



FOR LEASE

27 NW 3rd Ave
Hallandale Beach, FL 33009



EXECUTIVE SUMMARY

27 NW 3RD AVE, HALLANDALE BEACH, FL 33009

APEX Capital Realty is proud to present the opportunity to lease a turnkey office/showroom space that has been fully renovated and offers ample parking. Located east of I-95 and just a few blocks away from A1A.

Midway between Miami and Fort Lauderdale, the property provides easy access to all major roads and highways including I-95, US-1, Dixie Hwy and A1A.

The property is surrounded by existing businesses, upcoming projects and rapidly growing foot traffic. Ideal for retail, creative office, or showroom. This property sits just blocks away from Gulfstream Park with retailers such as Crate & Barrel, The Knife, West Elm, Chick Fil A, Publix, Petco, Whole Foods, Best Buy, The Carousel Club, and many more.

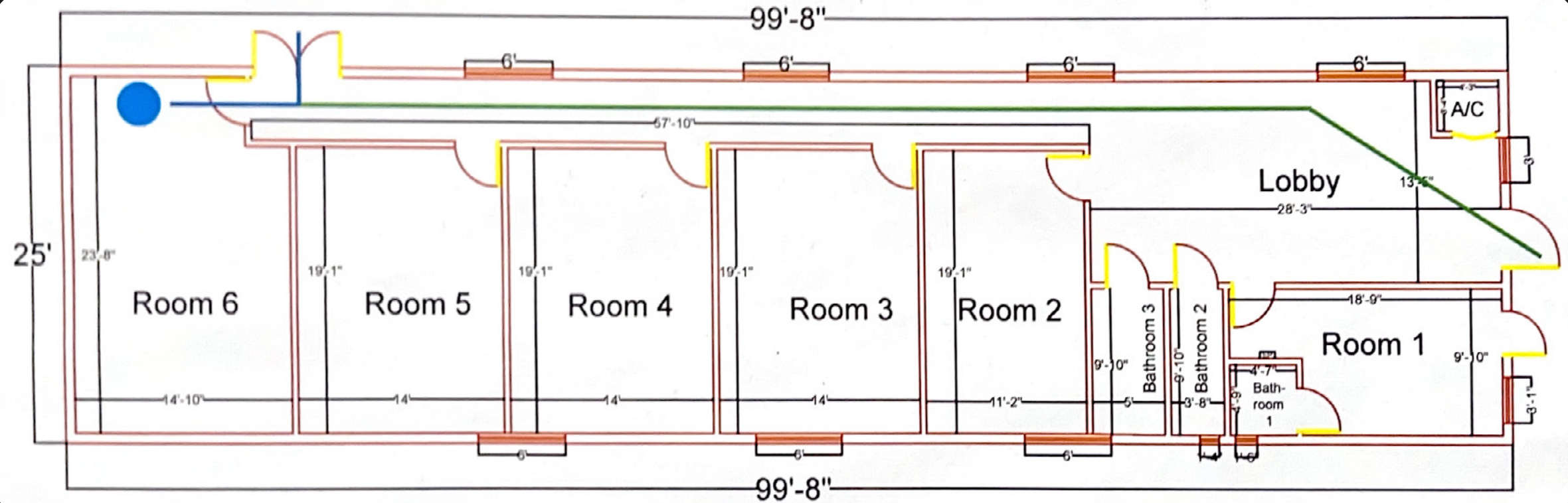
SPACE HIGHLIGHTS

- Currently Subdivided into 6 Spaces and a Lobby/Reception area
- 13 Dedicated Parking Spaces
- 3 Bathrooms
- Central AC
- Plenty of Natural Light
- Polished Concrete Floors



SPACE SIZE	2,500 SF
LOT SF	40,429 SF
SPACE USES	Office, Showroom, Retail
ZONING	BG - General Business District
PARKING	50 Shared Spaces
TRAFFIC COUNT	56,576 VPD
ASKING PRICE	\$28 PSF NNN

FLOOR PLAN



MAXIMUM CAPACITY

- FACILITY: 110
- ROOM 6: 20



YOU ARE HERE

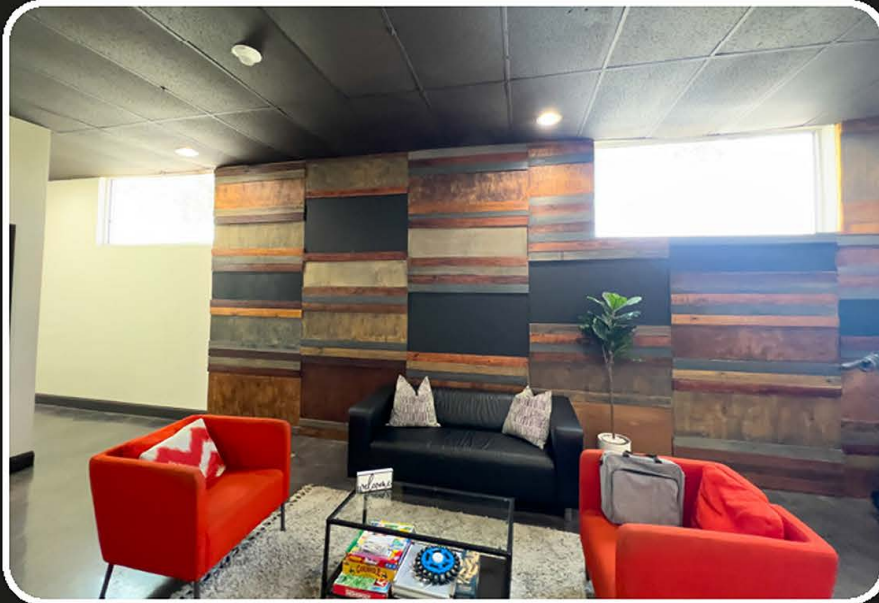


PRIMARY EXIT

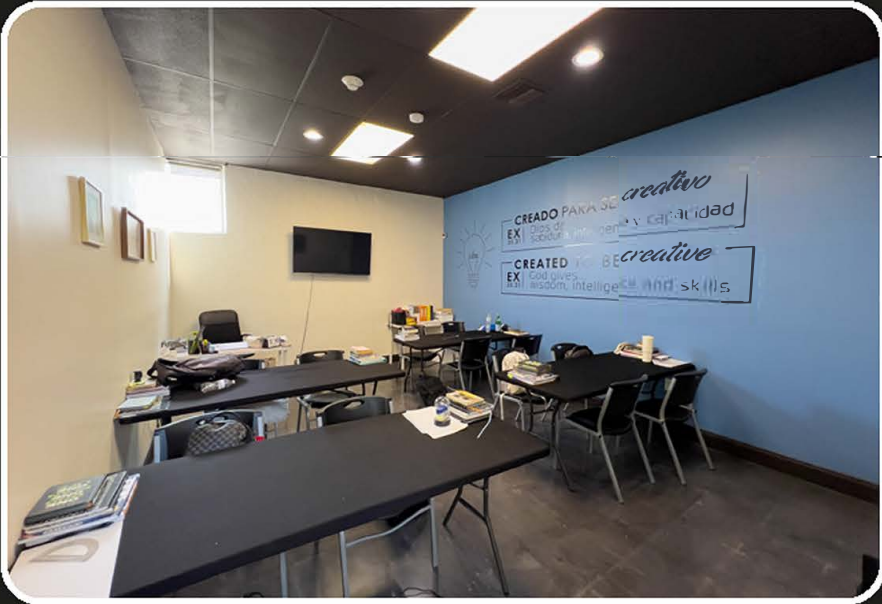
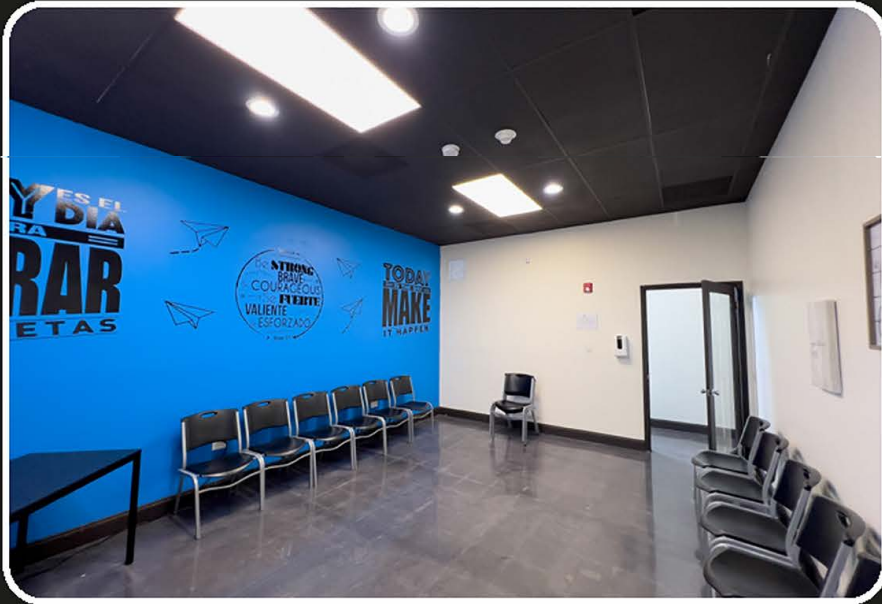
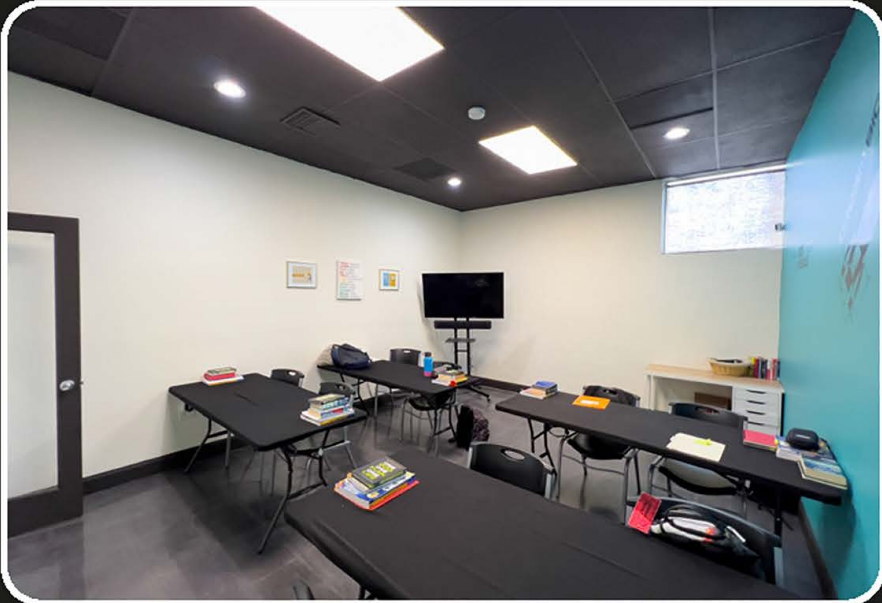
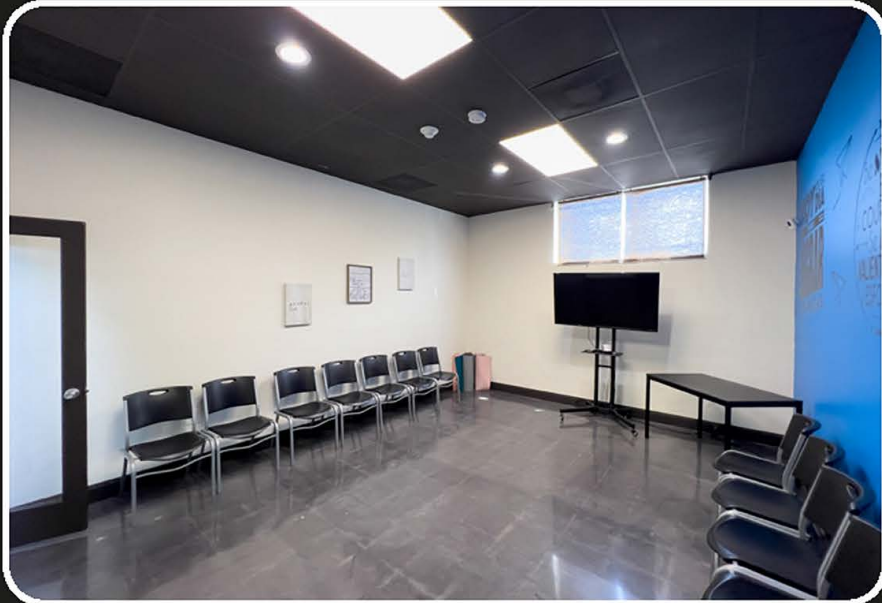


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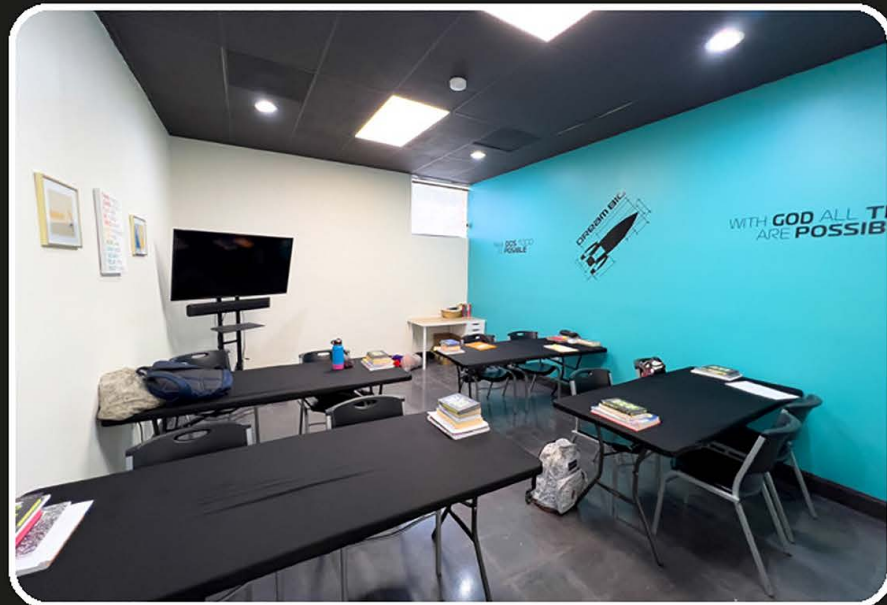
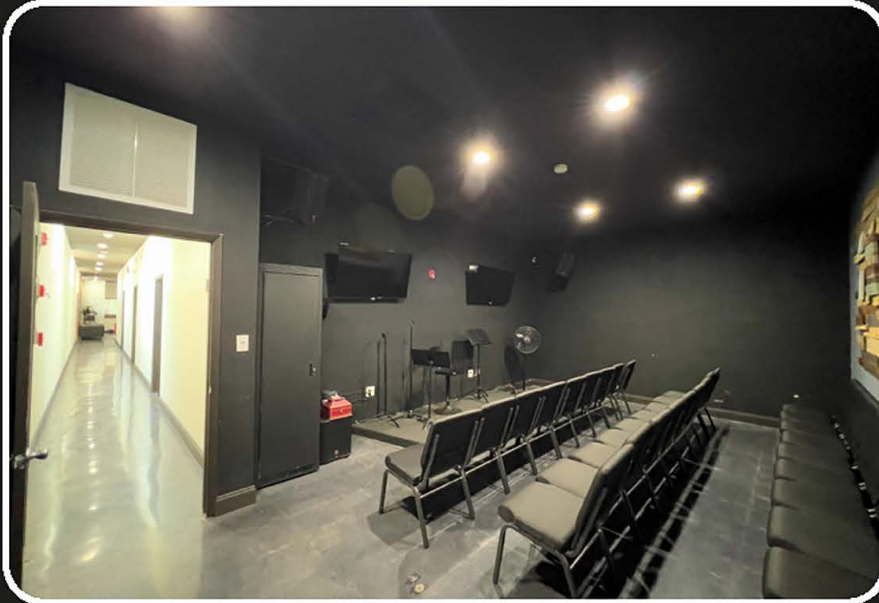
INTERIOR PHOTOS



INTERIOR PHOTOS



INTERIOR PHOTOS



BIRD'S EYE VIEW



ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



CONTACT US

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