

High Visibility Medical Office Space For Lease

For Lease
\$15/ Sq. Ft. NNN
 2700 NE 14 St. Causeway
 Pompano Beach, FL 33062



FOR LEASE	1 story 9,672 Sq. Ft. Office Building on 32,902 Sq. Ft. Property Suite 103 Approximately 2,900 Sq. Ft.			
DESCRIPTION	PRICE REDUCED!! The Gregory Building is a well maintained office building with abundant parking. Features include 6 exam rooms, 2 private offices spacious waiting area and large nurses check in station. Additional parking available on adjacent property with cross access parking agreement. Perfect for medical tenant seeking high income demographics and traffic count. Centrally located to all major arteries and hospitals.			
PROPERTY VIDEO	https://www.youtube.com/embed/v6YgRqUG0Cg?rel=0			
LOCATION	Just East of US1 on 14 th Street Causeway on the South Side of the Street.			
PARKING/ YEAR BUILT	43 Parking Spaces 4.4 Parking Ratio. Built in 1977			
PRICING	\$15/ Sq. Ft. NNN. CAM \$8.00 Tenant pays all utilities.			
TRAFFIC COUNT	21,012 Cars per day 14 th Street Causeway			
ZONING	RM-20 Folio 4843-30-23-0130			
DEMOGRAPHICS 2023 Estimate		1 mile	3 mile	5 mile
	HH Population:	15,178	98,215	223,660
	Average HH Income:	\$86,081	\$80,631	\$76,045

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

CAMPBELL & ROSEMURGY
 COMMERCIAL REAL ESTATE

FOR MORE INFORMATION:

John D. McQuestion

john@johnmcquestion.com • 561-706-7721 (cell)

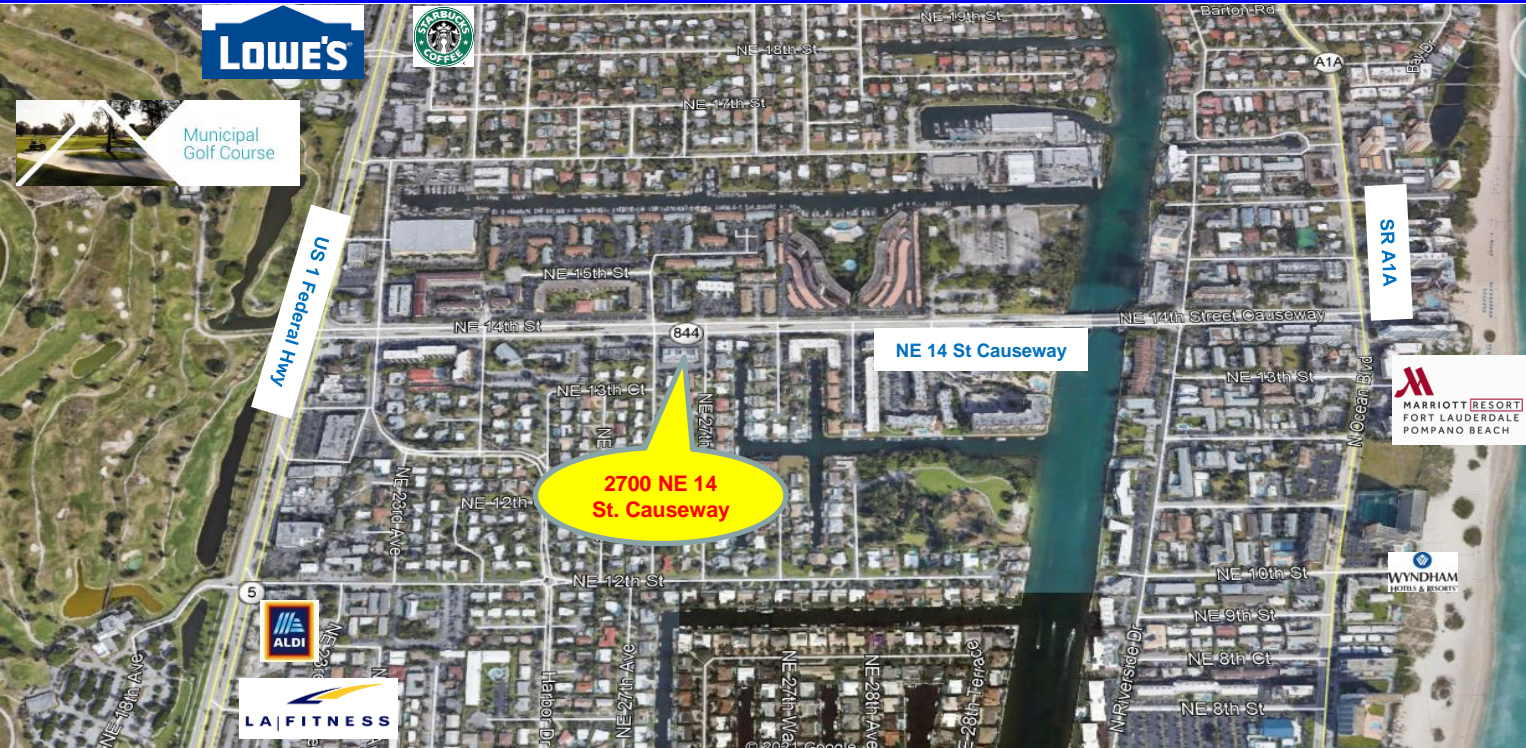
www.johnmcquestion.com

1233 E. Hillsboro Blvd
 Deerfield Beach, FL 33441

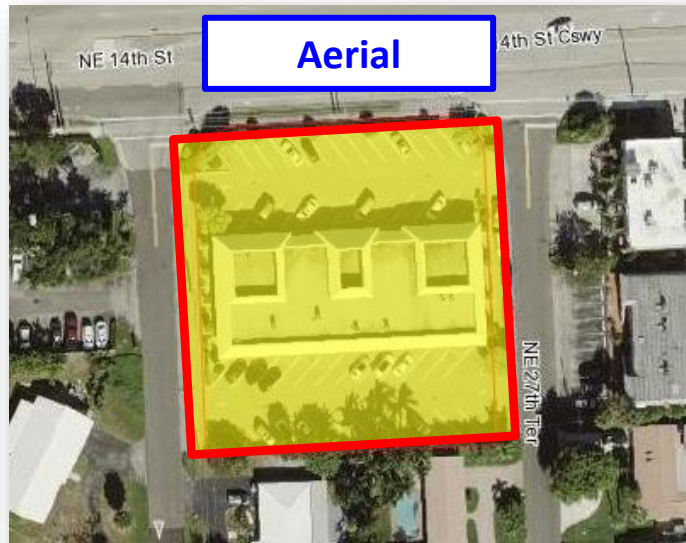
954.427.8686 T.
 954.427.0117 F.

Location Map

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Signage



Aerial

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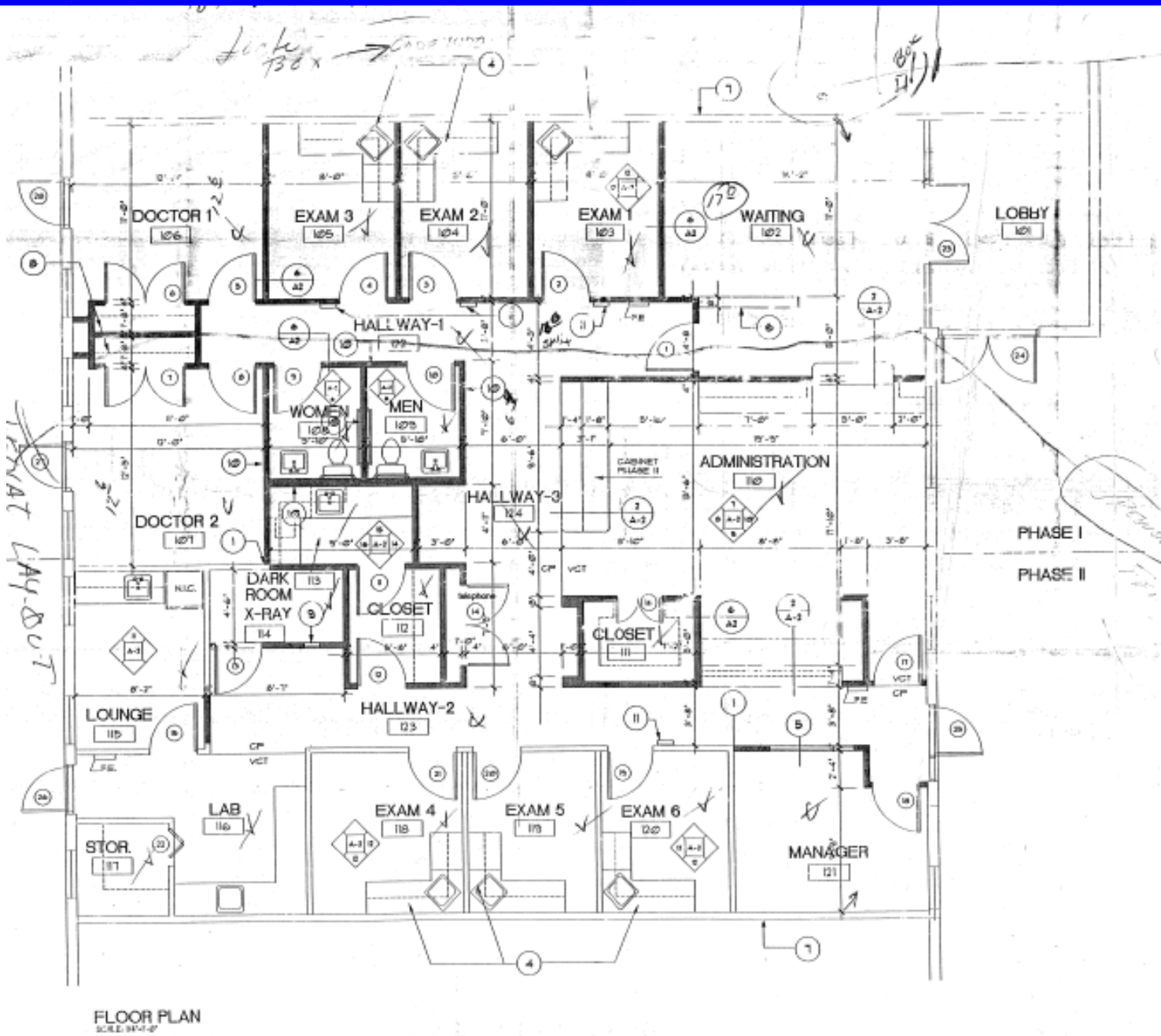
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Floor Plan

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Additional Photos

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