

**1,452 SF-1,963 SF**  
**(Up to 4,946 SF Contiguous)**

**B  
&  
MEDICAL  
ASSOCIATES**

**PREMIUM  
MEDICAL  
SUITES**

101 NW. 12<sup>TH</sup> STREET  
POMPANO BEACH, FL

 **CUSHMAN &  
WAKEFIELD**



## Purpose-Built Healthcare Facility

Now available — brand-new Class A medical office space designed specifically for healthcare providers. With flexible suite sizes, modern finishes, and patient-friendly access, this property offers an unmatched opportunity to establish or expand your practice in a growing medical corridor.

### HIGHLIGHTS AT A GLANCE



State-of-the-art construction, delivered 2025



Suites range from **1,452 SF - 1,963 SF** (up to 4,946 SF contiguous)



Fully built-out suite ready for immediate occupancy



Ample surface parking and ADA-compliant access



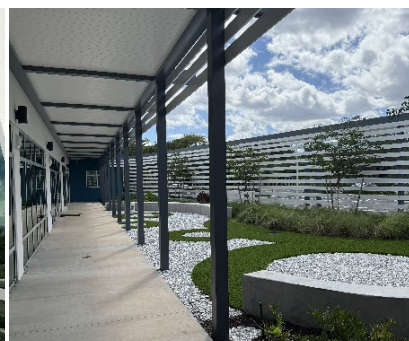
Shell suites pre-wired for plumbing and electrical — reducing build-out time and cost



Healthcare-specific design and infrastructure

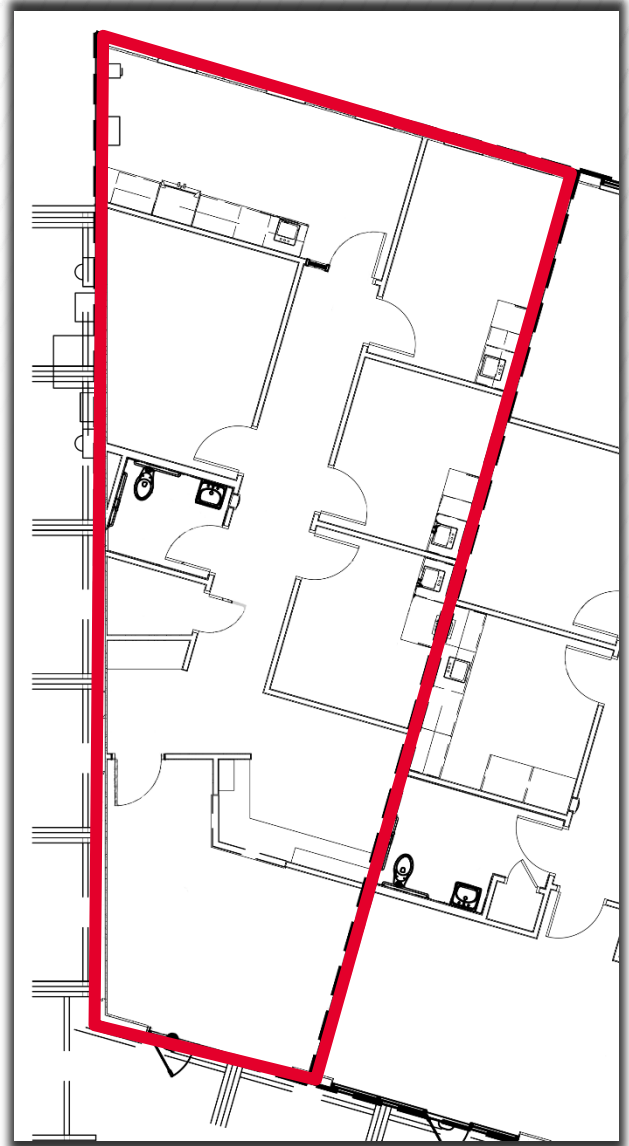


Located adjacent to a thriving geriatric primary care practice, creating built-in referral opportunities



# AVAILABLE SUITES

Suite	SF	Condition	Availability
A	1,452	Fully Built-Out	Immediate
B	1,494	Shell	Build-to-Suit
C	1,489	Shell	Build-to-Suit
D	1,963	Shell	Build-to-Suit



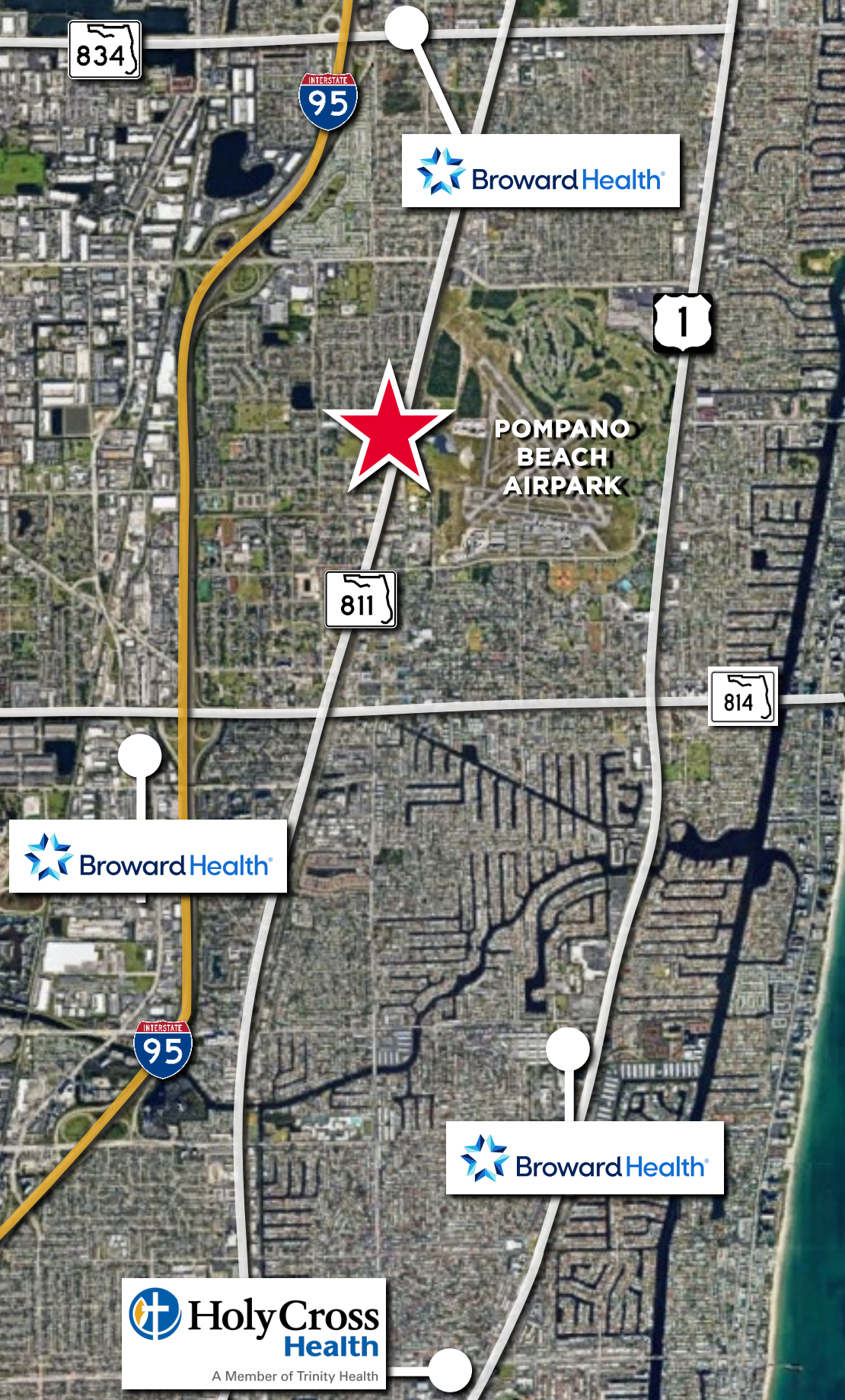
## PROPERTY FACTS

- **Building Size:** 16,536 SF
- **Building Height:** 1 Story
- **Year Built:** 2025
- **Lease Rate:** \$40 SF / Modified Gross
- **Parking:** Ample surface parking
- **Class:** A (Healthcare-focused)

## BUILDING FEATURES

- Custom build-out options available
- Patient-friendly ground-floor suites
- Pre-wired for plumbing and electrical
- Energy-efficient systems
- Professional healthcare environment





SCAN FOR VIDEO TOUR



SCAN TO SCHEDULE TOUR



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