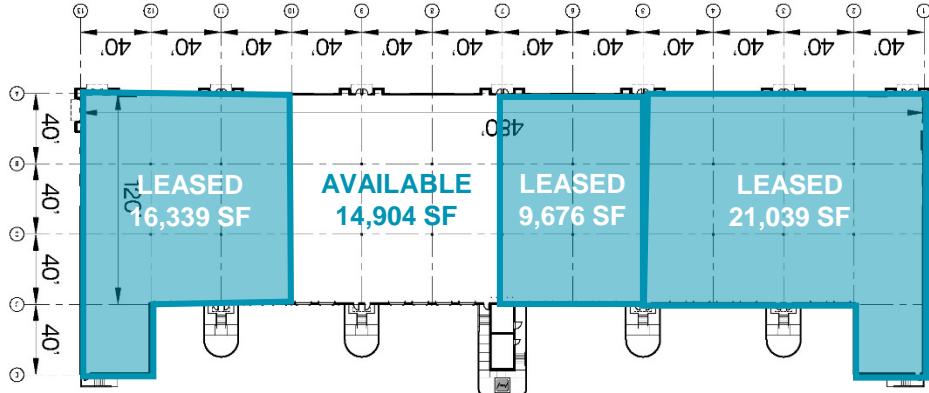
- Geographically central to the Tri-County area of Miami-Dade, Broward and Palm Beach Counties
- Pompano Beach is a very business-friendly city with an active economic development board
- Immediate access to I-95 and Florida's Turnpike

## 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

1550-1650 NW 18<sup>th</sup> Street, Pompano Beach, Florida

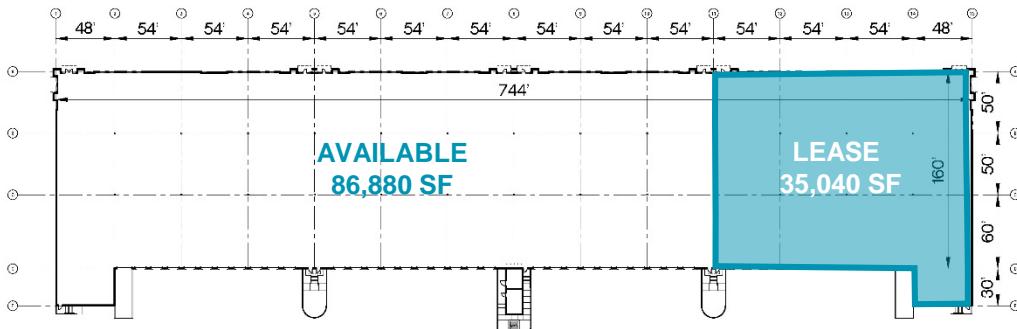


## BUILDING 6

1550 NW 18<sup>th</sup> Street

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

LEASE RATE      \$8.95 NNN  
                    \$2.75 OPEX

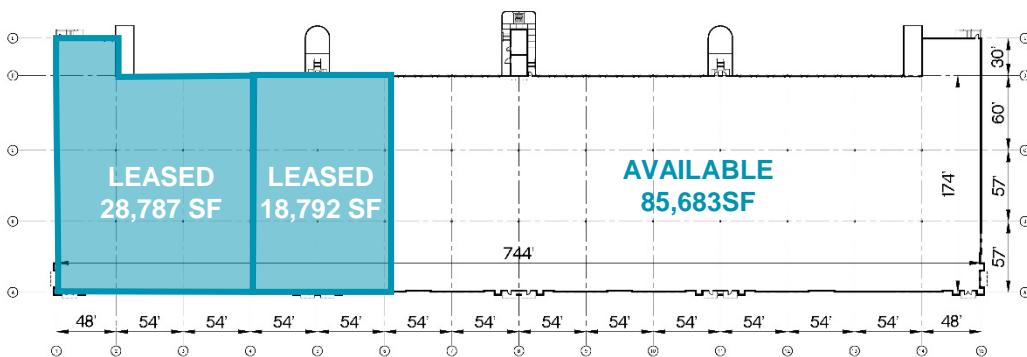


## BUILDING 7

1660 NW 18<sup>th</sup> Street

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

LEASE RATE      \$7.95 NNN  
                    \$2.75 OPEX



## BUILDING 8

1650 NW 18<sup>th</sup> 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

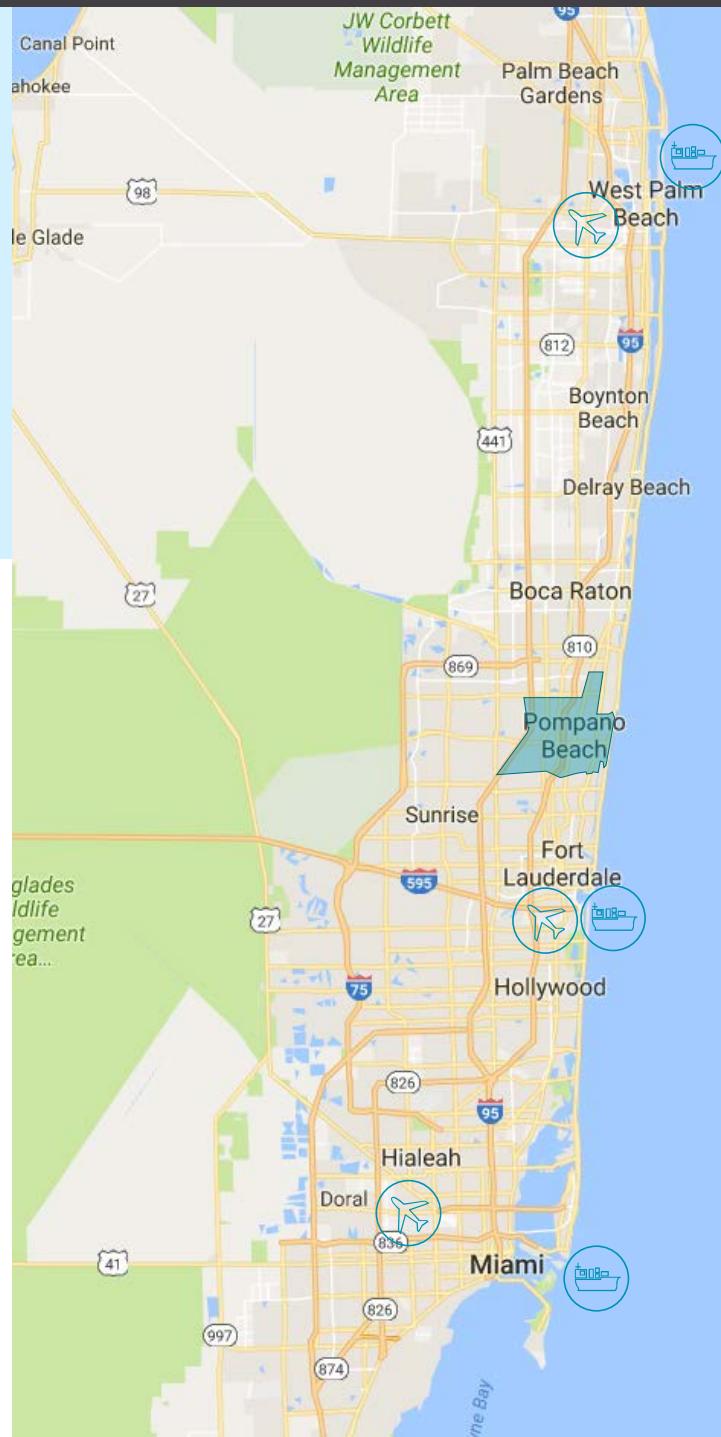


Butters Construction and Development is one of South Florida's leading commercial developers. Over the past 27 years Butters has built over 16 million square feet for clients such as FedEx, Amazon, and Starbucks. In addition, they have received numerous awards for their professional accomplishments including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

Developed by:



**BUTTERS**



For more information, please contact:

**Christopher J. Metzger, SIOR**  
**Executive Director**  
954.415.9155  
chris.metzger@cushwake.com

**Richard F. Etner, Jr., SIOR**  
**Executive Director**  
954.938.2607  
rick.etner@cushwake.com

**Matthew G. McAllister**  
**Director**  
561.227.2018  
matthew.mcallister@cushwake.com

225 NE Mizner Boulevard, Suite 300  
Boca Raton, FL 33432  
954 771 0800