



**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



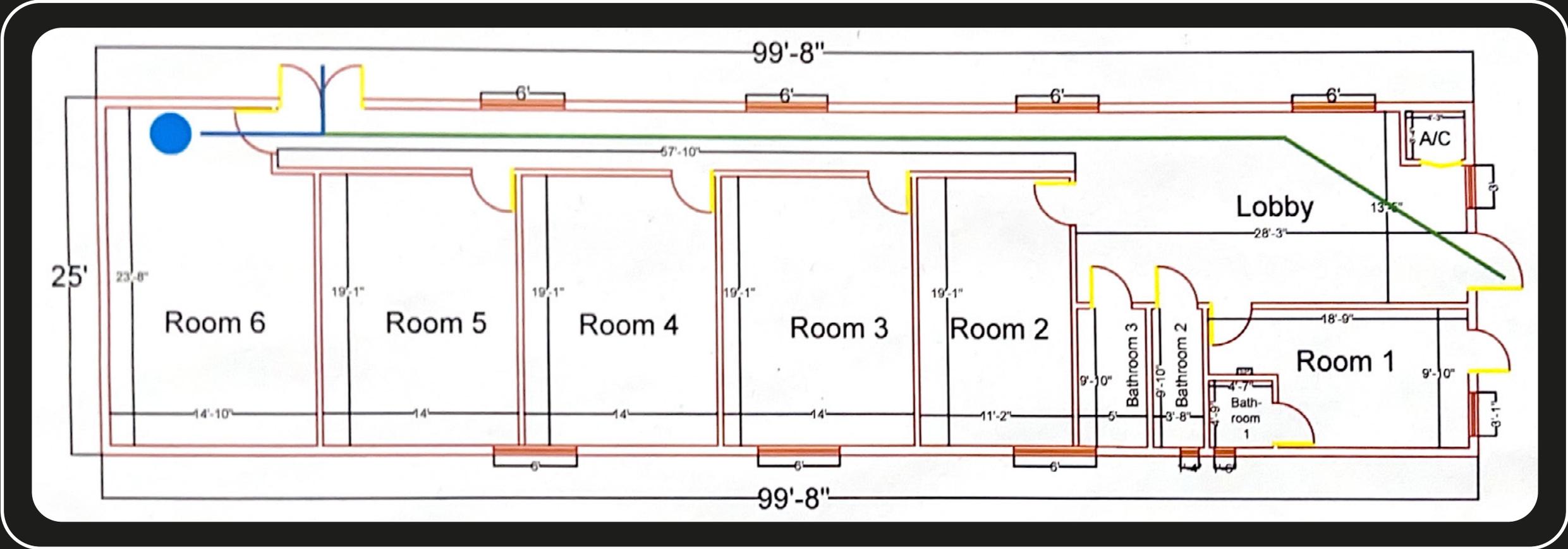
<b>SPACE SIZE</b>	2,500 SF
<b>LOT SF</b>	40,429 SF
<b>SPACE USES</b>	Office, Showroom, Retail
<b>ZONING</b>	BG - General Business District
<b>PARKING</b>	50 Shared Spaces
<b>TRAFFIC COUNT</b>	56,576 VPD
<b>ASKING PRICE</b>	<b>\$28 PSF NNN</b>



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.  
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# FLOOR PLAN

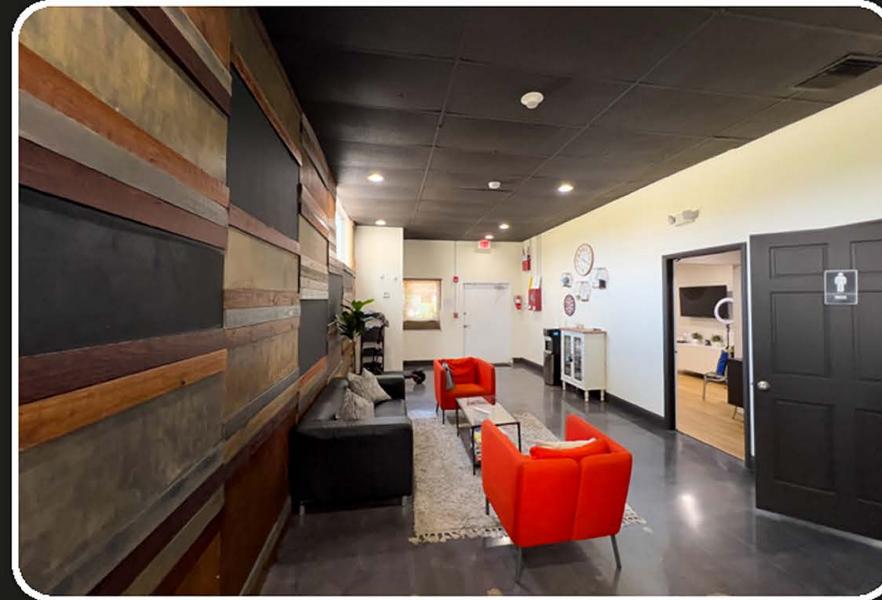
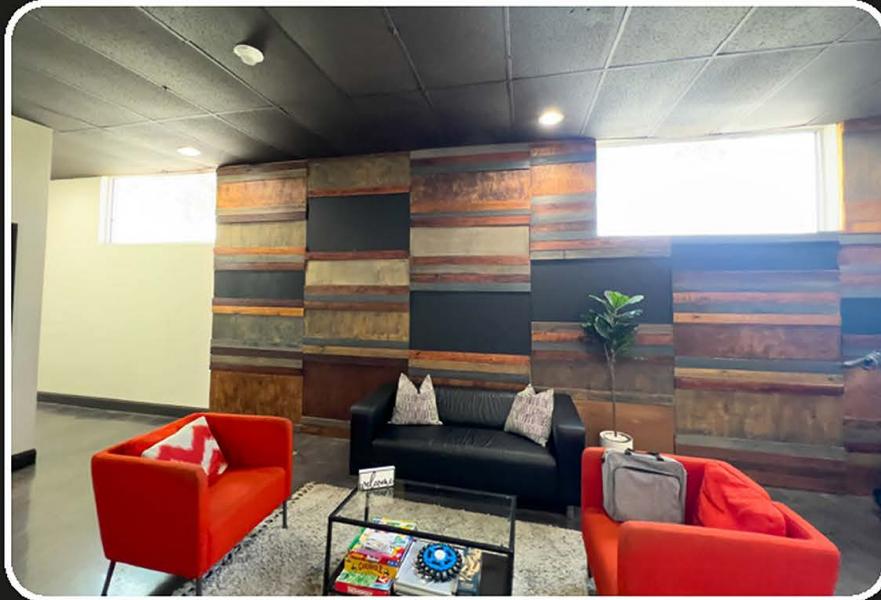


**MAXIMUM CAPACITY**

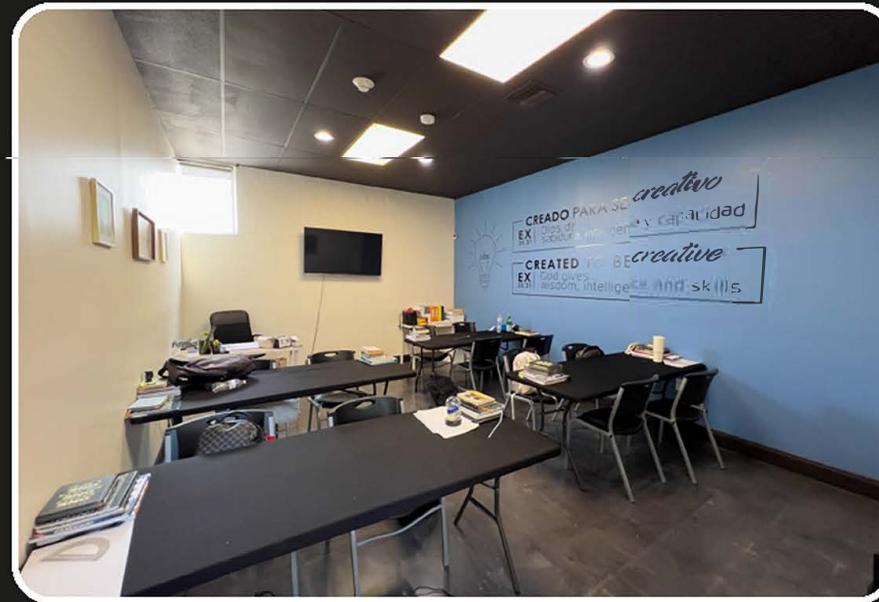
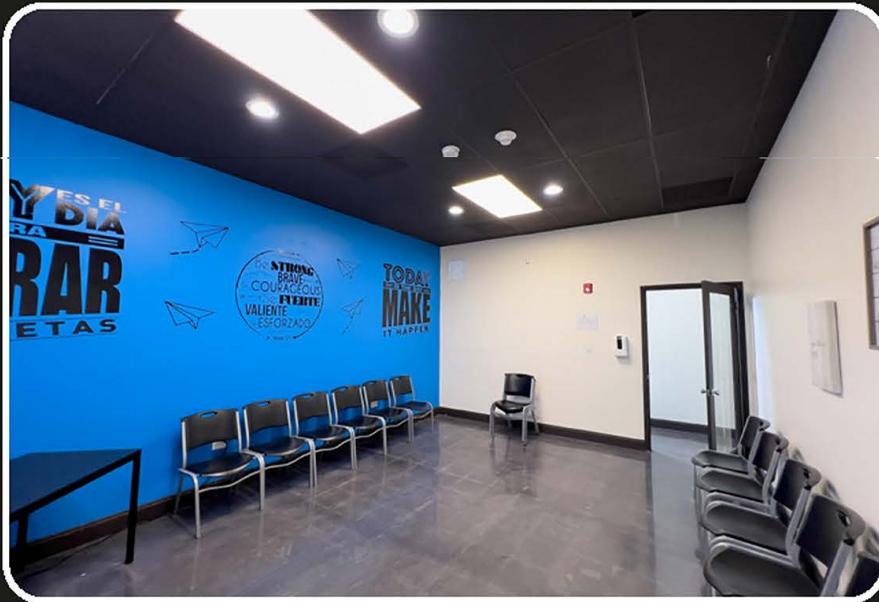
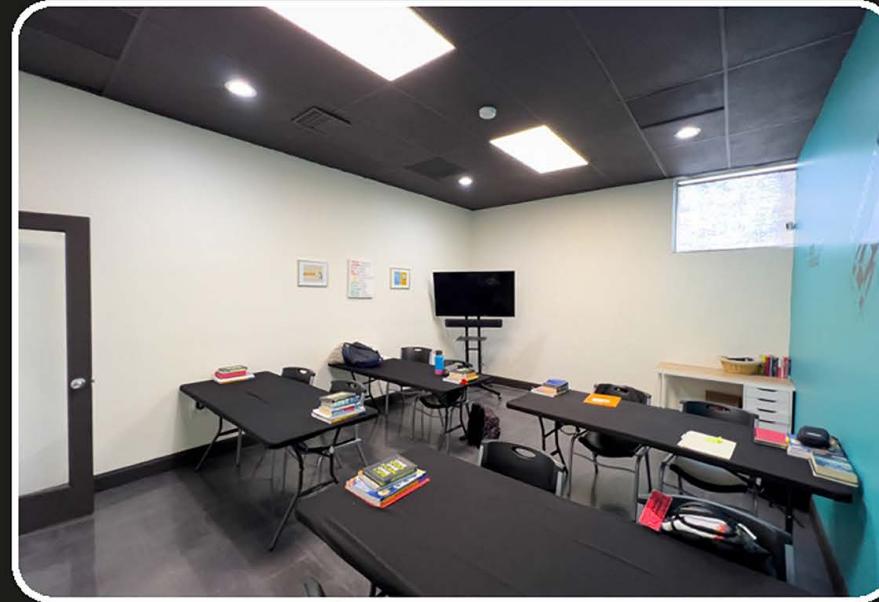
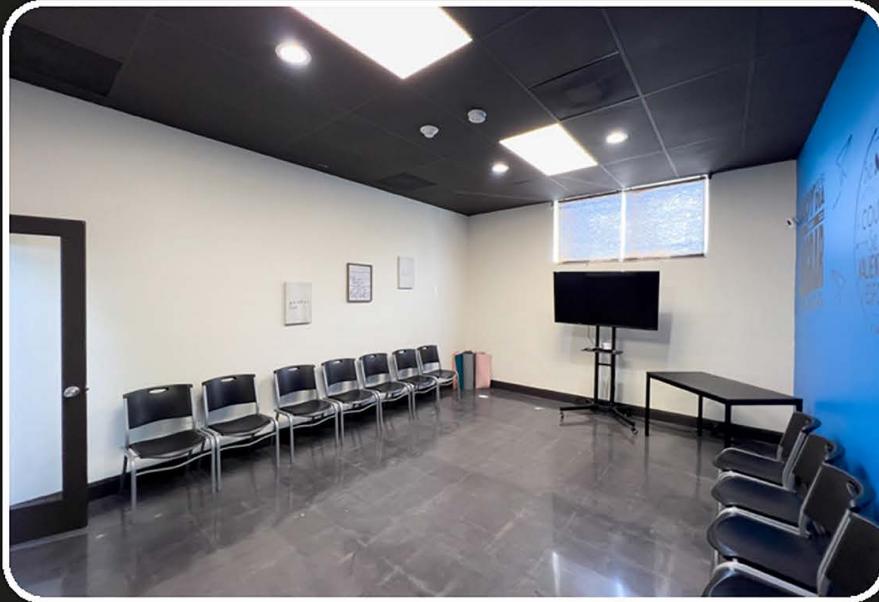
- FACILITY: 110
- ROOM 6: 20

- YOU ARE HERE
- PRIMARY EXIT
- SECONDARY EXIT

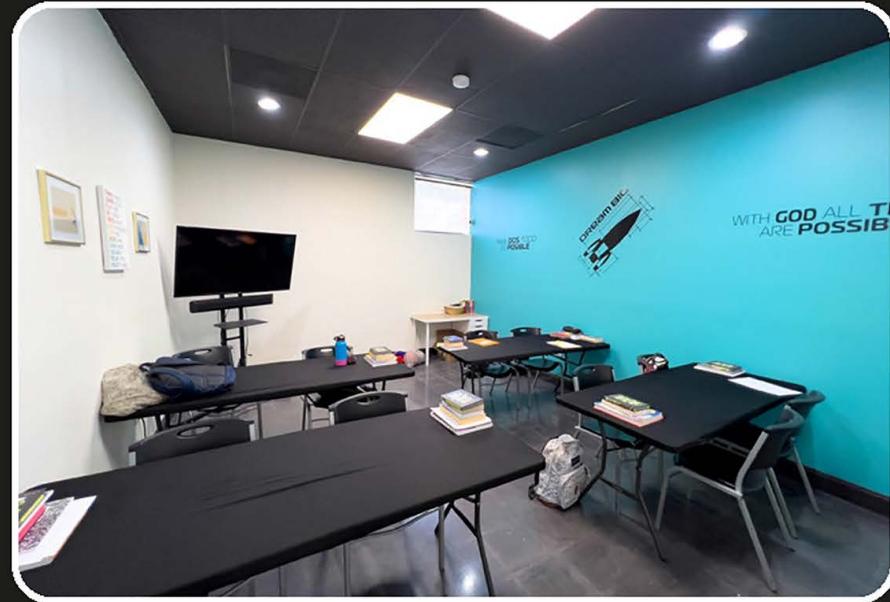
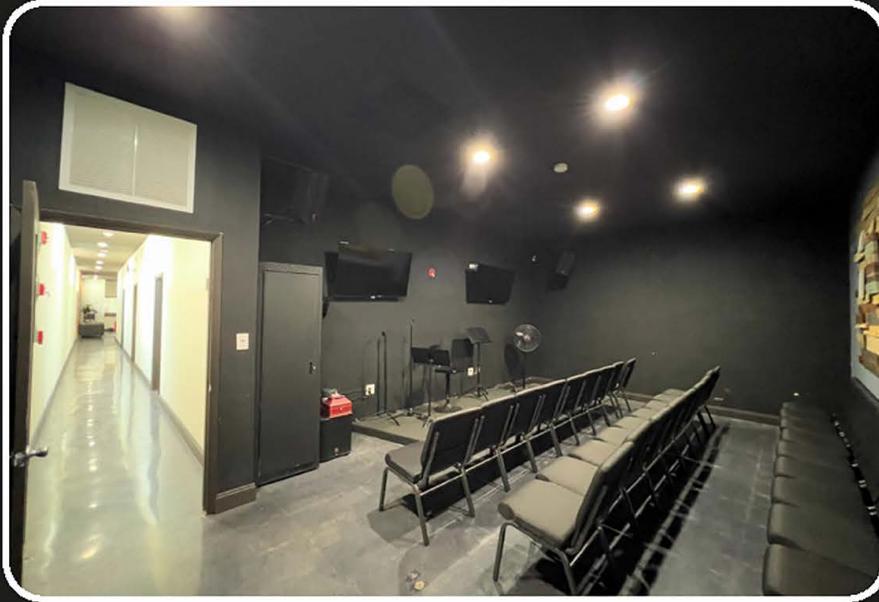
# INTERIOR PHOTOS



# 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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