

FOR SALE • ±15,040 SF

3402 N Andrews Ave Ext , Pompano Beach, FL 33062

LRM | COMMERCIAL
REAL
ESTATE
ADVISORS



Absolute NNN Lease Investment

Asking Price: \$5,800,000

PROPERTY SUMMARY

Offering Price	\$5,800,000	
Building SF	±15,040	SF
Year Built	2003	
Lot Size	±1.11	Acres
Stories	Two	(2)
Base Rent	\$28.00/SF NNN	
Annualized NOI	\$421,120	
Cap Rate	7.26%	
Lease Term	10	Years
County	Broward	



Investment Highlights

\$5,800,000
ASKING PRICE

\$421,120
ANNUALIZED NOI

7.26%
CAP RATE

- **Absolute NNN Lease** — Tenant responsible for taxes, insurance, and maintenance, providing landlord with limited responsibilities.
- **New 10-Year Lease** — Long-term commitment from tenant provides income stability.
- **Established Tenant** — MedStation is a full-service, multilingual family medical practice with several South Florida locations.
- **Well-Located Asset** — Positioned directly on Andrews Avenue Extension near Sample Road and I-95, with signage visibility from Tri-Rail.



Tenant Overview

MedStation



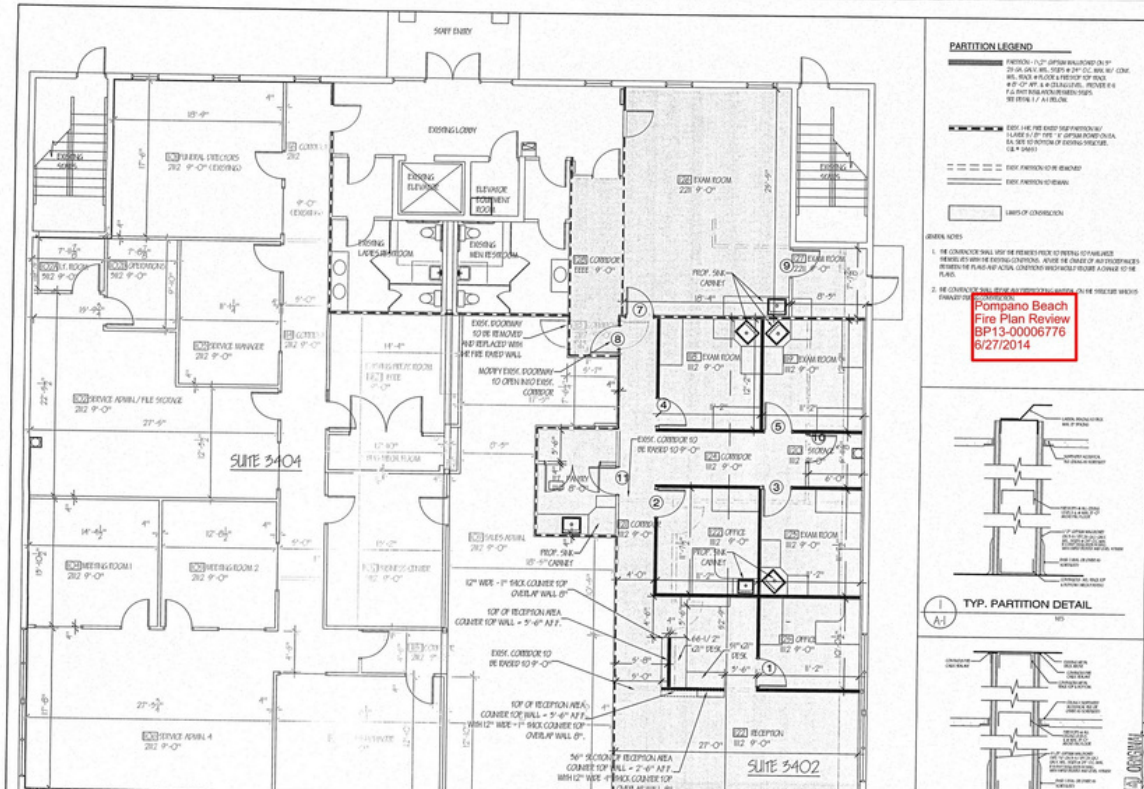
MedStation is a full-service family medical practice offering primary and preventative care to patients in English, Spanish, and Portuguese. Operating from its Pompano Beach headquarters at 3402 N Andrews Ave Ext, the practice has grown into a multi-location group serving South Florida, with additional locations in North Miami Beach, Weston, and Boca Raton.

The practice's physicians provide comprehensive family medicine, primary care, and specialty services in a patient-focused setting, supporting a diverse South Florida patient base across all stages of life.

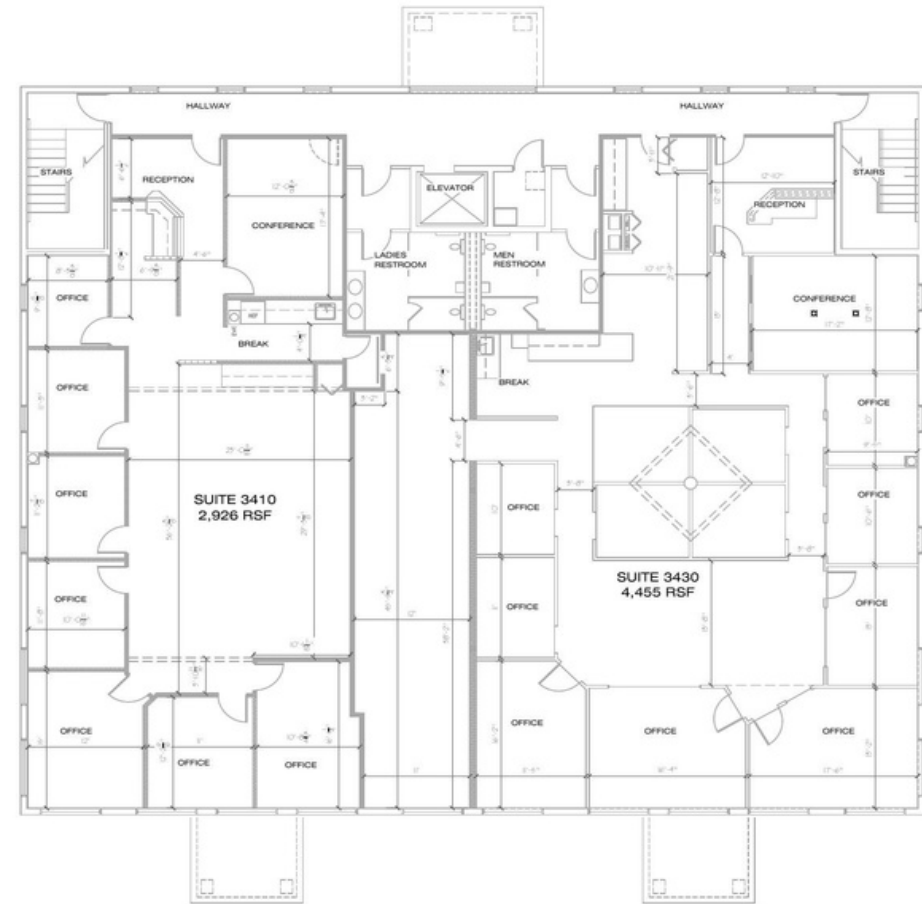
Business Type:	Multi-Specialty Family Medical Practice
Locations:	Pompano Beach, North Miami Beach, Weston, Boca Raton
Languages Served:	English, Spanish, Portuguese

Floor Plans

First Floor—Suites 3402 / 3404



Second Floor — Entire Floor Plan



Note: Floor plans provided for reference only. Buyer to independently verify all dimensions and square footage.

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EXCLUSIVELY PRESENTED BY:



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