

# Campbell Property Management Building Space for Lease

**For Lease \$15.00 Gross  
3500 Gateway Drive  
Pompano Beach, FL 33069**



<b>FOR LEASE</b>	<b>Suite 204 1,201 RSF Suite 203 567 RSF Total Building 15,599 Sq. Ft. on .86 Acres</b>
<b>DESCRIPTION</b>	Well maintained office suites for lease located close to Palm Aire in Gateway Industrial Center in Pompano Beach. Prominent features include great natural light with floor to ceiling glass, abundant parking and on-site management. Conveniently located between the Florida Turnpike and I-95.
<b>VIDEO TOUR</b>	<a href="https://www.youtube.com/embed/e_1CqdpsQ4M?rel=0">https://www.youtube.com/embed/e_1CqdpsQ4M?rel=0</a>
<b>LOCATION</b>	Located on South Side of Gateway Drive just East of SW 36 Ave and North of W. McNab Rd
<b>PRICING</b>	Lease rate is \$15.00 Gross. 15% Common Area Factor. Tenant pays own electric.
<b>YEAR BUILT</b>	1987
<b>PARKING</b>	57 Surface Spaces are available; Ratio of 3.65/1,000 SF
<b>ZONING/ FOLIO</b>	I-1 Pompano Beach 4942 04 32 0017

Disclaimer: This offering subject to errors, omissions, prior sale or withdrawal without notice.

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Deerfield Beach, FL  
33441

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**CAMPBELL & ROSEMURGY**  
COMMERCIAL REAL ESTATE

**John D. McQuestion**

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# Location Map

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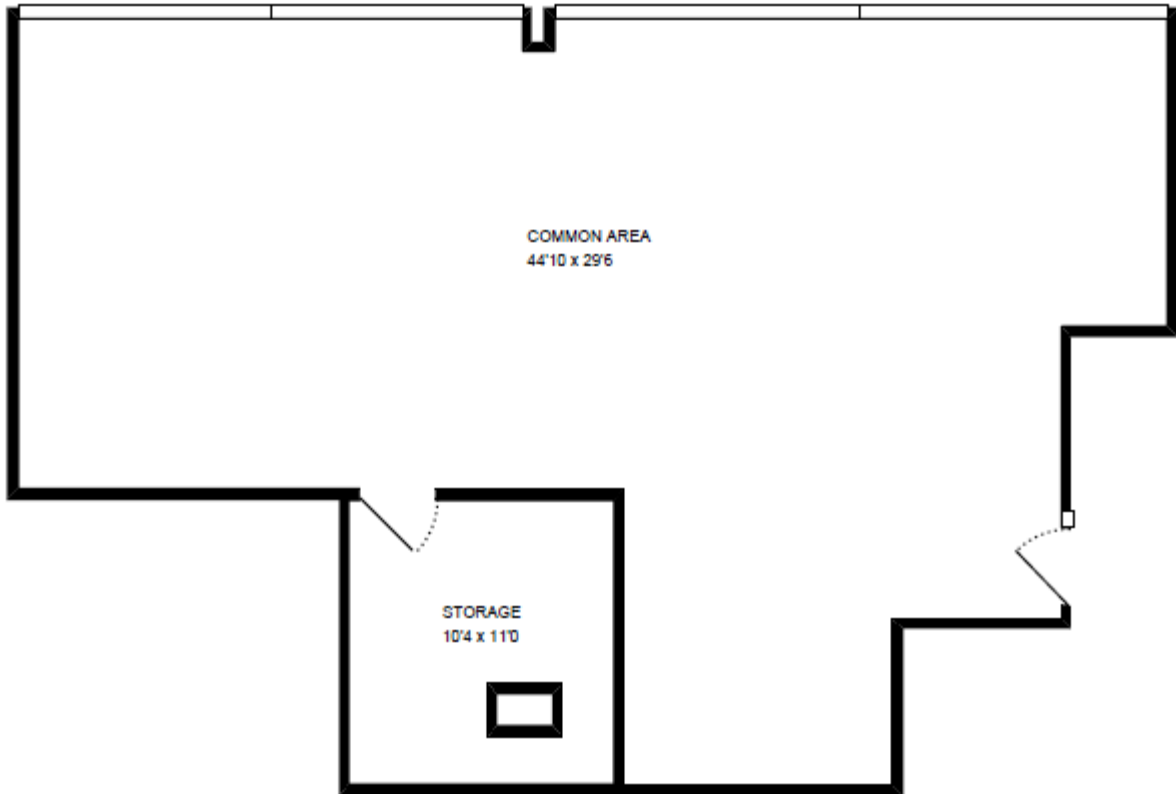
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# Suite 204 Floor Plan 1,201 RSF

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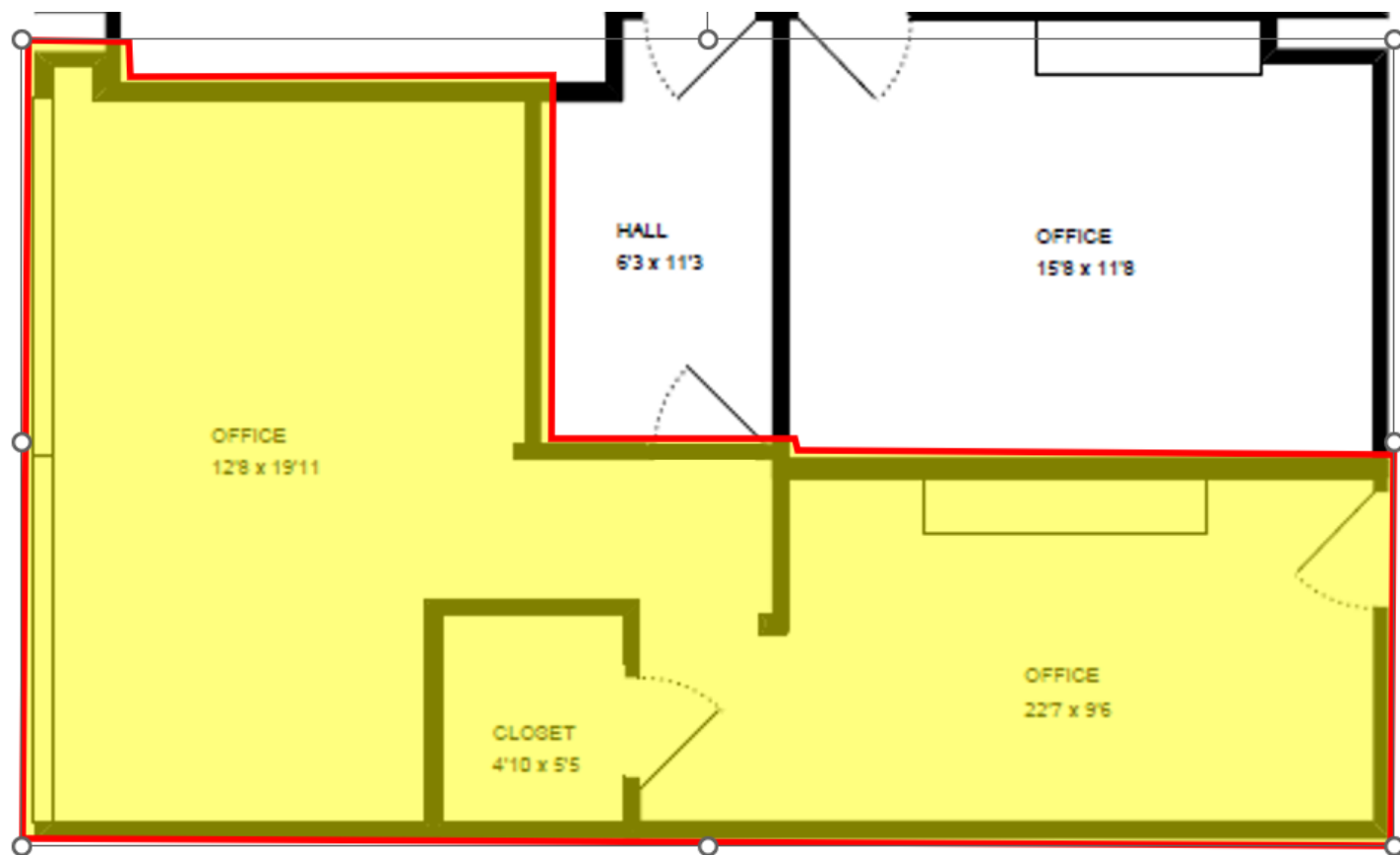
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# Suite 203 Floor Plan

## 567 RSF

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