

351 Plaza

351 South Cypress Road, Pompano Beach, FL

OFFERING MEMORANDUM



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Activity ID #

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351 Plaza

Pompano Beach | FL



EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

351 Plaza is a 46,462 square foot office property located at 351 South Cypress Road, Pompano Beach, FL, on a 2.43-acre lot. Built in 1984 and renovated in 2026, the building features 116 suites with an 88.07% occupancy rate. Its prime location in Pompano Beach offers businesses a modern office environment with easy access to major roads and growing regional demand.

Financially, 351 Plaza generates \$1,329,361 in annual rental income, with a projected increase to \$1,526,993 in the pro forma. Operating expenses are \$589,340 annually, resulting in a net operating income (NOI) of \$784,177. Projections suggest a boost in NOI to \$903,252, highlighting the property's solid performance and growth potential.

The property's location in Pompano Beach provides excellent access to I-95, the Florida Turnpike, and is close to both Fort Lauderdale and Miami. This central position within a growing business hub makes 351 Plaza an attractive option for tenants looking for affordability and connectivity in South Florida.



Number of Suites

116



Building Size

46,462 SF



Occupancy

88.07%



Year Built

1984/2026

PROPERTY OVERVIEW

Marcus & Millichap is pleased to present 351 Plaza, a prominent office property located in the thriving city of Pompano Beach, Florida. The property offers a rare opportunity for investors, benefiting from its Mixed-Use (MXE) zoning, which allows for a broad spectrum of uses including office, commercial, residential, and entertainment spaces. This flexibility positions the property as an ideal investment for a variety of operators looking to capitalize on the area's increasing demand for office and mixed-use developments.

Spanning 46,462 square feet across two floors, 351 Plaza is designed to meet the needs of modern businesses. The building features open, adaptable floor plans with ample natural light, providing a variety of suite configurations. With an occupancy rate of 88.07%, the property has demonstrated strong demand from tenants and offers substantial potential for growth. The flexible design also allows for creative mixed-use opportunities, accommodating businesses seeking both office and retail space within a single property.

The property's location is a key driver of its value. Situated in the heart of Pompano Beach, 351 Plaza is easily accessible from major highways including I-95 and the Florida Turnpike. This strategic positioning provides tenants with excellent visibility and connectivity to both Fort Lauderdale and Miami, making it a desirable destination for businesses seeking proximity to major South Florida markets. The area is home to a dynamic mix of businesses, retail establishments, and residential communities, further increasing the property's appeal.

Pompano Beach itself is a rapidly growing hub with significant investment and development activity. The city houses over 28 million square feet of industrial space, including two Amazon distribution centers, highlighting its strength as an industrial powerhouse. The ongoing redevelopment of key areas in Pompano Beach, along with its increasing popularity as a business destination, provides a solid foundation for long-term economic growth. 351 Plaza is strategically positioned to benefit from these trends, offering a prime opportunity for investors in this vibrant market.

For investors seeking a prime, well-located asset in one of South Florida's most desirable markets, 351 Plaza offers a unique opportunity. The property's mixed-use zoning, strong occupancy, and strategic location make it an ideal addition to any portfolio. With the potential for further value creation through lease-up and renovation, 351 Plaza represents not only a solid income-producing property but also a strategic position in the future of South Florida's real estate market.



PROPERTY OVERVIEW

Offering Price	\$11,200,000
Price Per SF	\$241.06
Rentable Building Area	46,462 SF
Lot Size	2.43 Acres
Year Built / Renovated	1984 / 2026
Current Occupancy	88.07% (116 Suites)

INVESTMENT HIGHLIGHTS

- The property has been fully remodeled with no deferred maintenance, ensuring that it is in excellent condition and ready for occupancy without requiring significant capital expenditures. This positions the property for minimal immediate investment, protecting investor capital and ensuring long-term stability.
- 351 Plaza is home to a well-diversified tenant base, providing stable and consistent cash flow. The property is currently 88.07% occupied, with tenants from a variety of industries, offering security and reducing financial risk.
- With 11.93% of the building currently unoccupied, there is considerable upside potential in both occupancy and rental rates. Filling the remaining space and adjusting rents to market rates would drive significant increases in rental income and overall property value.
- The property features flexible floor plates that can accommodate a wide range of tenants, from office spaces to retail and mixed-use businesses. This adaptability increases its appeal and ensures long-term demand across different sectors.
- Located just east of I-95 in the high-growth Pompano Beach submarket, 351 Plaza benefits from strong connectivity to Fort Lauderdale and Miami. The location provides excellent visibility and easy access, positioning the property in a rapidly developing area with substantial market potential.
- Adjacent to a Publix shopping center, 351 Plaza offers tenants convenient access to various retail, dining, and service amenities. This prime location further enhances the appeal of the property, offering added convenience to both tenants and their customers.



Number of Suites

116



Year Built

1984/2026



Occupancy

88.07%



Building Size

46,462 SF

351 Plaza

Pompano Beach | FL



PROPERTY DESCRIPTION

BUILDING DESCRIPTION

351 South Cypress Road

PROPERTY ADDRESS

46,462 SF

BUILDING SIZE

2.43 Acres

LAND AREA

1984 / 2026

BUILT / RENOVATED

116

TOTAL SUITES

88.07%

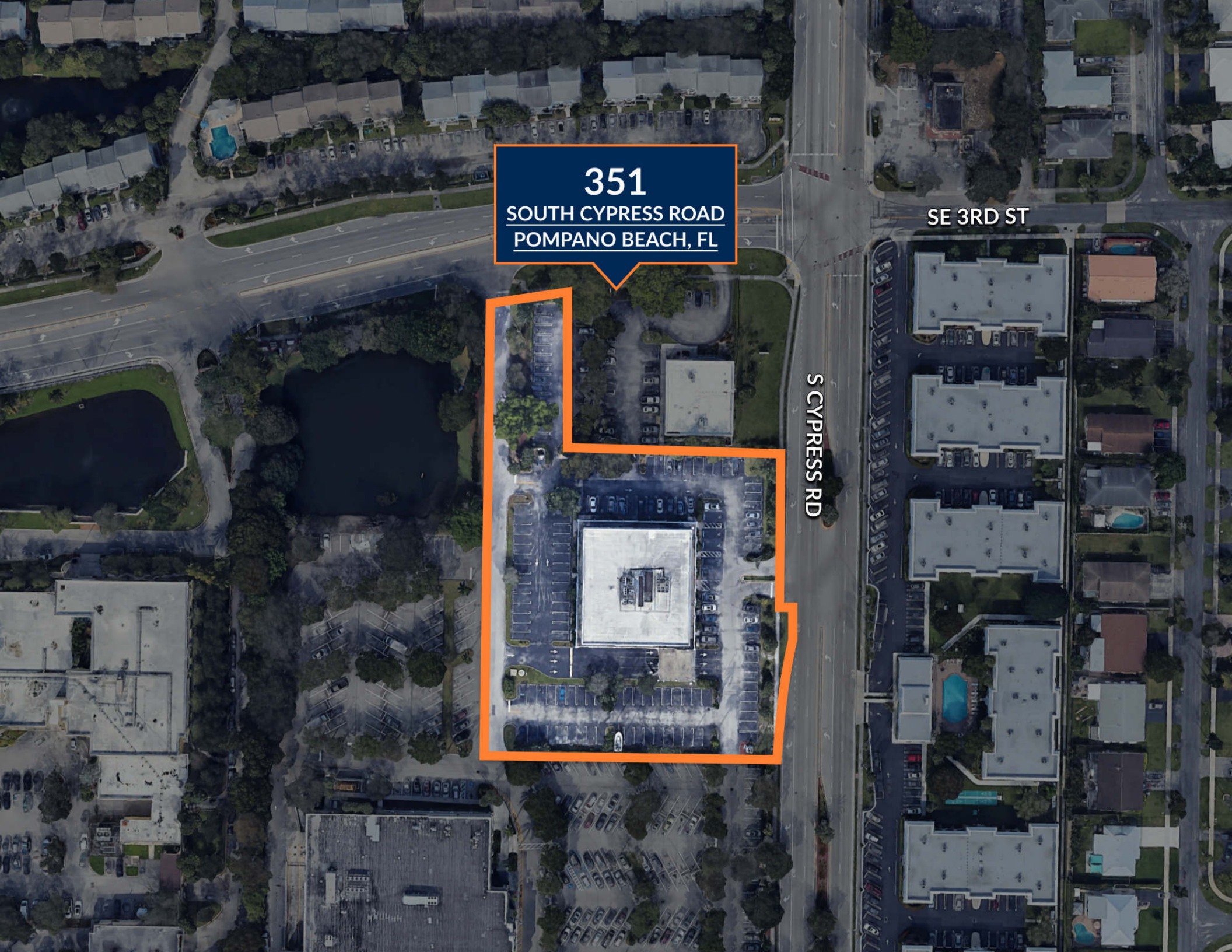
OCCUPANCY



351
SOUTH CYPRESS ROAD
POMPANO BEACH, FL

SE 3RD ST

S CYPRESS RD

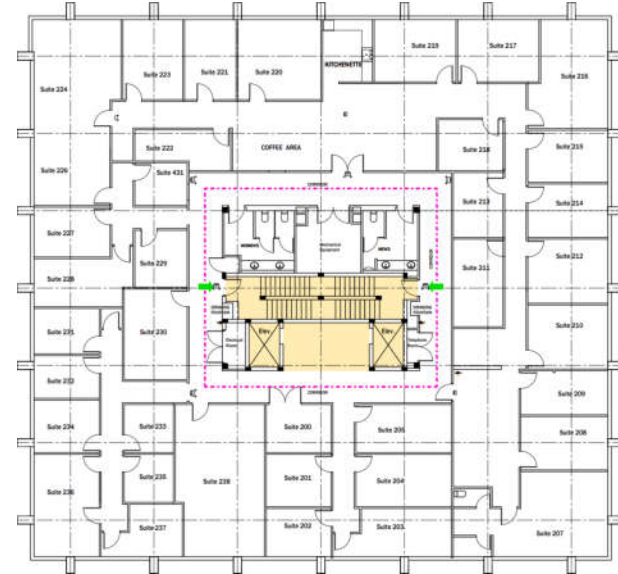


FLOOR PLANS

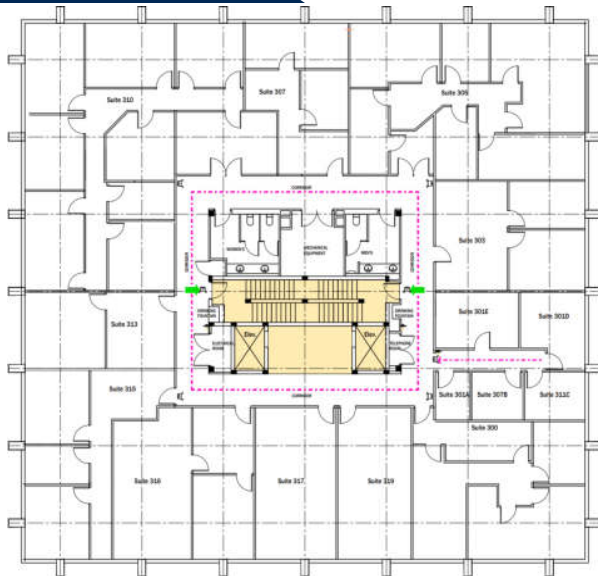
First Floor



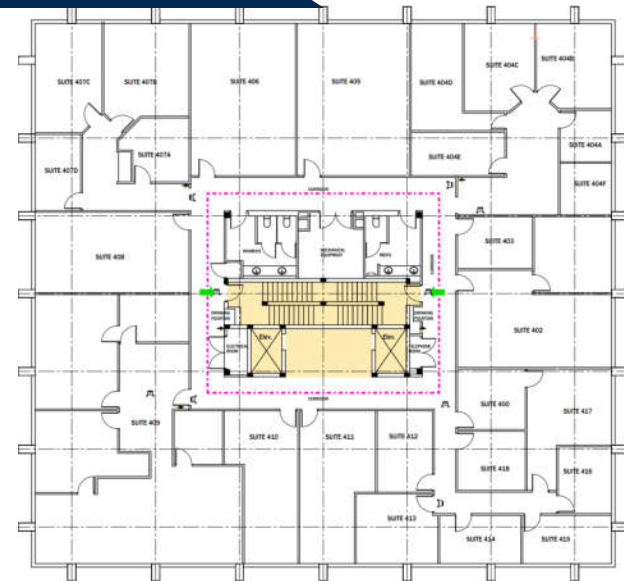
Second Floor



Third Floor



Fourth Floor



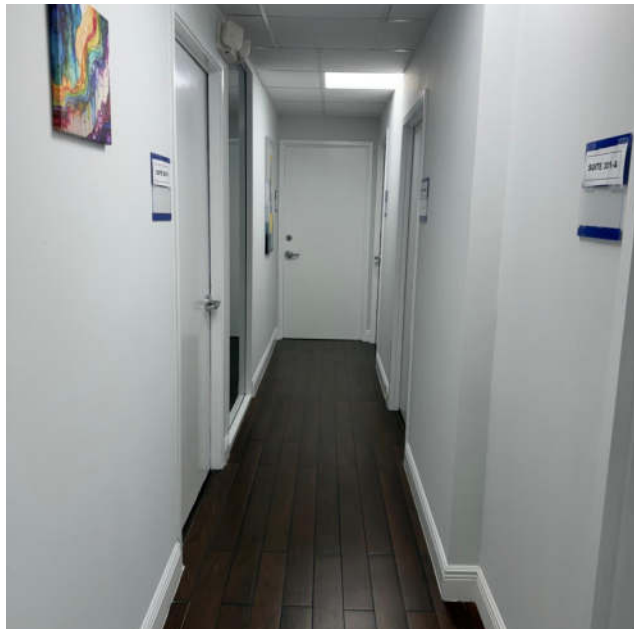
EXTERIOR PHOTOS



INTERIOR PHOTOS

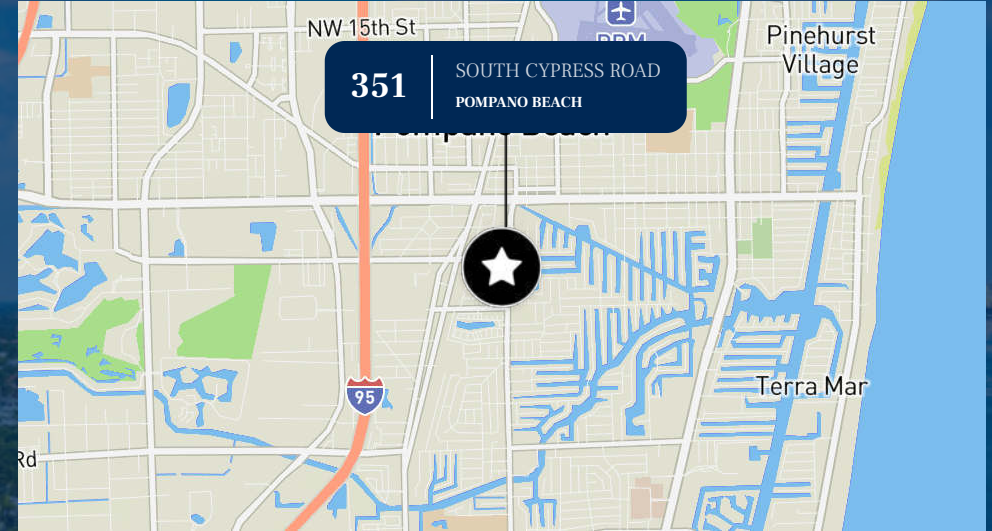


INTERIOR PHOTOS



LOCATION OVERVIEW

The South Florida real estate market, particularly Pompano Beach, is an attractive, growing hub for residential and commercial properties. The property at 351 South Cypress Road benefits from a prime central location in Broward County, offering convenient access to major transportation routes like Interstate 95 and US-1 that connect to key areas across South Florida. Highly accessible via Atlantic Boulevard, it sits within a 10-minute drive of the Cypress Creek and Pompano Beach Tri-Rail stations, providing excellent connectivity for businesses. The surrounding area is anchored by daily-needs retail, including the adjacent Publix Supermarket, and is minutes from transformative developments like the \$2 billion mixed-use project, The Pomp, and the Pompano Beach Innovation District, making it ideal for office tenants. With a rapidly growing population and strong median household incomes, the property is well-positioned to benefit from expanding commercial and residential demand in the competitive South Florida market.



DEMOGRAPHICS WITHIN A THREE-MILE RADIUS



118,110

2024 Total Population



41

Median Age



\$67,195

Median Household Income



\$349,300

Median Home Value



47,000

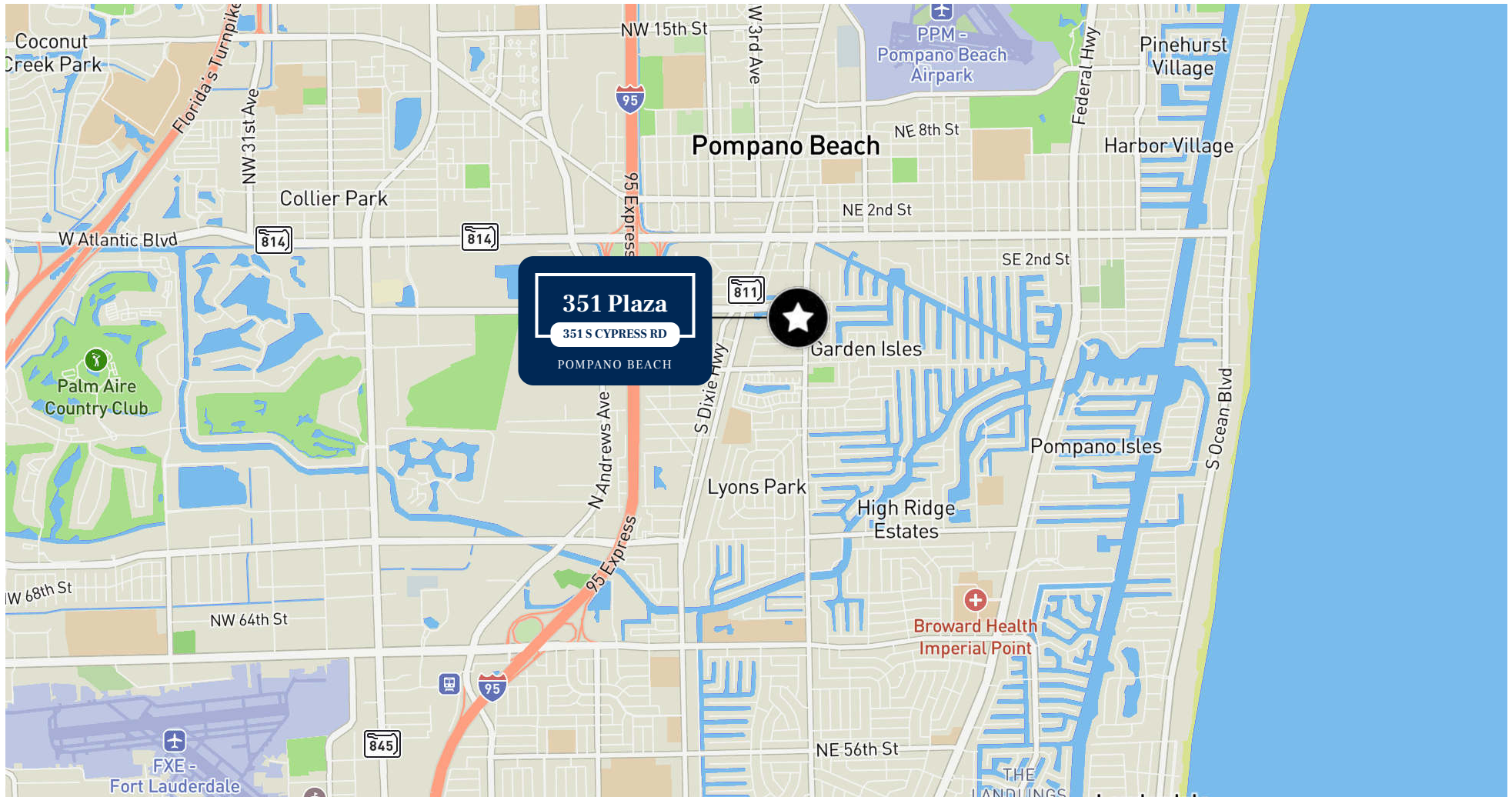
Total Households



56%

Homeownership Rate

LOCATION OVERVIEW

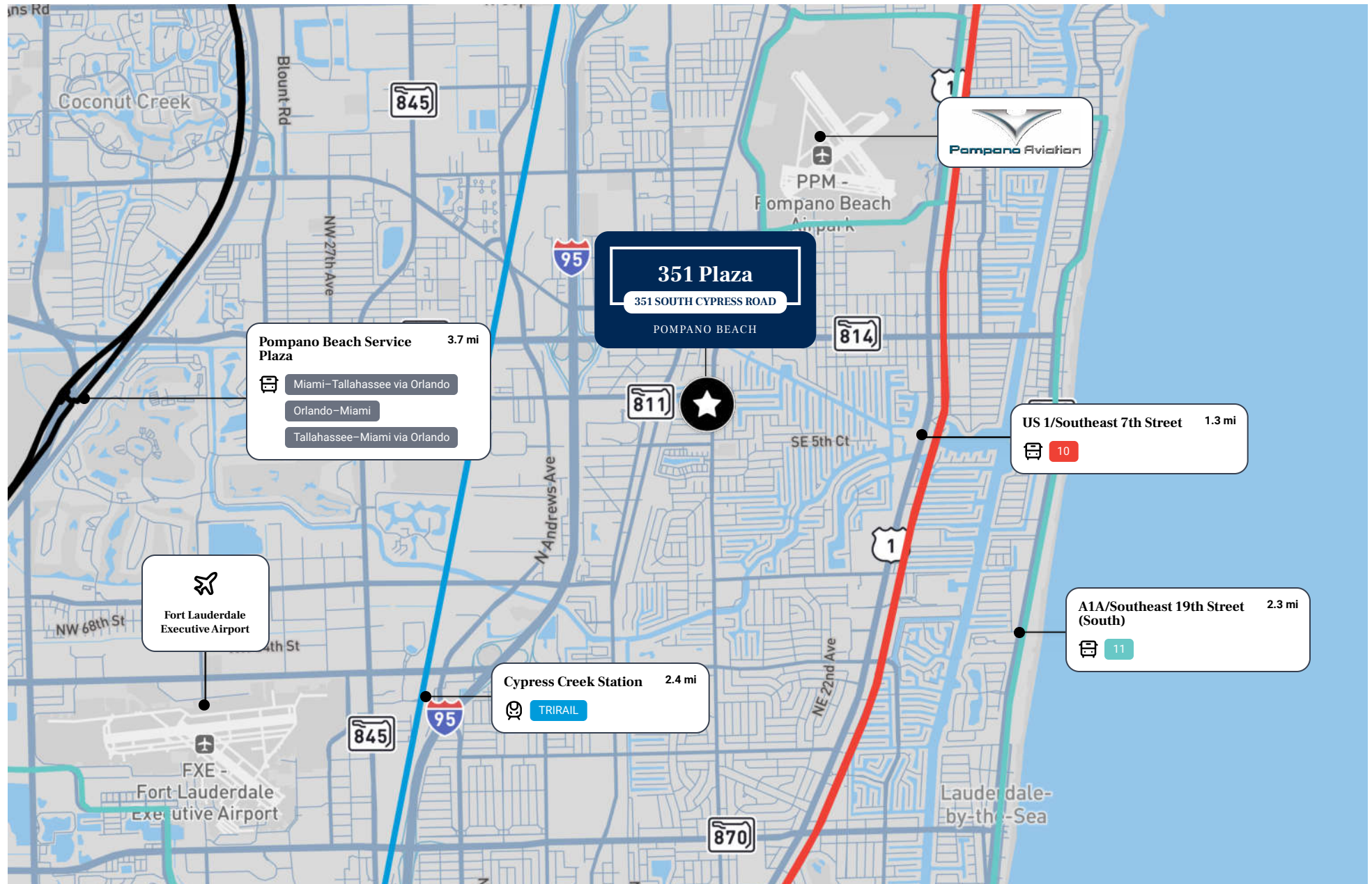


Collection Street	Cross Street	Traffic Vol	Distance
South Cypress Road	Southeast 3rd Street	20000+	0.0 mi (on-site)
Powerline Road	Southeast 10th Street	25000+	0.4 mi
West Atlantic Blvd	Southwest 12th Ave	15000+	0.5 mi
South Pompano Beach Blvd (US-1)	Southeast 11th Street	40000+	0.7 mi
North Federal Highway (US-1)	Northeast 15th Street	32000+	1.0 mi

AREA MAP



TRANSPORTATION MAP



351 Plaza

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FINANCIAL SUMMARY

FINANCIAL OVERVIEW

PROPERTY DETAILS

Price	\$11,200,000
Down Payment	\$11,200,000
Down Payment %	100%
Number of Suites	116
Price Per SqFt	\$241.06
Rentable Built Area (RBA)	46,462 SF
Lot Size	2.43 Acres
Year Built/Renovated	1984/2026
Occupancy	88.07%
Current Cap Rate	7%
Pro Forma Cap Rate	8%

116

NUMBER OF SUITES

46,462 SF

RENTABLE BUILT AREA (RBA)

1984/2026

YEAR BUILT/RENOVATED

88.07%

OCCUPANCY

INCOME & EXPENSES

Income	Current	Per SF	Pro Forma	Per SF	
Scheduled Base Rental Income	1,329,361	28.61	1,526,993	32.87	
Other Income	44,156	0.95	44,156	0.95	
Potential Gross Revenue	1,373,517	29.56	1,571,149	33.82	
General Vacancy	0	0.00	78,557	5.0%	1.69
Effective Gross Revenue	\$1,373,517	\$29.56	\$1,492,592	\$32.13	

Operating Expenses	Current	Per SF	Pro Forma	Per SF	
Other	28,357	0.61	28,357	0.61	
Utilities	90,062	1.94	90,062	1.94	
Repairs & Maintenance	141,782	3.05	141,782	3.05	
Insurance	70,000	1.51	70,000	1.51	
Real Estate Taxes	210,956	4.54	210,956	4.54	
Management Fee	48,183	3.5%	48,183	3.2%	1.04
Total Expenses	\$589,340	\$12.68	\$589,340	\$12.68	
Expenses as % of EGR	42.9%		39.5%		
Net Operating Income	\$784,177	\$16.88	\$903,252	\$19.44	

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Lease Dates	Annual		Pro Forma		Changes on	Rent Increase
				Comm.	Exp.		Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Rent Per Year		
Law Offices of Nemia L. Schutle, PA	100	277	0.6%	10/1/24	9/30/26	10/1/24 – 9/30/26	\$47.73	\$1,100	\$13,200	\$13,860	Oct-2026	\$1,155
Management off	101	224	0.5%			—	\$0.00	\$0	\$0	\$6,714	Mar-2027	\$559
Vacant/Esteban	102	317	0.7%			—	\$0.00	\$0	\$0	\$9,495	Mar-2027	\$791
Auto Tags Pronto LL	103	326	0.7%	1/1/25	1/31/27	1/1/25 – 1/31/27	\$38.25	\$1,040	\$12,474	\$13,098	Jan-2027	\$1,091
Omega Tax	105	149	0.3%	4/17/26		4/17/26 –	\$48.43	\$600	\$7,200	\$7,560	Apr-2026	\$630
SHIELD GUARD SECURITY	106	256	0.6%	4/1/26	5/31/27	4/1/26 – 5/31/27	\$42.23	\$900	\$10,800	\$11,124	Apr-2026	\$927
VACANT	107	205	0.4%			—	\$0.00	\$0	\$0	\$6,138	Mar-2027	\$512
SHIELD GUARD SECURITY	108	197	0.4%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$39.67	\$650	\$7,800	\$8,034	Apr-2026	\$670
Mint Debris & Junk Removal LLC	109	129	0.3%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$42.17	\$455	\$5,460	\$5,733	Apr-2026	\$478
Rhianna Etienne	110	181	0.4%	4/1/26	3/30/28	4/1/26 – 3/30/28	\$42.19	\$635	\$7,620	\$7,849	Apr-2026	\$654
Mr Lee	111	126	0.3%	4/17/26		4/17/26 –	\$42.29	\$445	\$5,340	\$5,607	Apr-2026	\$467
Emerge Psychotherapy & Health Services Inc. & Center for Holistic Options, Inc	112	211	0.5%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$42.09	\$740	\$8,880	\$9,146	Apr-2026	\$762
VACANT	113	203	0.4%			—	\$0.00	\$0	\$0	\$6,090	Mar-2027	\$508
VACANT	114	352	0.8%			—	\$0.00	\$0	\$0	\$10,550	Mar-2027	\$879
Nush Nideen Honore	115A	326	0.7%	1/1/25	12/31/26	1/1/25 – 12/31/26	\$26.85	\$730	\$8,757	\$9,195	Jan-2027	\$766
H.A. Contracting Corp	115B	1,308	2.8%	6/1/25	5/31/27	6/1/25 – 5/31/27	\$26.31	\$2,867	\$34,398	\$36,118	Jun-2026	\$3,010
Highline Insurance Inc	115C	173	0.4%	7/1/25	9/30/26	7/1/25 – 9/30/26	\$36.84	\$530	\$6,360	\$6,678	Jul-2026	\$557
Kaylia Melephant	116	125	0.3%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$43.31	\$450	\$5,400	\$5,562	Apr-2026	\$464
Laila Tracy	117	126	0.3%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$42.76	\$450	\$5,400	\$5,670	Apr-2026	\$473
VACANT	118	161	0.3%			—	\$0.00	\$0	\$0	\$4,844	Mar-2027	\$404
BODY WAX EXPERTS, LLC	119	131	0.3%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$42.11	\$460	\$5,520	\$5,686	Apr-2026	\$474
Daniel Edmonds	120	280	0.6%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$42.04	\$980	\$11,760	\$12,113	Apr-2026	\$1,009
VACANT	121	310	0.7%			—	\$0.00	\$0	\$0	\$9,303	Mar-2027	\$775
Michaelette Roberts	122	173	0.4%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$45.18	\$650	\$7,800	\$8,190	Apr-2026	\$683
MENARDS MOVING & STORAGE LLC	123	320	0.7%	4/1/26	4/30/28	4/1/26 – 4/30/28	\$42.04	\$1,120	\$13,440	\$13,843	Apr-2026	\$1,154
MENARDS MOVING & STORAGE LLC	124	304	0.7%	4/1/26	4/30/28	4/1/26 – 4/30/28	\$41.88	\$1,060	\$12,720	\$13,102	Apr-2026	\$1,092
MENARDS MOVING & STORAGE LLC	125	360	0.8%	4/1/26	4/30/28	4/1/26 – 4/30/28	\$42.04	\$1,260	\$15,120	\$15,574	Apr-2026	\$1,298
MENARDS MOVING & STORAGE LLC	126	520	1.1%	4/1/26	4/30/28	4/1/26 – 4/30/28	\$42.04	\$1,820	\$21,840	\$22,495	Apr-2026	\$1,875
JPro Supplies LLC	127	209	0.5%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$41.83	\$730	\$8,760	\$9,198	Apr-2026	\$767
US Property Maintenance LLC	128	195	0.4%	4/17/26		4/17/26 –	\$42.15	\$685	\$8,220	\$8,631	Apr-2026	\$719
JPro Supplies LLC	129	238	0.5%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$41.82	\$830	\$9,960	\$10,458	Apr-2026	\$872
VACANT	130	245	0.5%			—	\$0.00	\$0	\$0	\$7,337	Mar-2027	\$611
PRH Enterprises LLC	131	232	0.5%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$41.94	\$810	\$9,720	\$10,206	Apr-2026	\$851
Candisdin Denise Clark	132	232	0.5%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$44.01	\$850	\$10,200	\$10,506	Apr-2026	\$876
Emerge Psychotherapy & Health Services Inc	Rest # 1	64	0.1%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$18.77	\$100	\$1,200	\$1,236	Apr-2026	\$103
VACANT	Rest # 2	64	0.1%			—	\$0.00	\$0	\$0	\$1,918	Mar-2027	\$160
VACANT	200	187	0.4%			—	\$0.00	\$0	\$0	\$5,611	Mar-2027	\$468
Tia Janae Talley	201	198	0.4%	12/8/25	1/31/27	12/8/25 – 1/31/27	\$38.14	\$630	\$7,560	\$7,938	Dec-2026	\$662
ELITE SECURITY LIFE INSURANCE COMPANY LLC	202	198	0.4%	3/1/25	5/31/26	3/1/25 – 5/31/26	\$37.54	\$620	\$7,440	\$7,812	Mar-2027	\$651
Makila Minerva Erika Jefferson	203	243	0.5%	4/1/25	6/30/26	4/1/25 – 6/30/26	\$33.58	\$680	\$8,160	\$8,568	Apr-2026	\$714
Jamiya Lenoria Jenkins	204	198	0.4%	11/1/25	11/30/26	11/1/25 – 11/30/26	\$38.14	\$630	\$7,560	\$7,938	Nov-2026	\$662

RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Lease Dates	Annual		Pro Forma		Changes on	Rent Increase
				Comm.	Exp.		Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Rent Per Year		
Enel Julien	205	198	0.4%	3/1/25	4/30/26	3/1/25 – 4/30/26	\$36.02	\$595	\$7,140	\$7,497	Mar-2027	\$625
2K Cuts, LLC	207	801	1.7%	1/5/26	1/3/27	1/5/26 – 1/3/27	\$40.58	\$2,708	\$32,500	\$34,125	Jan-2027	\$2,844
David Lawrence Blumberg	208	251	0.5%	4/1/25	6/30/26	4/1/25 – 6/30/26	\$35.86	\$750	\$9,000	\$9,450	Apr-2026	\$788
Ruthlyne Denis-Eriscar	209	251	0.5%	1/3/25	1/31/27	1/3/25 – 1/31/27	\$32.63	\$683	\$8,190	\$8,600	Jan-2027	\$717
La Trise Trinere Belmer	210	293	0.6%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$36.92	\$900	\$10,800	\$11,340	Apr-2026	\$945
Eye Candy & Essentials, LLC	210D	246	0.5%	10/1/24	9/30/26	10/1/24 – 9/30/26	\$30.71	\$630	\$7,560	\$7,938	Oct-2026	\$662
ZTL NAIL LOUNGE LLC	212	286	0.6%	4/1/26	3/31/28	4/1/26 – 3/31/28	\$37.75	\$900	\$10,800	\$11,340	Apr-2026	\$945
Deise Jefinny	213	182	0.4%	12/1/25	11/30/26	12/1/25 – 11/30/26	\$39.51	\$600	\$7,200	\$7,416	Dec-2026	\$618
Crème By Ashley LLC	210F	249	0.5%	10/1/24	9/30/26	10/1/24 – 9/30/26	\$36.09	\$750	\$9,000	\$9,360	Oct-2026	\$780
David Nathaniel Wolkinson	215	233	0.5%	2/15/26	8/31/26	2/15/26 – 8/31/26	\$40.11	\$780	\$9,360	\$9,828	Feb-2027	\$819
Helios Sun Co	210H	449	1.0%	11/1/23	12/30/27	11/1/23 – 12/30/27	\$29.05	\$1,088	\$13,050	\$13,703	Nov-2026	\$1,142
Mark Singh P.A.	210I	299	0.6%	11/1/24	10/31/26	11/1/24 – 10/31/26	\$33.40	\$832	\$9,984	\$10,383	Nov-2026	\$865
LP Accurate Background Check	218	190	0.4%	2/1/25	2/28/27	2/1/25 – 2/28/27	\$33.05	\$524	\$6,287	\$6,602	Feb-2027	\$550
Jasmin Pakita Price	210J	301	0.6%	4/1/25	3/31/26	4/1/25 – 3/31/26	\$33.54	\$840	\$10,080	\$10,584	Apr-2026	\$882
Kitchen	0	190	0.4%			–	\$0.00	\$0	\$0	\$0	Dec-1900	N/A
Candice Batts	220	374	0.8%	11/1/25	10/31/26	11/1/25 – 10/31/26	\$38.18	\$1,190	\$14,280	\$14,708	Nov-2026	\$1,226
Sage Apparel LLC	210L 221	229	0.5%	10/1/24	9/30/26	10/1/24 – 9/30/26	\$32.52	\$620	\$7,434	\$7,731	Oct-2026	\$644
Emoni Xaivarria Ellington	222	256	0.6%	7/21/25	10/31/26	7/21/25 – 10/31/26	\$32.84	\$700	\$8,400	\$8,820	Jul-2026	\$735
Health Is It Therapeutic Massage, LLC	210M	275	0.6%	3/4/24	2/28/27	3/4/24 – 2/28/27	\$30.28	\$694	\$8,325	\$8,658	Mar-2027	\$722
Candice Batts	224	534	1.1%	4/17/26		4/17/26 –	\$34.84	\$1,550	\$18,600	\$19,530	Apr-2026	\$1,628
Vicky Clairnrite Rene	225	144	0.3%	2/1/25	1/31/27	2/1/25 – 1/31/27	\$34.95	\$419	\$5,028	\$5,279	Feb-2027	\$440
Shabrea Janay Thompkins	226	392	0.8%	4/1/25	6/30/26	4/1/25 – 6/30/26	\$33.71	\$1,100	\$13,200	\$13,860	Apr-2026	\$1,155
Neil Grommer Consultants	227	304	0.7%	4/17/26		4/17/26 –	\$35.56	\$900	\$10,800	\$11,340	Apr-2026	\$945
Gregg Thomas Pelnar	228	305	0.7%	12/8/25	1/31/27	12/8/25 – 1/31/27	\$31.44	\$800	\$9,600	\$10,080	Dec-2026	\$840
Ahmyrah Cambell	229	222	0.5%	6/15/25	8/31/26	6/15/25 – 8/31/26	\$32.40	\$600	\$7,200	\$7,560	Jun-2026	\$630
Trinya Sikya Harris	230	200	0.4%	11/1/25	11/30/26	11/1/25 – 11/30/26	\$39.04	\$650	\$7,800	\$8,190	Nov-2026	\$683
Chandale Plummer	231	184	0.4%	4/1/25	6/30/26	4/1/25 – 6/30/26	\$37.21	\$570	\$6,840	\$7,182	Apr-2026	\$599
Tierra Lacle Taylor	232	184	0.4%	10/6/25	9/30/26	10/6/25 – 9/30/26	\$39.17	\$600	\$7,200	\$7,416	Oct-2026	\$618
Teyanna Zamarr Smith	233	184	0.4%	12/1/25	11/30/26	12/1/25 – 11/30/26	\$37.21	\$570	\$6,840	\$7,182	Dec-2026	\$599
VACANT	234	331	0.7%			–	\$0.00	\$0	\$0	\$9,927	Mar-2027	\$827
Somer Fugazzotto	235	168	0.4%	8/15/25	10/31/26	8/15/25 – 10/31/26	\$35.75	\$500	\$6,000	\$6,180	Aug-2026	\$515
BEAUTY AND WELLNESS STUDIO	236	320	0.7%	4/1/26	4/30/27	4/1/26 – 4/30/27	\$39.41	\$1,050	\$12,600	\$13,230	Apr-2026	\$1,103
Desola Services	237	259	0.6%	4/1/26	4/30/28	4/1/26 – 4/30/28	\$37.07	\$800	\$9,600	\$9,888	Apr-2026	\$824
Desola Services	238	743	1.6%	4/1/26	4/30/28	4/1/26 – 4/30/28	\$31.48	\$1,950	\$23,400	\$24,102	Apr-2026	\$2,009
Williams Agencies, LLC	300	1555	3.3%	8/1/25	10/31/26	8/1/25 – 10/31/26	\$22.37	\$2,900	\$34,800	\$36,540	Aug-2026	\$3,045
VACANT	301 A	104	0.2%			–	\$0.00	\$0	\$0	\$3,117	Mar-2027	\$260
Melissa Joell Ortiz	301 B	153	0.3%	11/11/25	12/31/27	11/11/25 – 12/31/27	\$39.10	\$500	\$6,000	\$6,180	Nov-2026	\$515
Jesus Dieu Portilus	301 C	181	0.4%	9/1/25	12/1/27	9/1/25 – 12/1/27	\$36.54	\$550	\$6,600	\$6,798	Sep-2026	\$567
BENCIENNI IMPORTS LLC	301 D	198	0.4%	8/1/25	10/31/26	8/1/25 – 10/31/26	\$35.72	\$590	\$7,080	\$7,434	Aug-2026	\$620
VACANT	301 E	291	0.6%			–	\$0.00	\$0	\$0	\$8,728	Mar-2027	\$727
24 HR Med Solutions LLC	303	921	2.0%	10/1/24	9/30/26	10/1/24 – 9/30/26	\$28.67	\$2,200	\$26,400	\$27,720	Oct-2026	\$2,310

RENT ROLL

Tenant Name	Suite	Square Feet	Bldg Share	Lease Dates			Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Changes on	Rent Increase
				Comm.	Exp.	Lease Dates						
M Kidwell, CPA	305	2092	4.5%	1/1/25	12/31/26	1/1/25 — 12/31/26	\$25.86	\$4,509	\$54,102	\$56,266	Jan-2027	\$4,689
VACANT	307	767	1.7%			—	\$0.00	\$0	\$0	\$23,018	Mar-2027	\$1,918
Hoffman Van Horst CPA & Att Patrick	310	3087	6.6%	4/1/16	5/31/28	4/1/16 — 5/31/28	\$9.36	\$2,409	\$28,903	\$30,059	Apr-2026	\$2,505
VACANT	313	649	1.4%			—	\$0.00	\$0	\$0	\$19,470	Mar-2027	\$1,622
DESOLA SERVICES	315	1116	2.4%	4/1/26	3/31/28	4/1/26 — 3/31/28	\$32.05	\$2,980	\$35,760	\$37,548	Apr-2026	\$3,129
HAVEN TRAVEL SERVICES LLC	316	1143	2.5%	6/1/25	8/31/26	6/1/25 — 8/31/26	\$33.60	\$3,200	\$38,400	\$40,320	Jun-2026	\$3,360
ALL CARE CHIRO MED & WELLNESS, LLC	317	700	1.5%	6/1/25	8/31/26	6/1/25 — 8/31/26	\$29.99	\$1,750	\$21,000	\$22,050	Jun-2026	\$1,838
ALL CARE CHIRO MED & WELLNESS, LLC	318	470	1.0%	6/1/25	8/31/26	6/1/25 — 8/31/26	\$29.36	\$1,150	\$13,800	\$14,490	Jun-2026	\$1,208
SPINE CASE REVIEWS, LLC	400	248	0.5%	8/1/25	10/31/26	8/1/25 — 10/31/26	\$38.75	\$800	\$9,600	\$10,080	Aug-2026	\$840
ALTURA HOLDING LLC	402	1077	2.3%	6/1/25	8/31/26	6/1/25 — 8/31/26	\$33.41	\$3,000	\$36,000	\$37,800	Jun-2026	\$3,150
Marglyandia Sarafina Mercure	403	224	0.5%	12/5/25	1/31/27	12/5/25 — 1/31/27	\$34.85	\$650	\$7,800	\$8,190	Dec-2026	\$683
VACANT	404A	173	0.4%			—	\$0.00	\$0	\$0	\$5,179	Mar-2027	\$432
Highness Beauty Bar	404B	358	0.8%	10/1/24	9/30/26	10/1/24 — 9/30/26	\$33.11	\$988	\$11,856	\$12,330	Oct-2026	\$1,028
Jean Joseph	404C	348	0.8%	10/3/25	9/30/26	10/3/25 — 9/30/26	\$33.06	\$960	\$11,520	\$11,866	Oct-2026	\$989
Jasmine G M & Omar K Henry	404D	344	0.7%	1/1/25	12/31/26	1/1/25 — 12/31/26	\$30.06	\$861	\$10,332	\$10,849	Jan-2027	\$904
LWA Enterprises LLC	404E	216	0.5%	10/1/24	9/30/26	10/1/24 — 9/30/26	\$32.11	\$578	\$6,930	\$7,277	Oct-2026	\$606
William Vincent Jr. Hickey	404F	173	0.4%	7/1/25	6/30/26	7/1/25 — 6/30/26	\$34.75	\$500	\$6,000	\$6,300	Jul-2026	\$525
Credit Check Delany LLC	405	969	2.1%	4/17/26		4/17/26 —	\$37.04	\$2,990	\$35,880	\$37,674	Apr-2026	\$3,140
Davis Group Unlimited II LLC	406	886	1.9%	2/1/25	1/31/27	2/1/25 — 1/31/27	\$28.31	\$2,090	\$25,074	\$26,328	Feb-2027	\$2,194
Christina Ann Vigliotti	407A	240	0.5%	11/4/25	10/31/27	11/4/25 — 10/31/27	\$38.04	\$760	\$9,120	\$9,394	Nov-2026	\$783
Kierra Shawniece Johnson	407B	424	0.9%	7/1/25	9/30/26	7/1/25 — 9/30/26	\$32.58	\$1,150	\$13,800	\$14,490	Jul-2026	\$1,208
Phijina Rista Metayer	407C	408	0.9%	5/1/25	7/31/26	5/1/25 — 7/31/26	\$36.80	\$1,250	\$15,000	\$15,750	May-2026	\$1,313
Beanca Je'nae Paul	407D	201	0.4%	6/2/25	8/31/26	6/2/25 — 8/31/26	\$35.75	\$600	\$7,200	\$7,560	Jun-2026	\$630
First Care Home Services, Inc	408	659	1.4%	1/1/25	12/31/26	1/1/25 — 12/31/26	\$30.42	\$1,670	\$20,034	\$21,036	Jan-2027	\$1,753
Community Reconstruction, Inc	409	2786	6.0%	5/1/25	4/30/26	5/1/25 — 4/30/26	\$31.01	\$7,200	\$86,400	\$89,856	May-2026	\$7,488
VACANT	410	529	1.1%			—	\$0.00	\$0	\$0	\$15,873	Mar-2027	\$1,323
REINECKERAMERICA, INC.	411	555	1.2%	4/1/26	4/30/27	4/1/26 — 4/30/27	\$34.61	\$1,600	\$19,200	\$20,160	Apr-2026	\$1,680
Emoni Leona Tatem	412	249	0.5%	8/18/25	10/31/26	8/18/25 — 10/31/26	\$36.09	\$750	\$9,000	\$9,450	Aug-2026	\$788
LDC Companies	413	321	0.7%	1/1/26	12/31/27	1/1/26 — 12/31/27	\$38.28	\$1,025	\$12,300	\$12,669	Jan-2027	\$1,056
MCE Equipments LLC	414	129	0.3%	3/1/26	3/31/27	3/1/26 — 3/31/27	\$41.71	\$450	\$5,400	\$5,670	Mar-2027	\$473
American Commercial Lending	415	342	0.7%	10/1/25	9/30/26	10/1/25 — 9/30/26	\$38.59	\$1,100	\$13,200	\$13,860	Oct-2026	\$1,155
Taina Estime	416	238	0.5%	8/1/25	10/31/26	8/1/25 — 10/31/26	\$37.79	\$750	\$9,000	\$9,450	Aug-2026	\$788
SPINE CASE REVIEWS, LLC	417	401	0.9%	8/1/25	10/31/26	8/1/25 — 10/31/26	\$35.89	\$1,200	\$14,400	\$15,120	Aug-2026	\$1,260
VACANT	418	243	0.5%			—	\$0.00	\$0	\$0	\$7,289	Mar-2027	\$607
Total		46,462					\$28.15	\$109,005	\$1,308,059	\$1,526,993		
				Occupied Tenants: 97			Unoccupied Tenants: 19					
							Occupied GLA: 88.10%			Unoccupied GLA: 11.90%		
				Total Current Rents: \$110,780			Occupied Current Rents: \$110,780			Unoccupied Current Rents: \$0		

351 Plaza

Pompano Beach | FL



LEASE COMPARABLES

LEASE COMPARABLES



351 South Cypress Road, Pompano Beach, FL

Asking Rent	\$28.61/FS
Start Date	-
Building Area	46,462 SF
Built/Renov	1984/2026



3001 SW 10th St, Pompano Beach

Asking Rent	\$36.00/FS
Start Date	May-26
Building Area	45,600 SF
Built/Renov	2004/Feb 2024



1000 E Atlantic Blvd, Pompano Beach

Asking Rent	\$55.00/FS
Start Date	Apr-26
Building Area	16,661 SF
Built/Renov	1986/1987

LEASE COMPARABLES



1425 W Cypress Creek Rd, Fort Lauderdale

Asking Rent	\$30.00/FS
Start Date	Nov-25
Building Area	52,578 SF
Built/Renov	1984/2001



221 E Commercial Blvd, Lauderdale

Asking Rent	\$42.48/FS
Start Date	Jul-25
Building Area	160 SF
Built/Renov	1974/1988

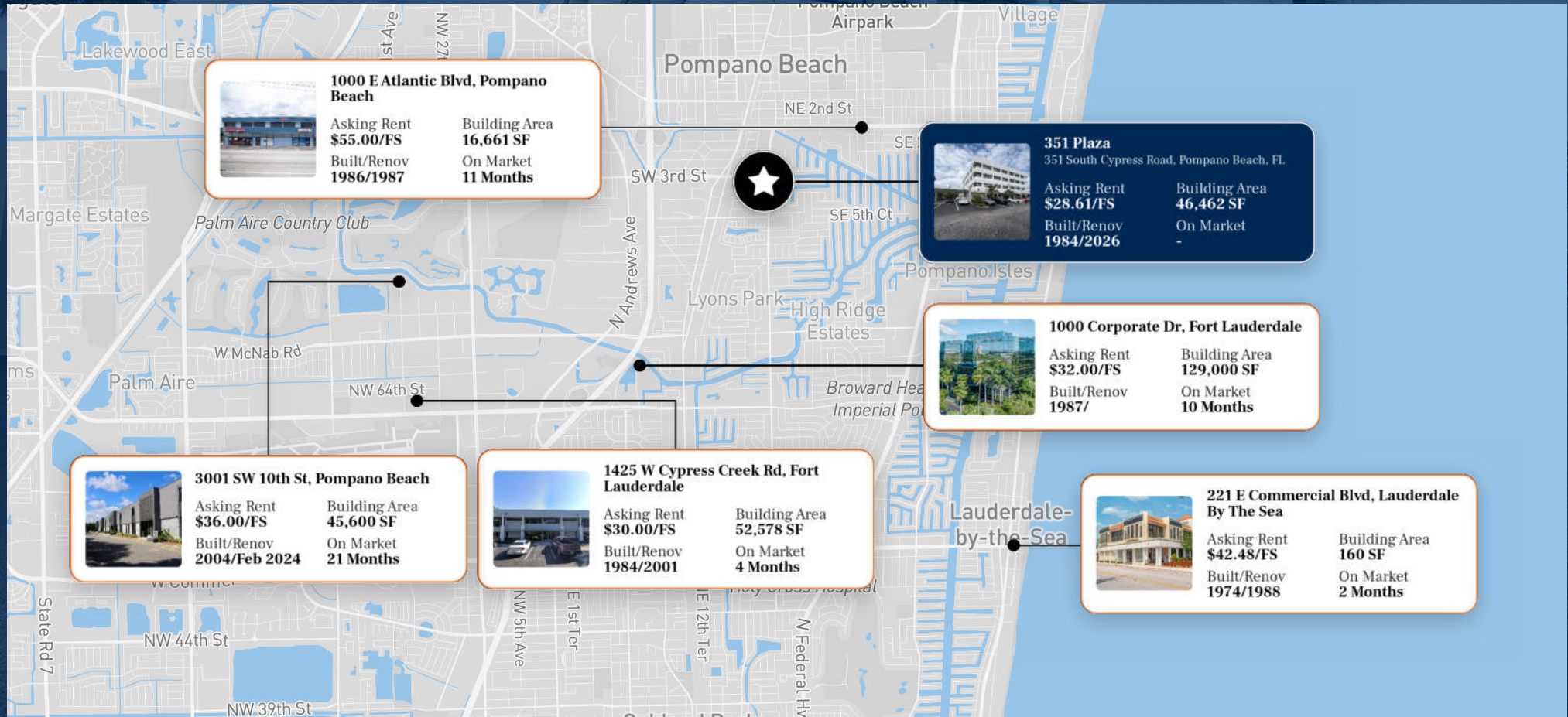


1000 Corporate Dr, Fort Lauderdale

Asking Rent	\$32.00/FS
Start Date	May-25
Building Area	129,000 SF
Built/Renov	1987/

LEASE COMPARABLES SUMMARY AND MAP

Address	Asking Rent	Start Date	On Market	Property Type	Building Area	Built/Renov
351 South Cypress Road Pompano Beach FL	28.61/FS	-	-	Office	46462 SF	1984/2026
3001 SW 10th St Pompano Beach	36.00/FS	May-26	21 Months	Industrial Class B	45,600 SF	2004/Feb 2024
1000 E Atlantic Blvd Pompano Beach	55.00/FS	Apr-26	11 Months	Office Class B	16,661 SF	1986/1987
1425 W Cypress Creek Rd Fort Lauderdale	30.00/FS	Nov-25	4 Months	Office Class B	52,578 SF	1984/2001
221 E Commercial Blvd Lauderdale By The Sea	42.48/FS	Jul-25	2 Months	Office Class C	160 SF	1974/1988
1000 Corporate Dr Fort Lauderdale	32.00/FS	May-25	10 Months	Office Class A	129,000 SF	1987/



351 Plaza

Pompano Beach | FL



SALES COMPARABLES

SALES COMPARABLES



351 Plaza



2000 Medical Building



American National Bank



Oakland 95 Office Plaza

Address	351 SCypress Rd, Pompano Beach, FL
Sale Date	-
Sale Price	\$11,200,000
Price/SF	\$241.06
RBA % Leased	88.10%
RBA	46,462 SF
Land Area	2.43 AC
Built	-

Address	2000 N Federal Hwy, Pompano Beach, FL
Sale Date	3/17/2025
Sale Price	\$2,625,000
Price/SF	\$253.11
RBA % Leased	100%
RBA	10,371 SF
Land Area	0.61 AC
Built	1979

Address	4301 N Federal Hwy, Fort Lauderdale, FL
Sale Date	5/1/2025
Sale Price	\$4,490,000
Price/SF	\$302.67
RBA % Leased	100%
RBA	14,830 SF
Land Area	1.02 AC
Built	1970

Address	1061 W Oakland Park Blvd, Oakland Park, FL
Sale Date	6/30/2025
Sale Price	\$3,875,000
Price/SF	\$293.56
RBA % Leased	0%
RBA	13,200 SF
Land Area	0.69 AC
Built	1974

SALES COMPARABLES



3536 N Federal Hwy



Coral Ridge Medical Plaza



Wilton Executive Suites



1540 S Federal Hwy

Address **3536 N Federal Hwy,
Fort Lauderdale, FL**

Sale Date **7/18/2025**

Sale Price **\$3,625,000**

Price/SF **\$287.71**

RBA % Leased **100%**

RBA **12,604 SF**

Land Area **1.01 AC**

Built **1975**

Address **5301 N Dixie Hwy, Fort
Lauderdale, FL**

Sale Date **11/24/2025**

Sale Price **\$6,100,000**

Price/SF **\$313.25**

RBA % Leased **100%**

RBA **19,473 SF**

Land Area **1.40 AC**

Built **1975**

Address **2312 Wilton Dr, Fort
Lauderdale, FL**

Sale Date **4/1/2026**

Sale Price **\$7,832,800**

Price/SF **\$492.69**

RBA % Leased **100%**

RBA **15,898 SF**

Land Area **0.71 AC**

Built **1974/2007**

Address **1540 S Federal Hwy,
Pompano Beach, FL**

Sale Date **6/28/2024**

Sale Price **\$5,525,000**

Price/SF **\$450.65**

RBA % Leased **40.00%**

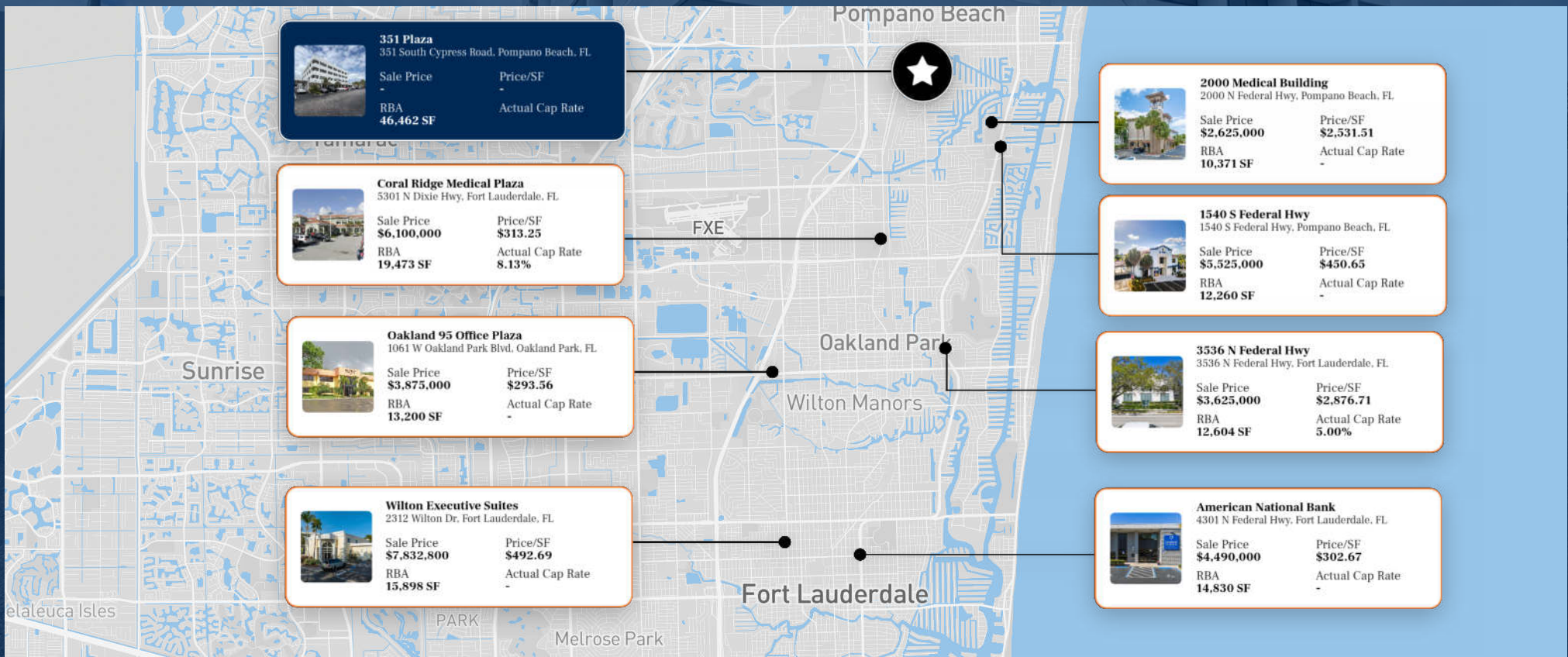
RBA **12,260 SF**

Land Area **1.07 AC**

Built **2012**

SALES COMPARABLES SUMMARY AND MAP

Address	Name	Sale Date	Sale Price	Price/SF	RBA % Leased	RBA	Land Area	Built
351 South Cypress Road Pompano Beach FL	351 Plaza	-	\$11,200,000	\$241.06	88.10%	46462 SF	2.43 AC	
2000 N Federal Hwy Pompano Beach FL	2000 Medical Building	3/17/2025	\$2,625,000	\$2,531.51	100%	10371 SF	0.61 AC	1979
4301 N Federal Hwy Fort Lauderdale FL	American National Bank	5/1/2025	\$4,490,000	\$302.67	100%	14830 SF	1.02 AC	1970
1061 W Oakland Park Blvd Oakland Park FL	Oakland 95 Office Plaza	6/30/2025	\$3,875,000	\$293.56	0%	13200 SF	0.69 AC	1974
3536 N Federal Hwy Fort Lauderdale FL	3536 N Federal Hwy	7/18/2025	\$3,625,000	\$2,876.71	100%	12604 SF	1.01 AC	1975
5301 N Dixie Hwy Fort Lauderdale FL	Coral Ridge Medical Plaza	11/24/2025	\$6,100,000	\$313.25	100%	19473 SF	1.40 AC	1975
2312 Wilton Dr Fort Lauderdale FL	Wilton Executive Suites	4/1/2026	\$7,832,800	\$492.69	100%	15898 SF	0.71 AC	1974/2007
1540 S Federal Hwy Pompano Beach FL	1540 S Federal Hwy	6/28/2024	\$5,525,000	\$450.65	40.00%	12260 SF	1.07 AC	2012



351 Plaza

Pompano Beach | FL



MARKET OVERVIEW

POMPANO BEACH OFFICE MARKET HIGHLIGHTS



Industrial Hub

Pompano Beach is home to over 28 million square feet of industrial space, making it a key player in South Florida's logistics and distribution sectors. The city hosts two Amazon distribution centers, underscoring its importance to global supply chains.



Economic Growth

The city has seen consistent economic growth, driven by strong demand in industrial, retail, and real estate sectors. Pompano Beach's expanding business environment continues to attract new investments and support job creation.



Residential Development

Pompano Beach is experiencing significant residential growth, with numerous new developments aimed at meeting rising demand. The city's revitalized areas offer a mix of luxury apartments and affordable housing options.



Thriving Tourism Industry

Pompano Beach draws over 2.6 million visitors annually, contributing to its robust tourism economy. Its beaches, parks, and growing entertainment options make it a popular destination for both leisure and business travelers.



Sustainability & Infrastructure

Pompano Beach is committed to sustainable development, with ongoing infrastructure improvements to support its growing population. The city focuses on green initiatives to maintain its high quality of life and attract future investments.



Pompano Beach Revitalization Projects

Upcoming developments like the McNab House & Gardens restoration, beachfront improvements, and the completion of Old Town Square in May 2024 are transforming the city. These projects aim to enhance local amenities, restore historic sites, and boost the area's residential and commercial appeal.

POMPANO BEACH BY THE NUMBERS

16.2%

Overall Broward County
office vacancy rate
as of Q1 2026

70 BPS

Vacancy reduction in Pompano
Beach (and select suburban
nodes) during 2025

0.7%

Office vacancy range reported historically
for the greater South Florida office market
over four consecutive quarters

MAJOR NEW DEVELOPMENTS



The Pomp: A massive 223-acre mixed-use project on the former harness track site. It is anchored by the Harrah's Pompano Beach casino and includes:

- **Live! at The Pomp:** A dining and entertainment district with venues like Sports & Social and PBR Cowboy Bar.
- **Retail & Commercial:** A new Costco (expected Fall 2027) and over 1.3 million sq. ft. of retail space.
- **Residential & Office:** 4,000 luxury apartments and 1.35 million sq. ft. of Class A office space.
- **Existing Attractions:** Topgolf Pompano Beach, which opened in late 2023.



The New Downtown: A 70-acre "Smart City" hub designed for innovation and walkability. It will integrate residential, commercial, and cultural spaces, including a new City Hall.



Fishing Village & Pier: A 6-acre beachfront redevelopment that transformed the area into a world-class destination with upscale dining (Baresco), retail (Salt Life), and a state-of-the-art parking garage.

POMPANO BEACH ECONOMIC ACTIVITY & INDUSTRIES

2.6M

VISITORS IN 2024 - RECORD HIGH

1.6B

ANNUAL ECONOMIC IMPACT (TOURISM)

5,500

JOBS SUPPORTED BY TOURISM AND RETAIL

1.3B

ANNUAL ECONOMIC IMPACT (RETAIL AND REAL
ESTATE)

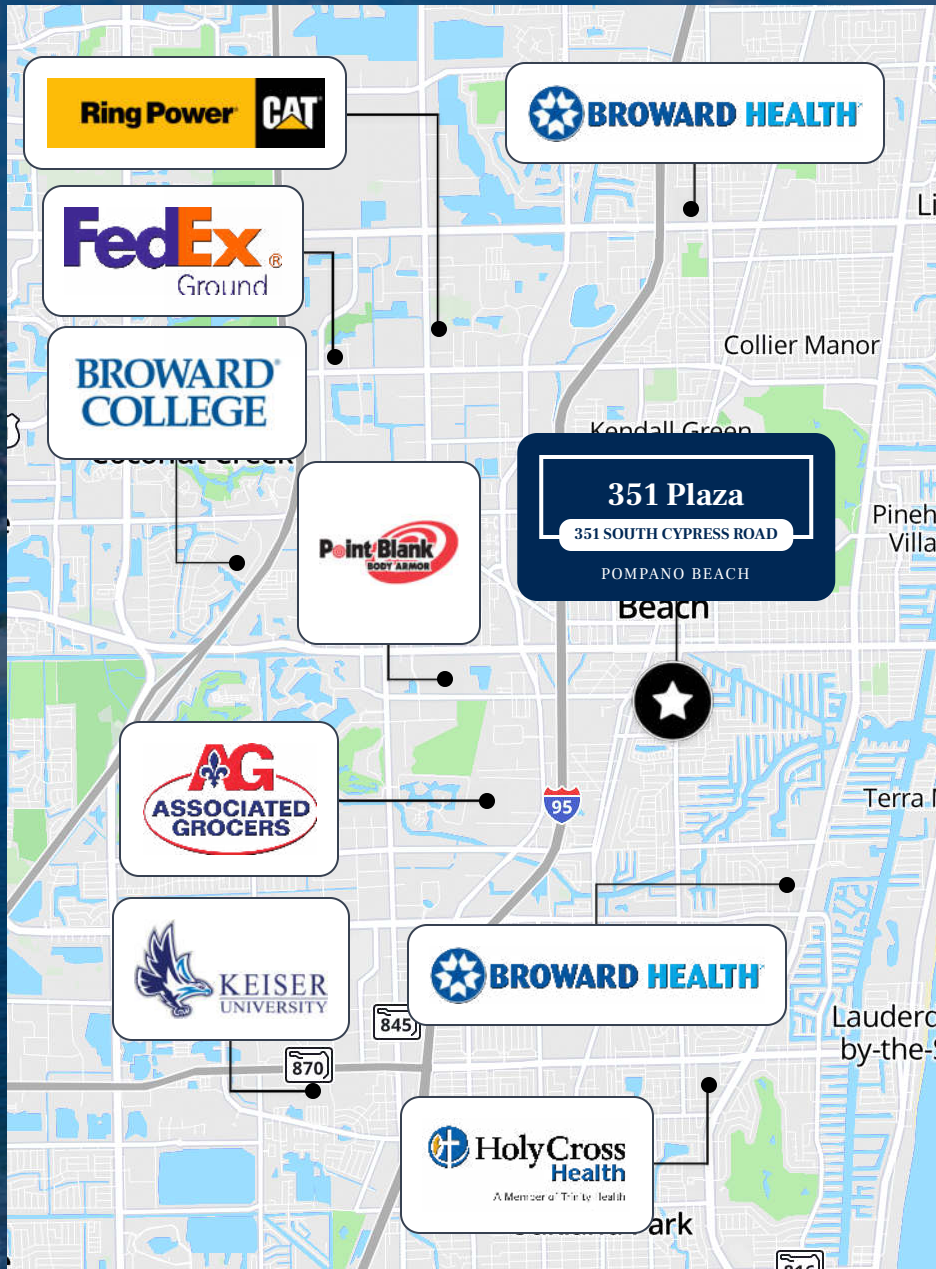
**Healthcare, Technology,
Construction, and Logistics**

STRONG WORKFORCE GROWTH

Source: Pompano Beach Economic Development Council, 2024



MAJOR EMPLOYERS



The subject property is situated within a robust and highly diversified employment landscape, underpinned by major economic anchors in non-cyclical sectors. The area's economic resilience is significantly enhanced by a formidable healthcare presence, including major hospital systems like Broward Health North and Holy Cross Health, which provide a stable employment base. This is complemented by a strong educational sector, with institutions such as Keiser University and Broward College fostering a skilled labor pool for local businesses. Furthermore, the market benefits from its position as a strategic logistics and distribution hub, evidenced by the significant operations of national corporations like FedEx Ground and Associated Grocers. The presence of specialized firms such as Point Blank Body Armor further diversifies the industrial base, contributing to a dynamic and stable economic environment poised for sustained growth.

Employer	Industry	Employees	Distance
Keiser University	Education	4,000	5.9 mi
Broward College	Education	3,500	4.8 mi
Holy Cross Hospital	Healthcare	3,000	2.9 mi
Broward Health North	Healthcare	2,000	5.0 mi
Point Blank Enterprises	Aerospace & Defense	1,300	1.9 mi
Broward Health Imperial Point	Healthcare	1,000	2.6 mi
Walmart Distribution Center	Logistics	800	4.3 mi
Associated Grocers of Florida	Retail & Wholesale	500	2.5 mi
FedEx Ship Center	Logistics	500	5.6 mi

POMPANO BEACH ECONOMIC OVERVIEW

~2.9% UNEMPLOYMENT

POMPANO BEACH'S UNEMPLOYMENT RATE REMAINED LOW AT 2.9% IN JUNE 2025, WELL BELOW THE NATIONAL AVERAGE, INDICATING A HEALTHY AND THRIVING LOCAL WORKFORCE.

~10,000 JOBS ADDED

POMPANO BEACH ADDED APPROXIMATELY 10,000 JOBS BY DECEMBER 2024, WITH STRONG GROWTH IN SECTORS SUCH AS HEALTHCARE, CONSTRUCTION, AND TECHNOLOGY.

~53,000 WORKERS

POMPANO BEACH'S WORKFORCE TOTALS 53,000 WORKERS, SUPPORTING A DIVERSE, DYNAMIC LOCAL ECONOMY WITH STRONG GROWTH POTENTIAL.

~2.6M VISITORS

POMPANO BEACH CONTINUES TO ATTRACT TOURISTS, WITH AN ESTIMATED 2.6 MILLION VISITORS IN 2024.

~2M SF COMMERCIAL

POMPANO BEACH IS HOME TO OVER 2 MILLION SQUARE FEET OF OFFICE AND RETAIL SPACE REFLECTING ONGOING DEMAND IN THE COMMERCIAL REAL ESTATE SECTOR.

~\$3.5B ECONOMIC IMPACT

THE POMPANO BEACH AREA SAW OVER \$3.5 BILLION IN ECONOMIC ACTIVITY, DRIVEN BY BUSINESS GROWTH, AND TOURISM,

POMPANO POPULATION GROWTH FUELS DEMAND

POMPANO BEACH POPULATION

118,110

2024 Population

↗8.23%

Growth Since 2020

1.28%

Annual Growth Rate

INCOME & DEMOGRAPHICS

\$72,224

Median Household Income

75.1%

Professional Workforce

41.9 Years

Median Age

LUXURY CONDO PIPELINE

\$91,566

Average Income

4,000 Units

Planned Residences

200,000↗ VPD

I-95 Traffic

PROFESSIONAL SERVICES DEMAND

1,500 Units

Innovation District
Residences

92 Luxury Units

Waldorf Astoria
Condos

64,300 VPD

Atlantic Blvd
Traffic

POMPANO BEACH EDUCATION & GROWTH OVERVIEW



Pompano Beach is home to top-rated public schools

Pompano Beach is part of the Broward County Public Schools (BCPS) district, one of the largest in Florida, serving over 270,000 students across more than 200 schools.



Pompano Beach is home to highly ranked private schools

Including schools such as:

- The Pine Crest School
- Saint Andrew's School



The Broward County Public Schools (BCPS) district

BCPS is one of the largest school districts in the U.S., ranking among the top 10 largest districts in the nation, with over 270,000 students and a reputation for strong academic performance.



Pompano Beach boasts some of the top private schools in Florida

- The Pine Crest School (Ranked #2 in Florida)
- Saint Andrew's School (Ranked #7 in Florida)



351 South Cypress Road

351 South Cypress Road, Pompano Beach, FL

ADVISORY TEAM

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