

3500 GATEWAY DRIVE - DENNY BUILDING

FOR LEASE



3500 Gateway Drive, Pompano Beach, FL 33369

- **2-Story 15,500 sf Class “B” Office Building**
- **Close proximity to I-95**
- **Renovated common areas**
- **New roof**
- **Short distance to Palm Aire Country Club and Publix**

ROWLEY GROUP, LLC

**5900 N ANDREWS AVE.
SUITE 626
FT. LAUDERDALE
FLORIDA 33309**

ROWLEYGROUP.NET

**Brett Rowley
Associate**

**BRowley@rowleygroup.net
(954) 938-1804**

ROWLEY
GROUP

3500 Gateway Drive - Denny Building Fact Sheet

PROPERTY: 3500 Gateway Drive
Pompano Beach, FL 33369

SIZE: 15,500 sf

FLOORS: Two (2)

RENT: \$16.50 gross

PARKING RATIO: 4/1000

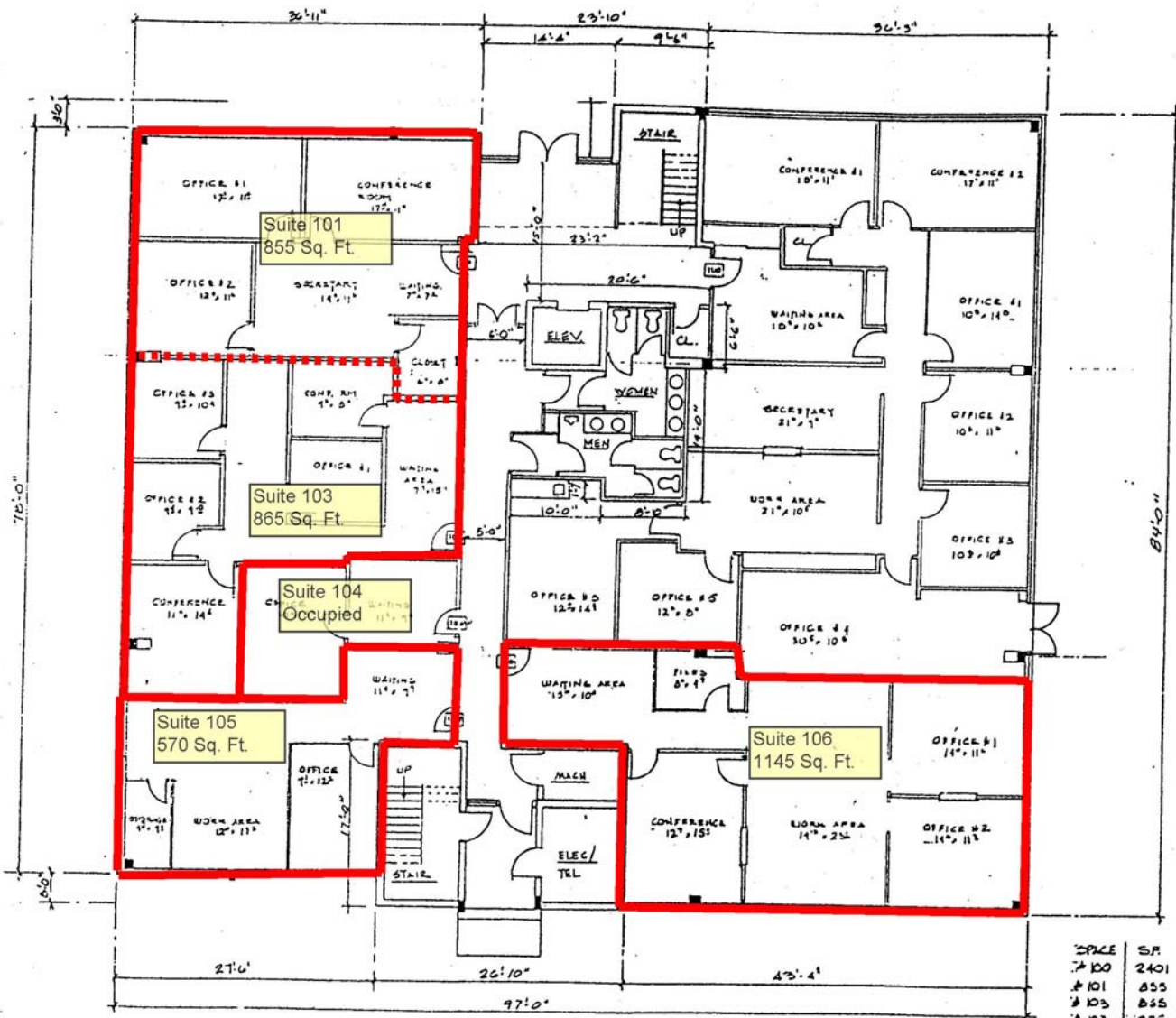
AVAILABLE SPACES:	Suite	Floor	RSF	
	101	1st	855	} contiguous
	103	1st	865	
	106	1st	1,145	
	205	2nd	1,110	

Brett Rowley
Associate
BRowley@rowleygroup.net
(954) 938-1804

www.rowleygroup.net

ROWLEY
GROUP

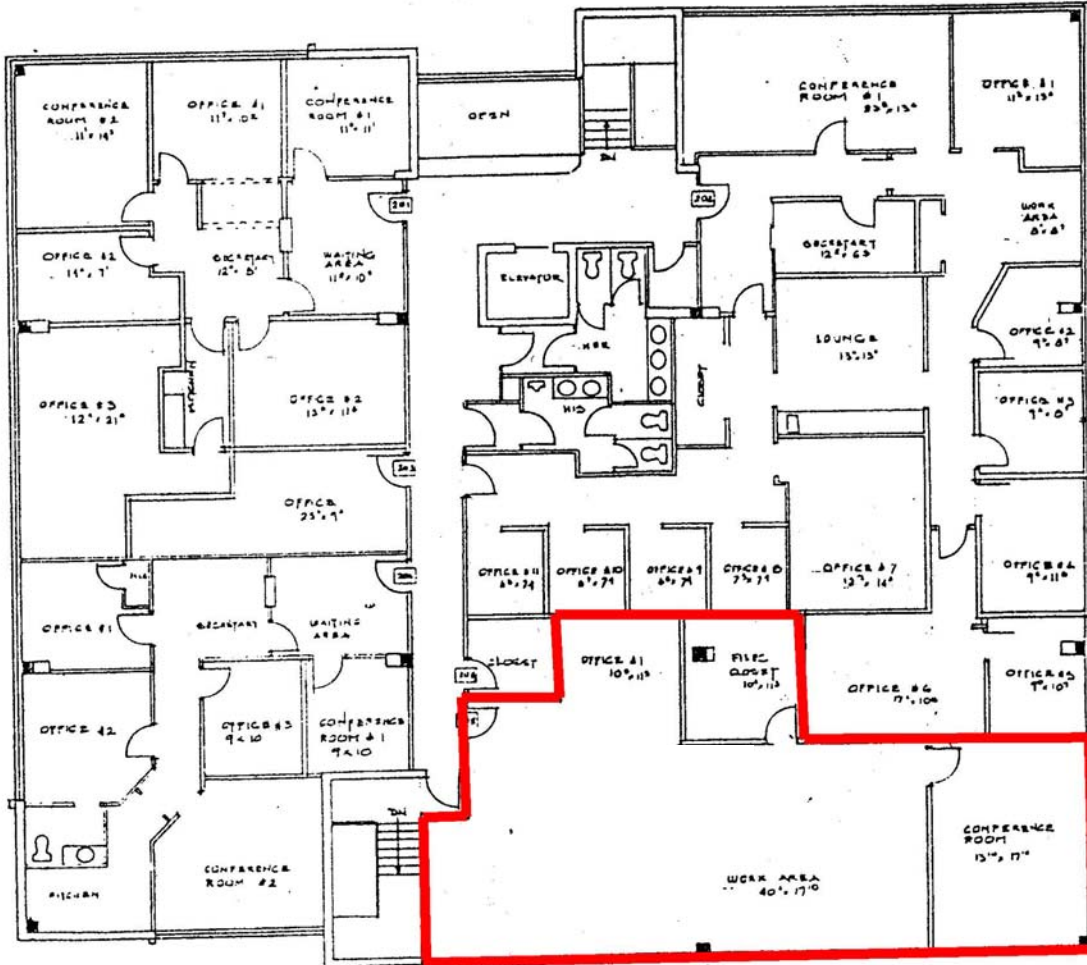
1st Floor
Suite 101 - 855 sf, Suite 103 - 865 sf, Suite 105 - 570 sf, Suite 106 - 1,145 sf



FIRST FLOOR PLAN

SPACE	SF	1ST FLOOR
# 100	2401	
# 101	855	
# 103	865	
# 104	275	
# 105	570	
# 106	1145	
TOTAL	6111	
CONTRIBUTION	7764	27.27%
GRAND TOTAL		7875 SF

2nd Floor
Suite 205 - 1,110 sf



SECOND FLOOR PLAN