

For Sub-Lease

# Office Sublease Opportunity

2000 Northwest 150th Avenue, Suite 1110  
Pembroke Pines, FL 33028

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# Property Summary

Office Sublease Opportunity



## PROPERTY DESCRIPTION

MOVE-IN READY professional office suite offering 1,467 SF in one of Southwest Broward's most convenient business locations. Unlike many larger office suites on the market, this efficiently designed space is IDEAL FOR SMALL BUSINESSES, professional offices, attorneys, accountants, insurance agencies, mortgage companies, title companies, or any business seeking a prestigious yet affordable location.

LOCATED JUST OFF I-75, the property provides exceptional access throughout Broward, Miami-Dade, and Palm Beach counties, with convenient access to major east-west roadways, making commuting easy for both employees and clients.

Take advantage of this rare opportunity to lease a smaller, updated office suite in a PREMIER LOCATION AT AN EXCEPTIONAL EFFECTIVE RENTAL RATE.

The sublease will expire on 7/31/2028

## PROPERTY HIGHLIGHTS

- Plenty of free parking
- Two minutes away from I-75
- Centrally located in SW Broward
- All utilities included in rent except for internet

## SUB-LEASE SUMMARY

|               |                            |
|---------------|----------------------------|
| Base Rent:    | \$18.57 PSF (NNN: \$17.38) |
| Available SF: | 1,467 SF                   |

# Demographics Map & Report

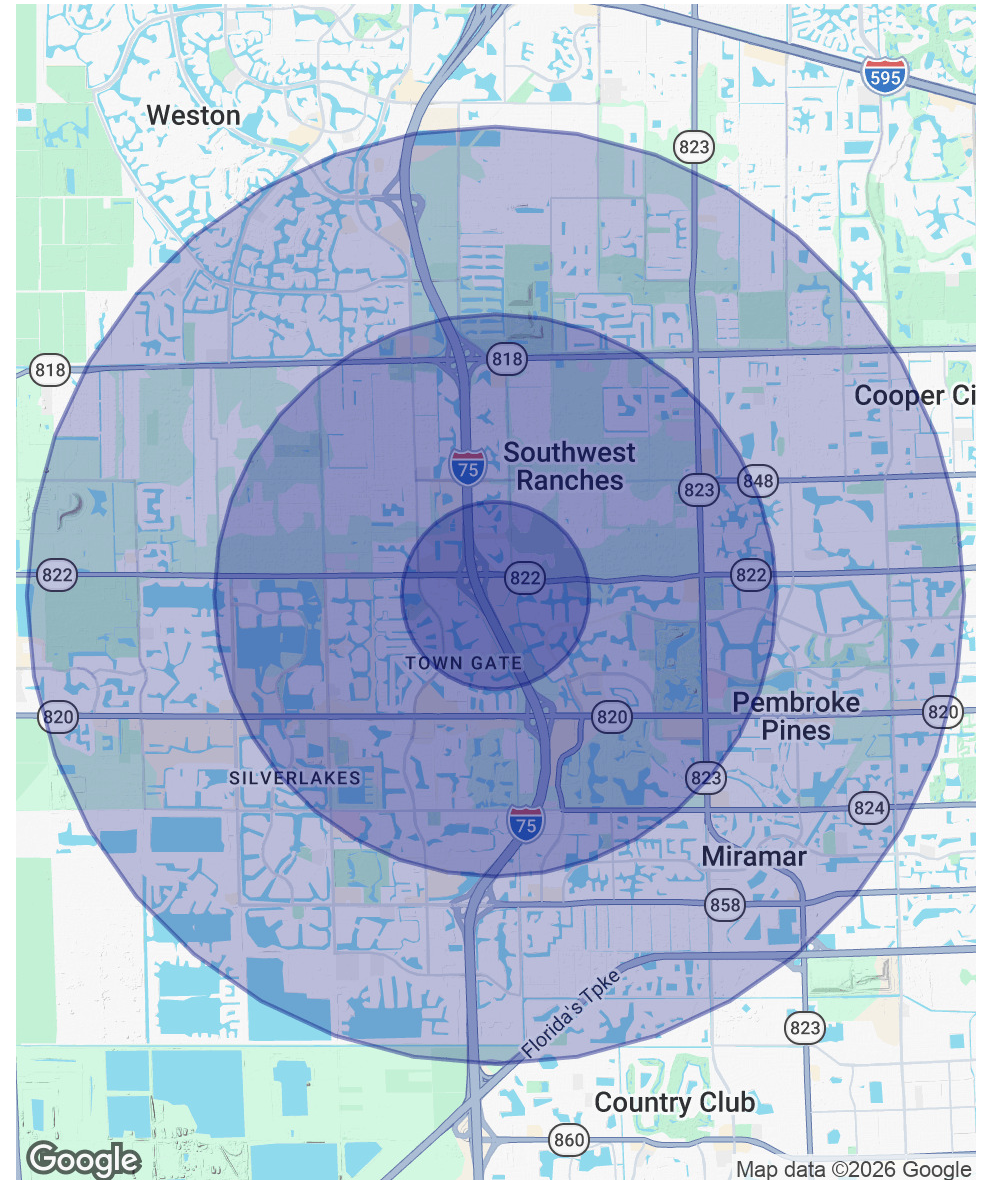
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 10,130 | 92,178  | 260,011 |
| Average Age          | 40.8   | 46.8    | 43.3    |
| Average Age (Male)   | 38.6   | 46.4    | 42.8    |
| Average Age (Female) | 43.3   | 47.8    | 43.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3,104     | 34,855    | 93,206    |
| # of Persons per HH | 3.3       | 2.6       | 2.8       |
| Average HH Income   | \$151,461 | \$124,338 | \$130,720 |
| Average House Value | \$582,557 | \$482,412 | \$526,954 |

2023 American Community Survey (ACS)



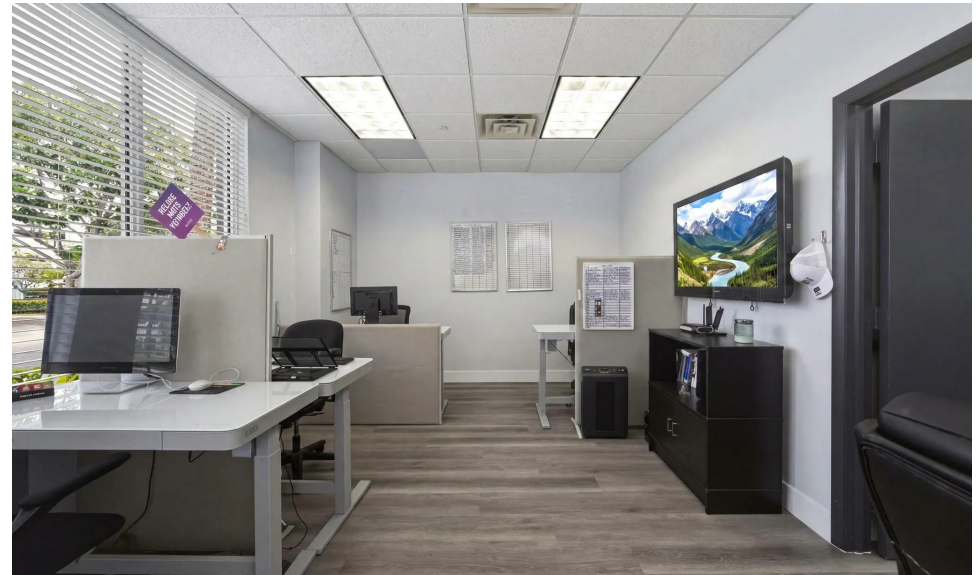
# Retailer Map

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# Interior Photos

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# Aerial View

Office Sublease Opportunity

