

**PRAKAS
& CO.**

Florida's Premier Restaurant Broker



**POMPAÑO FISHING VILLAGE
1ST GEN RESTAURANT SPACE**

1,500-6,000 SF AVAILABLE



FOR LEASE

3405 Pier Blvd Pompano Beach, FL 33062

Retail / Restaurant Space FOR LEASE

3405 Pier Blvd Pompano Beach, FL 33062

DETAILED INFORMATION

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- Location: Pompano Beach Fishing Village
- Building SF: 1,500 - 6,000 SF of Divisible Space
- Lease Expiration: 10 Year Base - With (2) 5 Year options
- Patio: Patio seating available
- Parking: Ample - 700 parking spaces above in the garage
- Delivery: Landlord will deliver space as a warm vanilla shell with ALL Utilities stubbed (Grease Trap installed - Gas - Electric Stubbed - Plumbing & installing a demising wall for each tenant.
- Tenant Allowance & Free Rent: Must be negotiated
- SEEKING SUSHI- COFFEE / DESSERT - SPORTS BAR - WINE LOUNGE - COMEDY CLUB - BEACH CAFE - BEIRGARDEN - ITALIAN CONCEPTS
- Neighboring Tenants include: Oceanic - Lucky Fish - Pompano Beach House - Kilwins Ice-cream - Cannoli Kitchen Pizza - BurgerFi - Alvins Island (Retail Surf Shop)
- Rare South Florida \$100 Million oceanfront development that has added a renovated and raised 24/7 operating fishing pier and boardwalk.

**ASKING
\$55 PSF
NNN.**

OPEX - \$12.69



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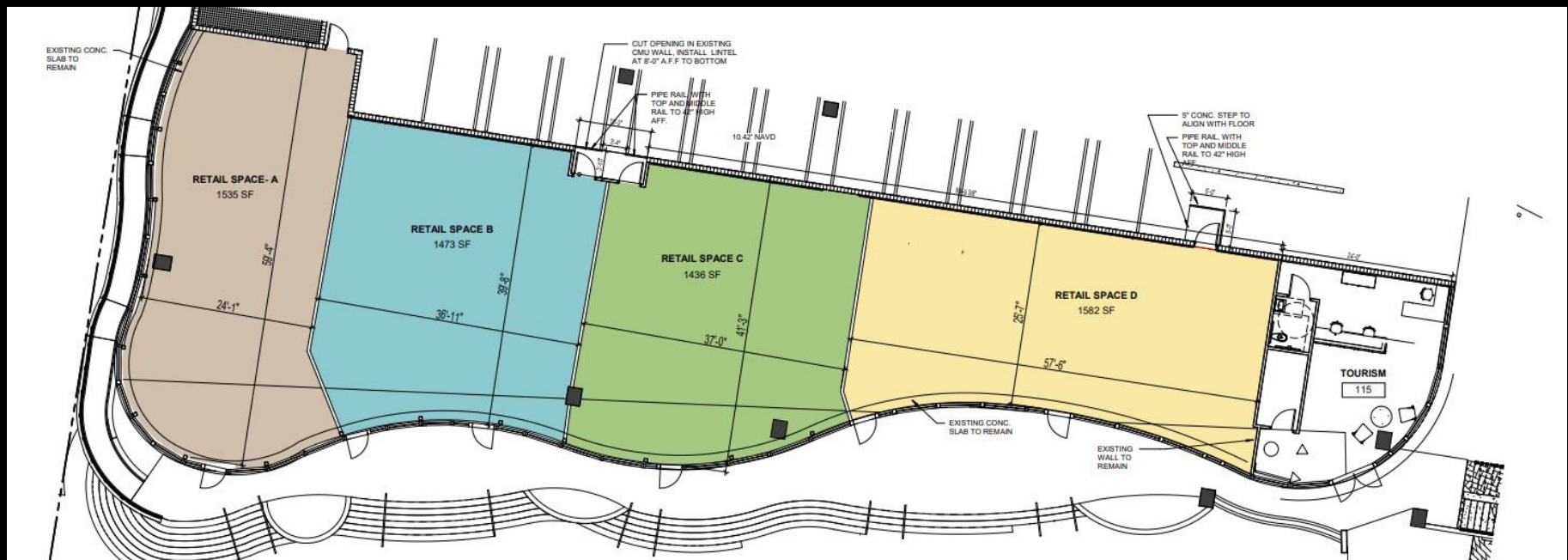


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FOR LEASE

Pompano Fishing Village - Parking Garage Restaurant & Retail Space

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For full information please contact:

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