

WOLF REALTY CORP.

*Land Tracts * Commercial Sales & Leasing * Industrial*

OFFICE LISTING #320

**CORPORATE HEADQUARTERS WITH NATIONAL TENANT IN PLACE
LOCATED IN POMPANO BEACH, FLORIDA**



DESCRIPTION: An absolute NNN lease. Building fully sprinklered.
Ample parking consisting of 186 spaces.

SIZE OF BUILDING: 30,276 square feet single story situated on 3.19 acres.

YEAR BUILT: 1984 – 100% A/C
Renovated in 1998

INCOME: \$339,240.00 NNN with a 2% annual increase

EXPENSES: ZERO (Tenant responsible for all expenses)

TERM OF LEASE: 15 years, Expires December 2018

PURCHASE PRICE: \$4,550,000

**Wolf Realty Corp.
(561) 860-9454 Office or (561) 860-9444 Fax**

*Specializing in Acquisitions, Sales and Leases of
Retail, Office, and Industrial Properties*

This offering subject to errors, omissions, prior sale or withdrawal without notice. 08/04/06

2703-A Gateway Drive, Pompano Beach, FL 33069

SW 30TH AVE

SW 14TH ST Gateway Dr

W McNab Rd

SW 15TH ST

SW 12TH ST

SW 13TH CT

S Andrews Ave

NW 69TH ST

NW 67TH ST

NW 66TH ST

N Andrews Ave

NE 1ST AVE

NW 65TH PL

NW 12TH AVE

NW 65TH ST

NW 65TH CT

NW 5TH Way

NW 64TH ST

NW 63RD CT



NE 60TH ST

NE 59TH ST

Google

NW 61ST ST

