

101 NW. 12TH STREET | POMPANO BEACH, FL

PREMIUM MEDICAL SUITES

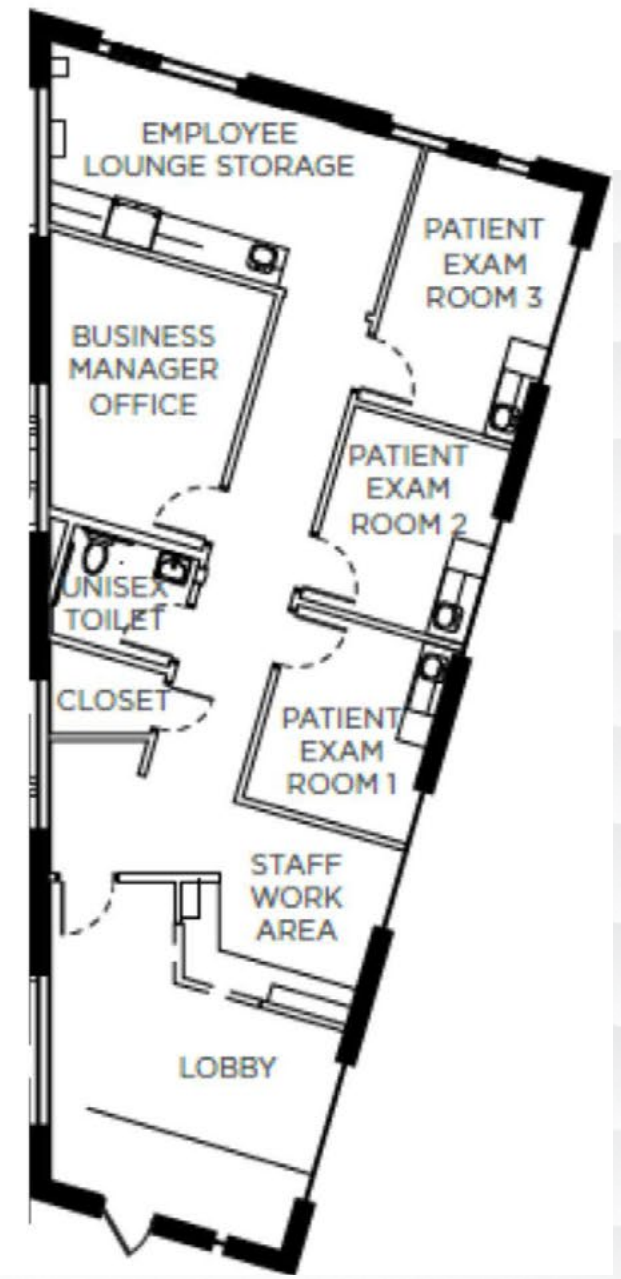
1,452 SF-1,963 SF
(Up to 4,946 SF Contiguous)





Available Suites

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



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.

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

Property Highlights

State-of-the-art construction, delivered 2025

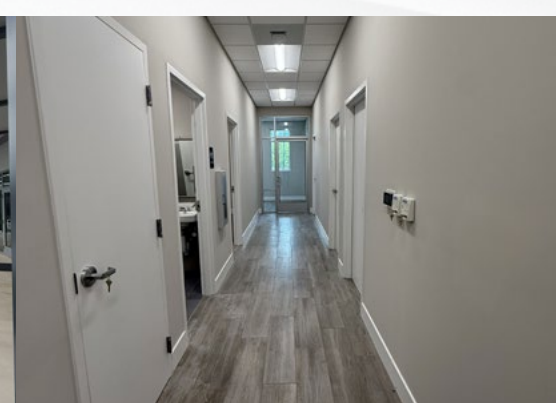
Suites range from 1,452 SF - 1,963 SF (up to 4,946 SF contiguous)

Fully built-out suite ready for immediate occupancy

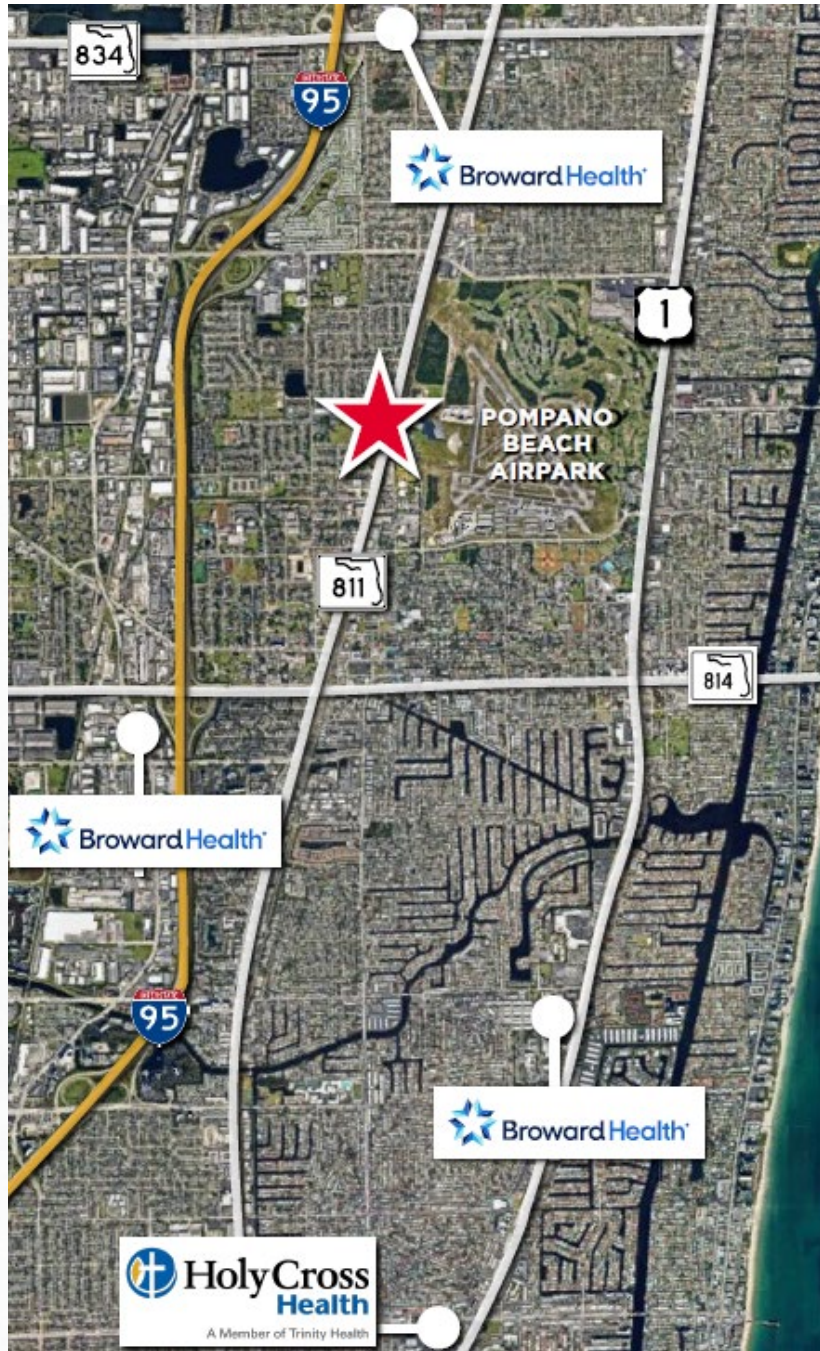
Ample surface parking and ADA-compliant access

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

Healthcare-specific design and infrastructure



Location Map



101 NW. 12TH STREET | POMPANO BEACH, FL

101 NW 12th STREET

For more information, please contact:

Beau Ladwig
Vice President

M +1 954 552 3883

beau.ladwig@cbre.com

Joe Freitas
Senior Vice President

M +1 561 512 8844

joe.frietas@cbre.com

Nick Mulligan
Associate

M +1 561 393 1680

nicholas.mulligan@cbre.com

CBRE