



**Three Contiguous Office Flex
Condominiums**

7,873 SF Beautifully Built Out Space

Available for Immediate Occupancy

Great Access Off I-95, 131,000 Cars Daily

20' Ceiling Height, Training Room

Three Garage Doors

2006 Construction

Perfect for Owner/User or Investor

Price: \$2,650,000

**2985 CENTER PORT CIRCLE
POMPANO BEACH, FL 33064**

ALAN KAYE
Managing Director
(954) 558-8058
akaye@tworld.com
BK 641780, Florida



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C: 954-558-8058
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DISCLAIMER

This is a confidential Offering Memorandum, which is intended solely for your limited use and benefit in determining whether you desire to express any further interest in acquiring **2985 Center Port Circle, Pompano Beach, FL 33064** (the "Property"). You are bound by the Confidentiality Agreement executed in connection with your receipt of this Offering Memorandum. This Offering Memorandum was prepared by Transworld Commercial, a **Florida limited liability Company** broker. It contains selected information pertaining to the Property and does not purport to be all inclusive or to contain all the information which prospective investors may desire. It should be noted that all or any of the market analysis projections are provided for general reference purposes and are based on assumptions relating to the general economy, competition, and other factors beyond our control and, therefore, are subject to material variation. Additional information and an opportunity to inspect material related to the Property will be made available to interested and qualified prospective capital sources. Neither the Owner, Broker, nor any of their respective officers have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or its contents. It is essential that all parties to real estate transactions be aware of the health, liability, and economic impact of environmental factors on real estate. Broker does not conduct investigations or analyses of environmental matters and, accordingly, urges interested parties to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, pcbs, other contaminants or petrochemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property, and if so, whether any health danger or other liability exists. Various laws and regulations have been enacted at the federal, state, and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending on past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present. In this Offering Memorandum, certain documents are described in summary form. The summaries do not purport to be complete descriptions of the full agreements involved, nor do they purport to constitute any legal analysis of the provisions of the documents. This brochure shall not be deemed an indication of the situation of the Owner nor constitute an indication that there has been no change in the business or affairs of the Owner since the date of preparation of this Offering Memorandum. Duplication of the Offering Memorandum in part or whole without expressed written consent of Broker is not authorized.

PROPERTY INSPECTION:

Prospective purchasers will be given an opportunity to visit and inspect the property at their convenience by scheduling an appointment with ALAN KAYE of TRANSWORLD COMMERCIAL. Property Tours should be scheduled with as much advance notice as possible. Prospective purchasers may not visit the property without ALAN KAYE of TRANSWORLD COMMERCIAL PLEASE DO NOT VISIT THE PROPERTY WITHOUT SETTING AN APPOINTMENT WITH ALAN KAYE & PLEASE DO NOT DISTURB THE TENANTS.

SEC I

Property Summary



PROPERTY SUMMARY

2985 Center Port Circle
2985 Center Port Circle | Pompano Beach, FL 33064



Property Summary

Price:	\$2,650,000
Parcel:	4842-32-05-0140
Year Built:	2006
Building SF:	7,873
Floors:	One
Building Class:	B+- Industrial
Frontage:	160 Linear Feet
Lot Size:	0.3 Acre
Ceiling Height:	20'
Zoning:	I-1- General Industrial
Exterior:	Concrete tilt-wall with stucco finish
Foundation:	Reinforced Concrete Slab-on-Grade
Rear Doors:	Three Garage Doors
Parking:	Striped Surface Parking

Property Overview

Transworld Commercial Real Estate and Transworld Business Advisors are pleased to present the property located at 2985 Center Port Circle in Pompano Beach, Florida, consisting of three contiguous Office Flex Condominiums totaling 7,873 SF within the well-established Center Port Commerce Center. Constructed in 2006, the building features durable concrete tilt-wall construction, a reinforced concrete slab foundation, and on-site surface parking designed to accommodate employees, visitors, and service vehicles. The property offers approximately 160 linear feet of frontage along Center Port Circle with direct curb access, providing convenient ingress and egress for daily operations. Strategically positioned within the Pompano Beach Industrial Submarket, the property benefits from excellent regional connectivity with close proximity to Powerline Road, Copans Road, Interstate 95, and Florida's Turnpike, allowing efficient access throughout Broward County and the greater South Florida logistics corridor. The functional layout and central location make the property well suited for a variety of warehouse, distribution, service-industrial, and light manufacturing uses, offering a strong opportunity for both owner-users and investors seeking a presence in one of Broward County's most active industrial markets. The owner was a contractor, and no expense was spared in making the office buildout one of the most attractive offices within any industrial space.

Location Overview

The property at 2985 Center Port Circle is located within the Pompano Beach Industrial Submarket in Broward County, one of South Florida's most active and established industrial corridors. The area provides excellent regional connectivity with close proximity to Powerline Road, Copans Road, Interstate 95, and Florida's Turnpike, allowing efficient access throughout Broward, Miami-Dade, and Palm Beach counties. With close proximity to I-95, you can reach the property from the Sample Road or Copans Road exits from I-95. The surrounding market is characterized by a strong concentration of warehouses, distribution, and light manufacturing facilities, making it a highly desirable location for logistics, service-industrial, and last-mile distribution users.

SEC II

Property Description



PROPERTY DESCRIPTION

2985 Center Port Circle
2985 Center Port Circle | Pompano Beach, FL 33064

07



Property Description

The property located at 2985 Center Port Circle in Pompano Beach; Florida consists of one of the nicest Office Flex condos that you will ever see. As you enter the main entrance there is a nice lobby area just in front of a large conference room with offices to the right and left and the industrial work area behind to the north end of the property with three garage doors and a training room. The 7,873 +/- SF three contiguous Office Flex Condominiums were built in 2006 within the well-established Center Port Commerce Center, a professionally maintained industrial park environment serving a variety of warehouses, distribution, and service-industrial users. The building features durable concrete tilt-wall construction with a reinforced concrete slab foundation, providing a functional and efficient layout suitable for a wide range of warehouse, distribution, light manufacturing, and service industrial operations. The property offers approximately 160 linear feet of frontage along Center Port Circle and benefits from one primary curb cut providing direct access to the site for employees, visitors, and service vehicles. The building benefits from on-site surface parking located primarily at the front of the property, supporting daily operations and accommodating employee and visitor vehicles typical of small-bay industrial facilities. The layout allows for convenient building access and operational efficiency, making it well suited for a variety of industrial users seeking functional warehouse space in a centrally located Broward County submarket. Strategically positioned within the Pompano Beach Industrial Submarket, the property provides convenient access to several of the region's primary transportation corridors, including Powerline Road, Copans Road, Sample Road, Interstate 95, and Florida's Turnpike. These major roadways offer excellent regional connectivity throughout Broward County as well as the greater South Florida tri-county logistics market of Miami-Dade, Broward, and Palm Beach Counties. The location also provides reasonable proximity to Port Everglades and Fort Lauderdale-Hollywood International Airport, further enhancing distribution and logistics capabilities. This Class B+ industrial asset represents an attractive opportunity for owner-users or investors seeking a well-located warehouse facility within one of Broward County's most active and supply constrained industrial corridors.

SEC III

Property Photos



PROPERTY PHOTOS

2985 Center Port Circle
2985 Center Port Circle | Pompano Beach, FL 33064



PROPERTY PHOTOS

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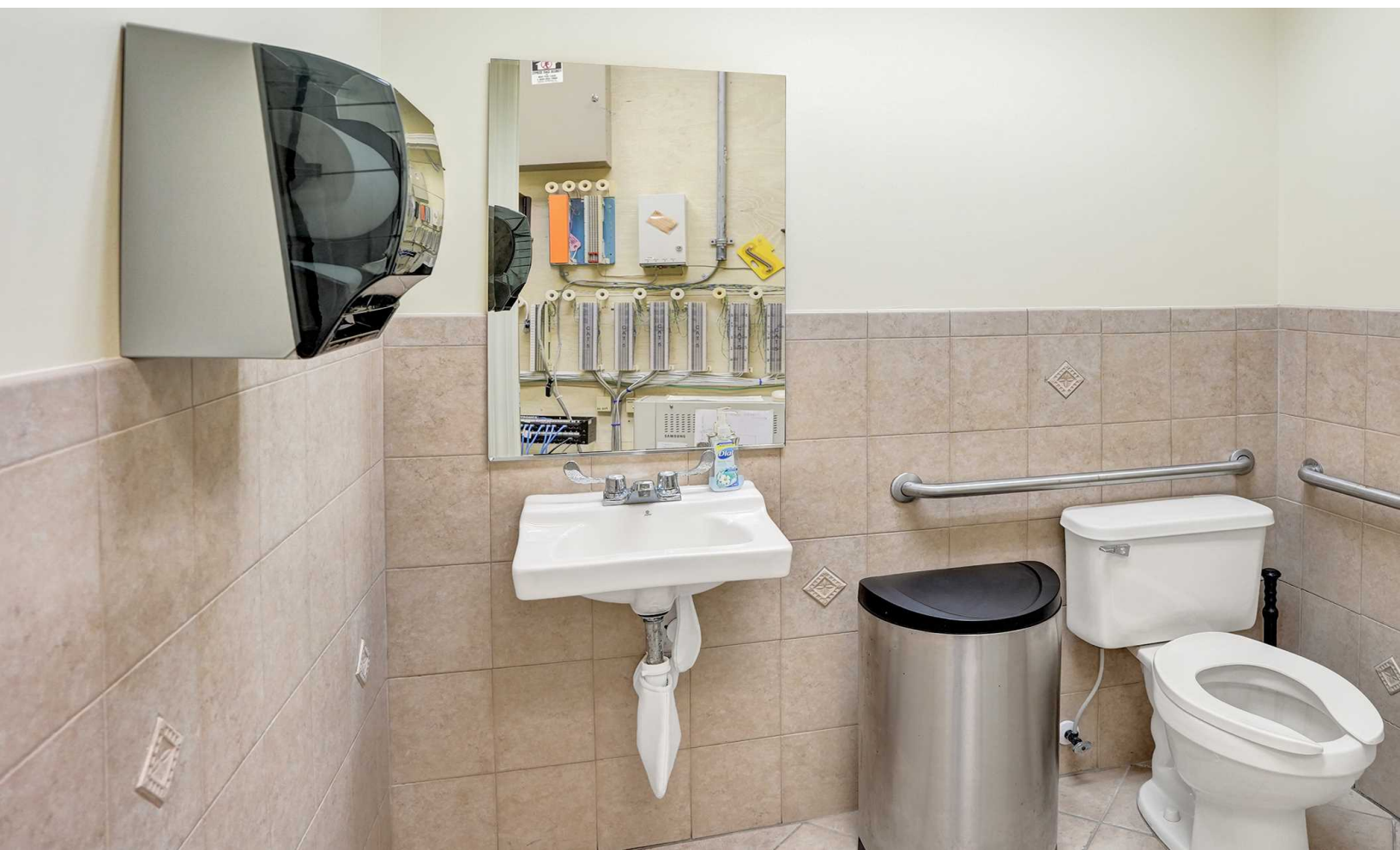
PROPERTY PHOTOS

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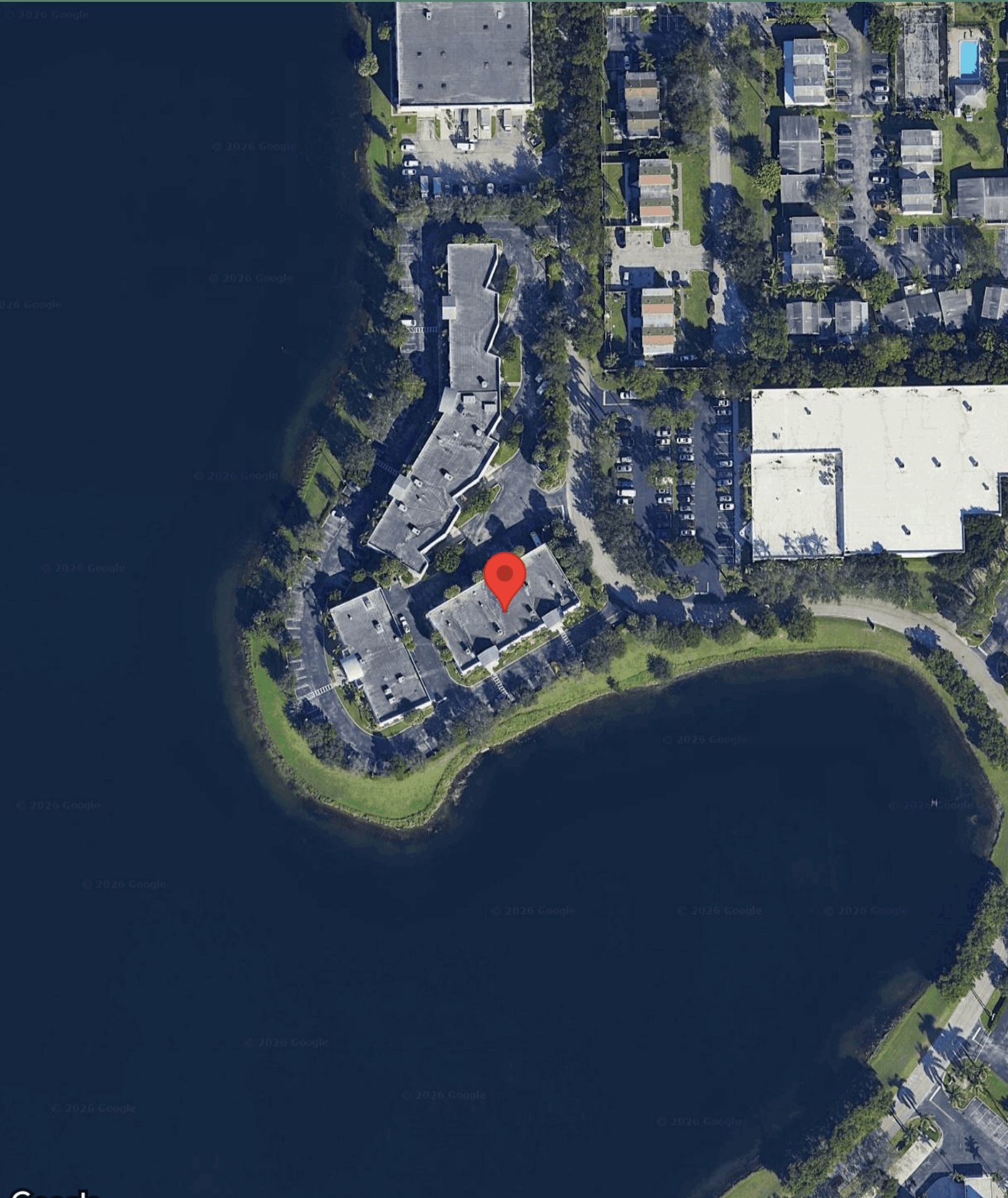
SECTION IV

Maps / Demographics



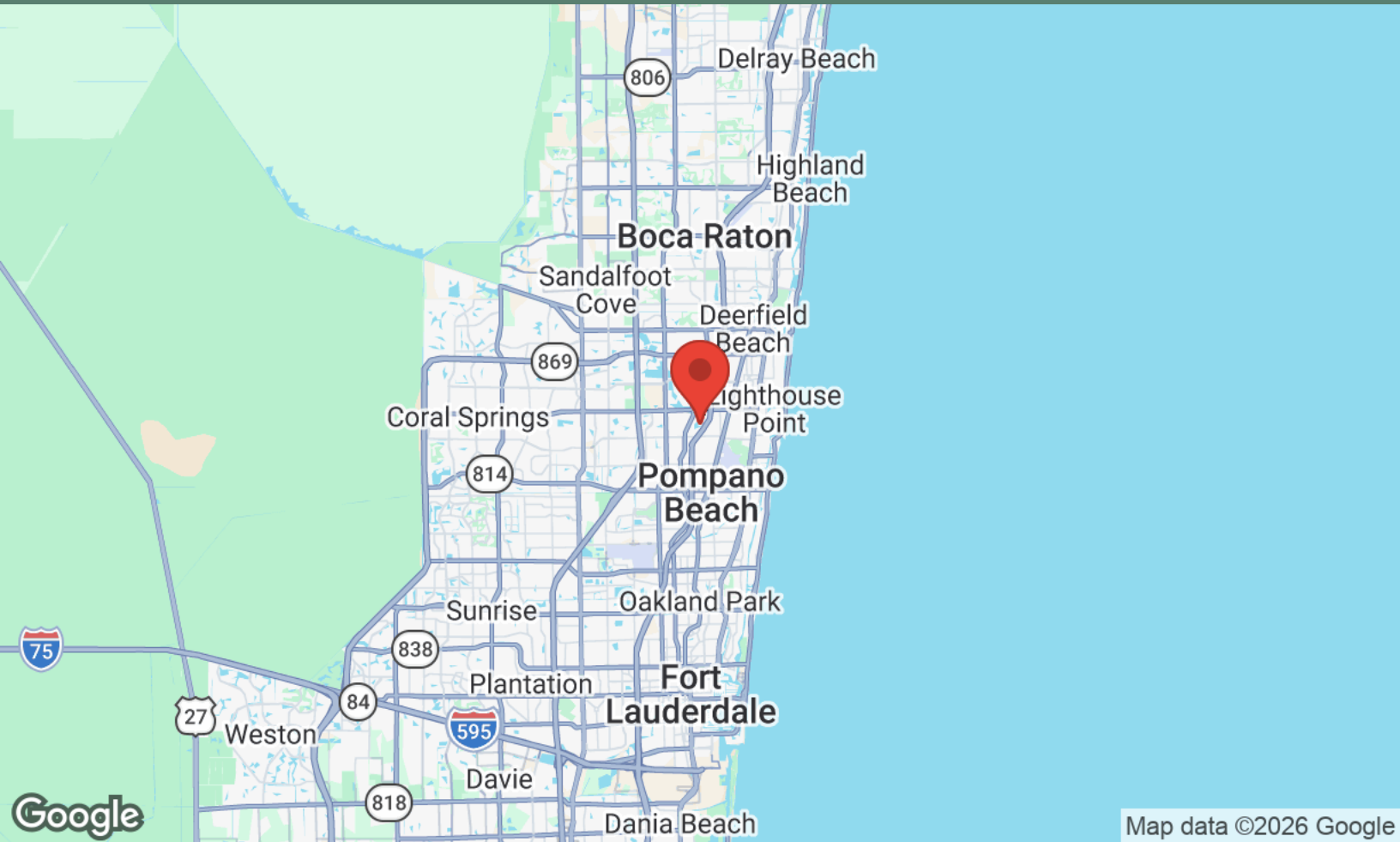
AERIAL MAP

2985 Center Port Circle
2985 Center Port Circle | Pompano Beach, FL 33064

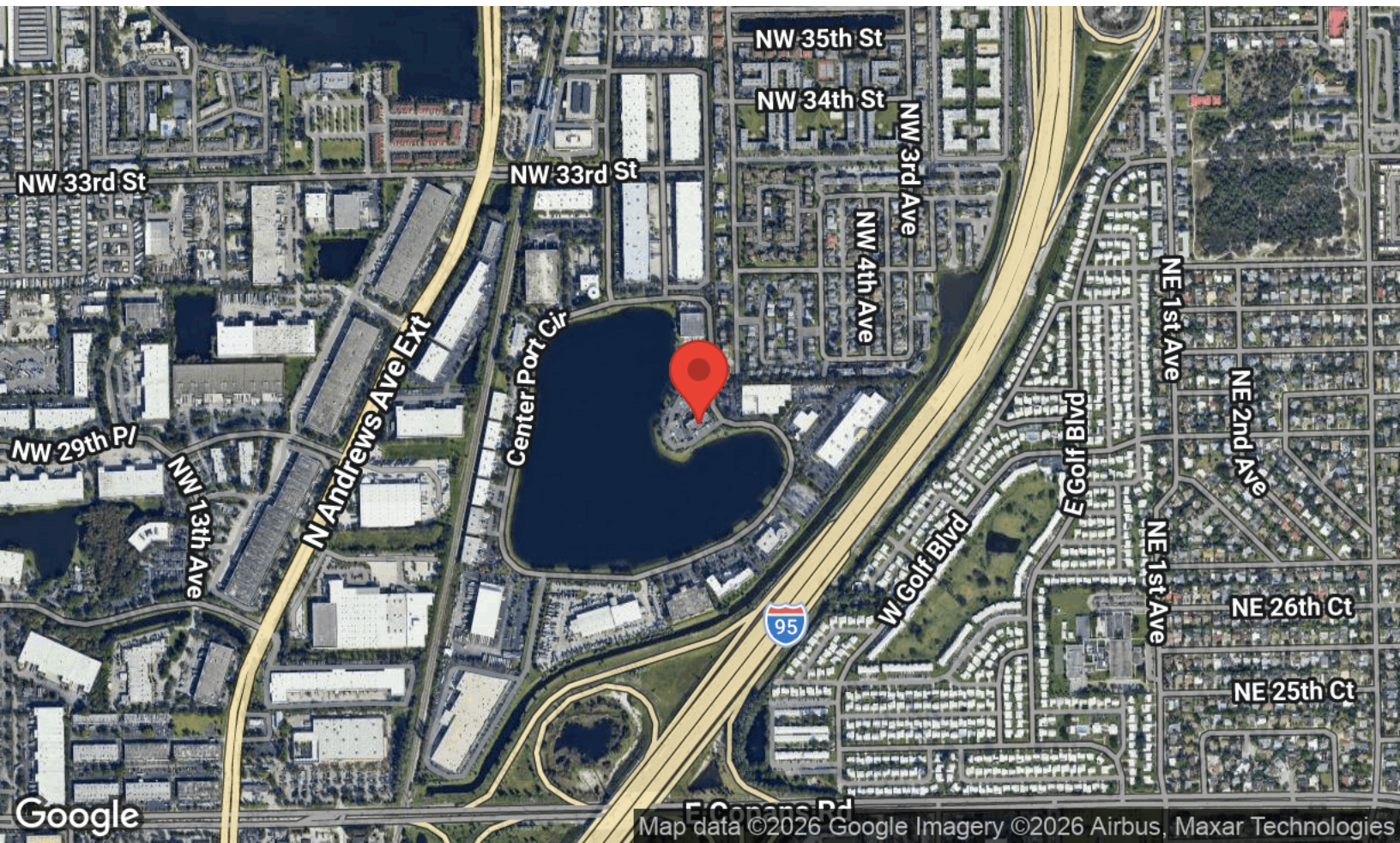


LOCATION MAPS

2985 Center Port Circle
2985 Center Port Circle | Pompano Beach, FL 33064



Map data ©2026 Google

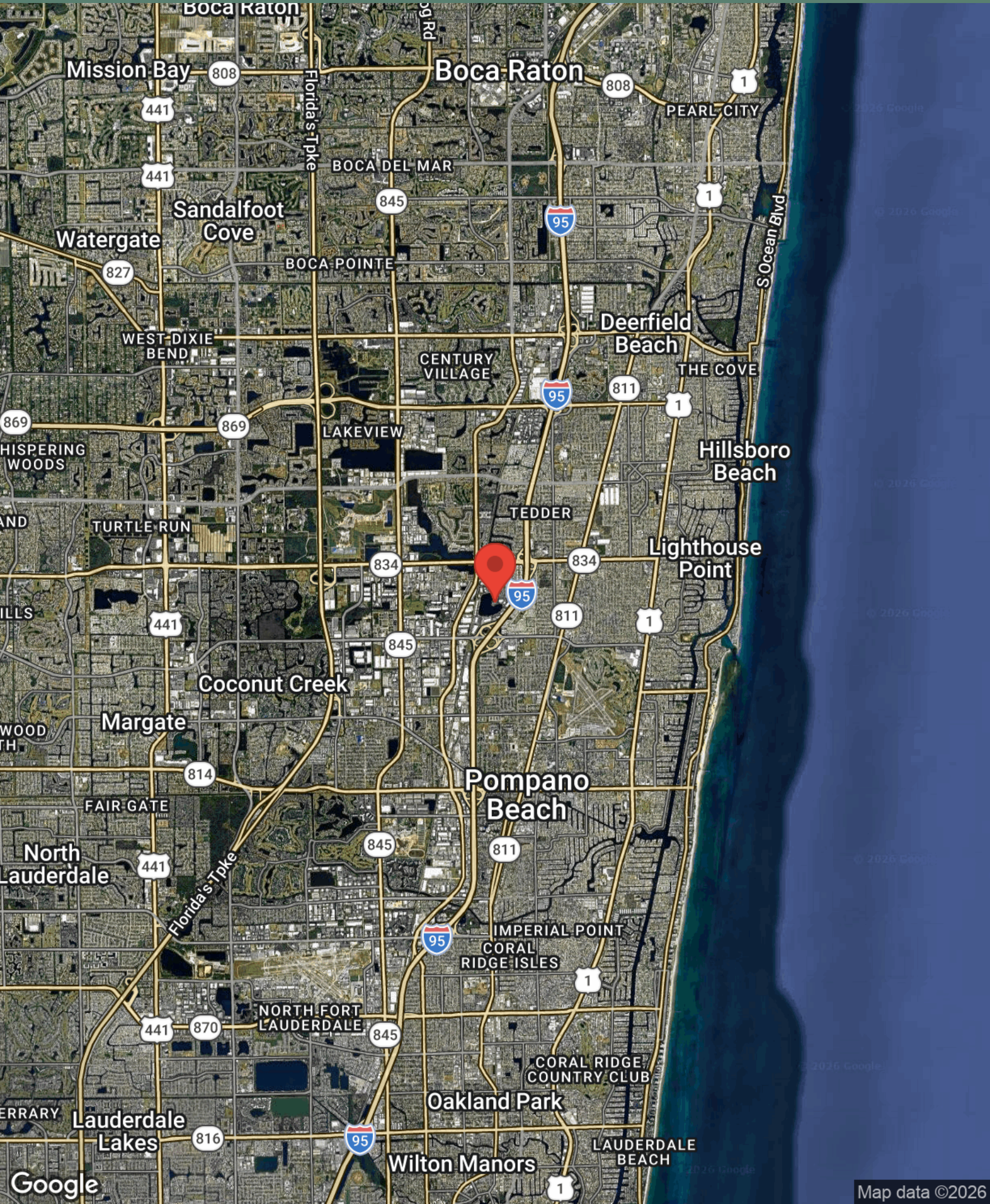


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REGIONAL MAP

2985 Center Port Circle

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BUSINESS MAP

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Pompano Beach Tri-Rail Station

 Crystal Lake Middle School


 Bank of America (with Drive-thru ATM)


 Pompano Beach

Broward Sheriff Fire Rescue Station 51

 Broward Health North

Swimming Lessons for Babies and Children

 Bank of America ATM (Drive-thru)

 Broward Health Physician Group

 Citibank ATM


 BANK OF WEST Wells Fargo Bank


 Somerset Academy Pompano


 Crystal Lake Sand Pine Scrub


C CARTORIO EXPRESS


 Truist

 Valentine Lake

 Palmview Elementary Schools

 South Florida Regional Transportation Authority / Tri-Rail

 Andrews High School

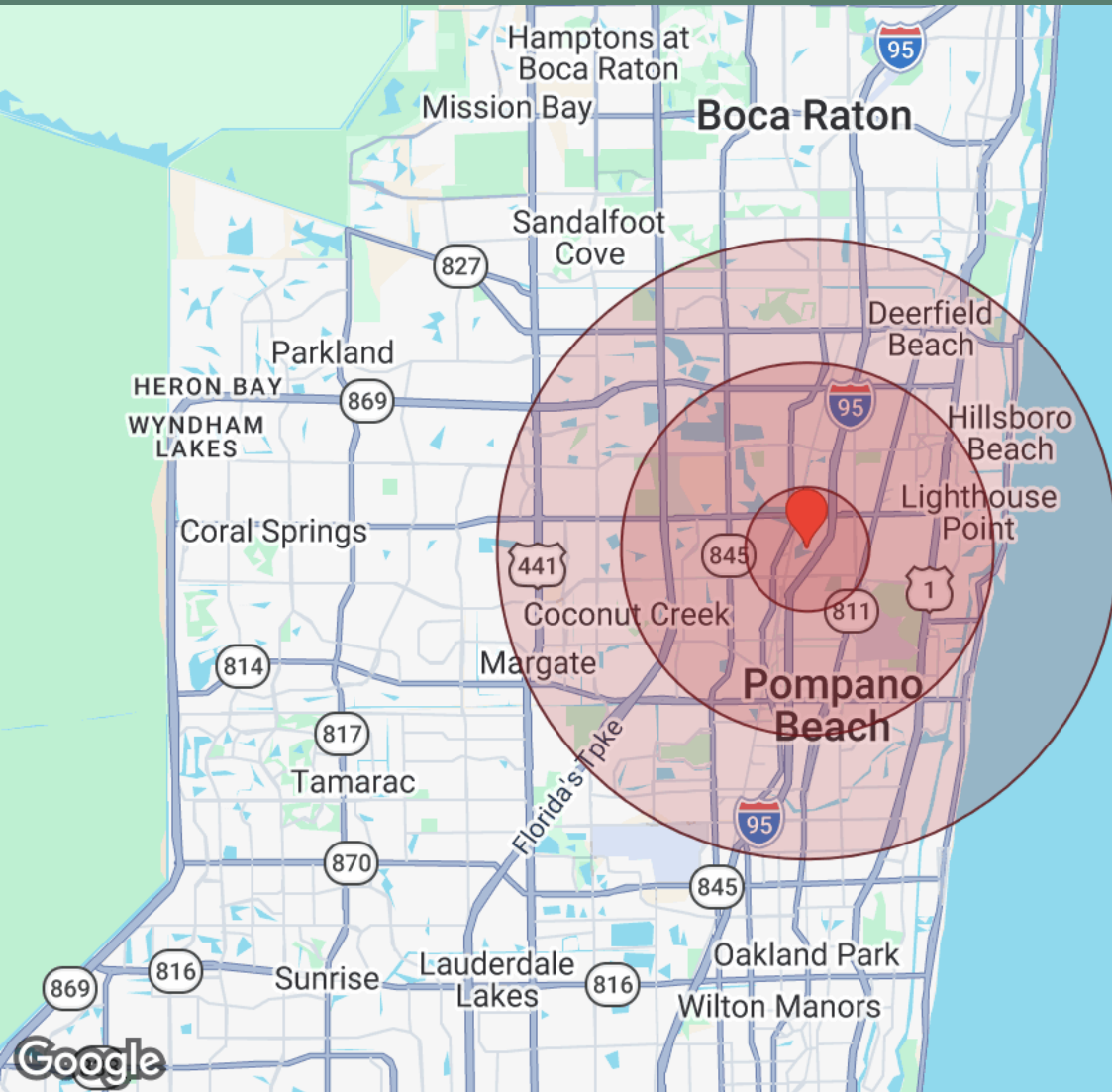
 Pompano Beach Fire Rescue Station 61

Weaver park

Lovely Park

DEMOGRAPHICS

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Map data ©2026 Google

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	Income		
	2 miles	5 miles	10 miles
2020 Population	56,121	319,427	1,069,360
2024 Population	53,517	334,724	1,108,037
2029 Population Projection	52,970	337,941	1,122,141
Annual Growth 2020-2024	-1.2%	1.2%	0.9%
Annual Growth 2024-2029	-0.2%	0.2%	0.3%
Median Age	37.3	45.9	43.6
Bachelor's Degree or Higher	18%	33%	34%
U.S. Armed Forces	22	156	520
	Income		
	2 miles	5 miles	10 miles
Avg Household Income	\$64,878	\$83,695	\$91,043
Median Household Income	\$50,666	\$59,574	\$64,051
< \$25,000	4,048	29,437	85,001
\$25,000 - 50,000	4,924	33,077	96,880
\$50,000 - 75,000	3,972	25,132	76,680
\$75,000 - 100,000	1,892	16,948	52,817
\$100,000 - 125,000	1,587	14,419	43,976
\$125,000 - 150,000	665	8,507	27,157
\$150,000 - 200,000	552	8,000	28,976
\$200,000+	542	11,016	43,841

BROKER PROFILE

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For More Information

Contact:

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TRANSWORLD®
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