



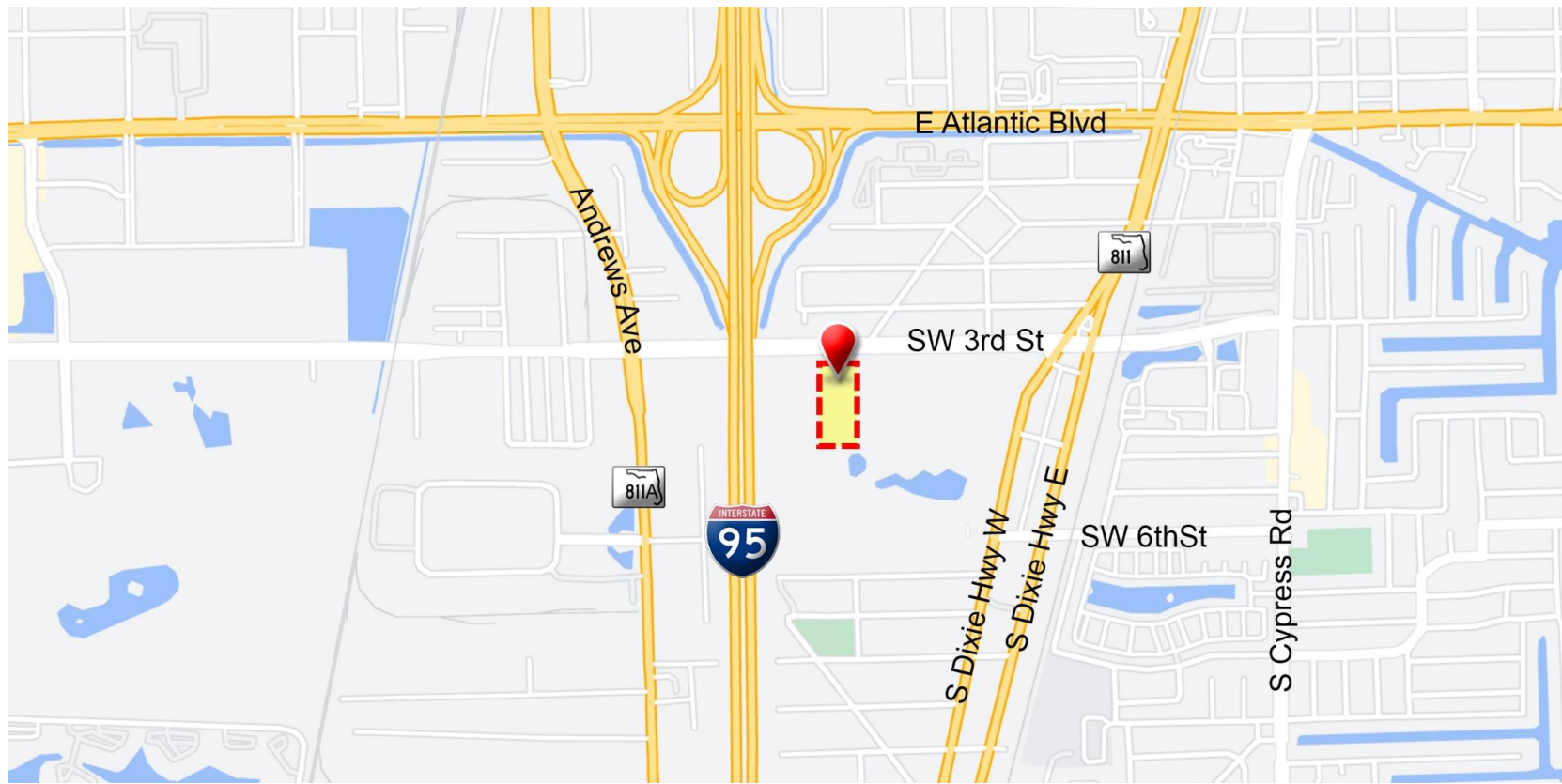
**670 SF – 4,330 SF OF BUILT OUT OFFICE SPACE  
AVAILABLE FOR LEASE**

Clint Casey  
m: 954-684-2686  
[clint@rotellagroup.com](mailto:clint@rotellagroup.com)

Michael Rotella  
m: 954-802-3203  
[mike@rotellagroup.com](mailto:mike@rotellagroup.com)

Office: 954-568-9015  
[www.rotellagroup.com](http://www.rotellagroup.com)

**The Rotella Group Inc.**  
COMMERCIAL REAL ESTATE



2023 DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
EST POPULATION	16,499	62,505	123,662
AVG HH INCOME	\$72,362	\$82,540	\$94,481
MEDIAN AGE	40.2	42.8	48.1
TOTAL BUSINESSES	1,640	5,282	13,052
TOTAL DAYTIME POP	20,410	79,719	167,418

Source: experian

TRAFFIC COUNTS 2023 AADT	
DIXIE HWY	13,000
SW 3 <sup>rd</sup> ST	10,500



Source: FDOT

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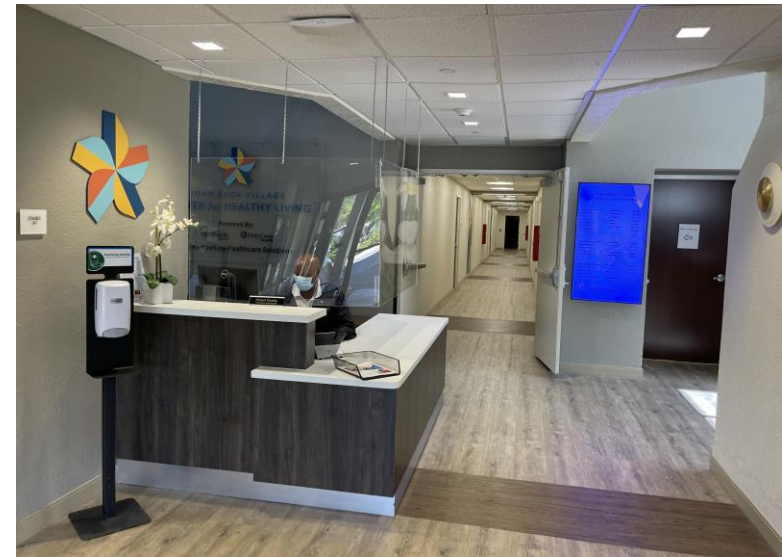
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*The Rotella Group has been retained as the exclusive agent for the lease of Multiple built out office space the 3-story office building located at 550 SW 6<sup>th</sup> St, Pompano Beach, Broward County in the Southeast Florida Market.*

- 2 Elevators (accommodate a gurney)
- Card key entry for after hours
- Landlord services HVAC
- Water, electric & janitorial/garbage included in CAM
- On campus of John Knox Village with over 1,400 seniors
- Free valet for residences to and from MOB
- Generator runs life safety and elevator
- Tenants will be featured in John Knox Newsletter
- 6 minutes to I 95
- 10 minutes to Imperial Point Hospital
- 15 minutes to Holy Cross
- On site building security guard
- Video surveillance

**LEASE RATE: \$26.50 FULL SERVICE**



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Doctors Directory

100	John Hopkins Clinic	3,470
106	AVAILABLE FOR RENT	1,781
102	Dr. Herman / Urologist	867
104	AVAILABLE FOR RENT	867
108	AVAILABLE FOR RENT	1,689
201/202	Human Resources	4,337
200	Nightingale Home HC	1,301
203	George Edwards	1,370
204-A	AVAILABLE FOR RENT	784
204-B	IT Department	881
300	AVAILABLE FOR RENT	3,470
304	Dr. Rose	867
305	Dr. Herman / Urologist	4,062



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SUITE 104



- 867 SF
- 3 exam rooms
- Reception area
- Waiting room
- Lab
- Kitchen



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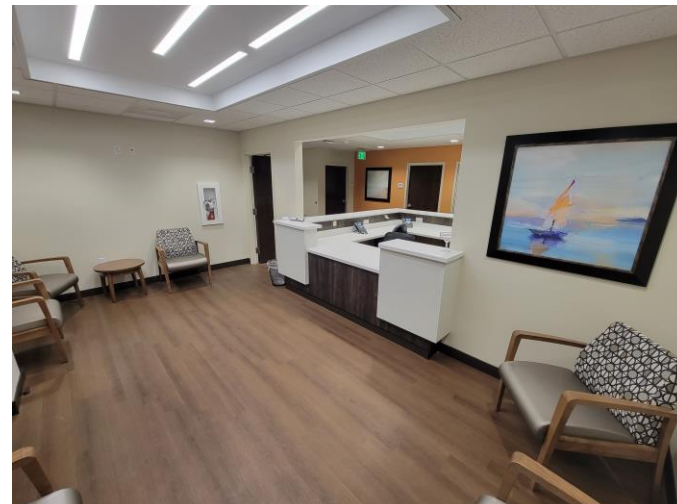
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SUITE 106



- 1,781 SF
- Furnished exam rooms
- Waiting area furnished
- Reception furnished
- Hearing booth
- Lab area
- Clean and modern



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**SUITE 108**



- 1,689 SF
- 3 exam rooms
- Lab area
- Nurses station
- Reception
- Waiting room
- 1 restroom



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SUITE 204-A & B

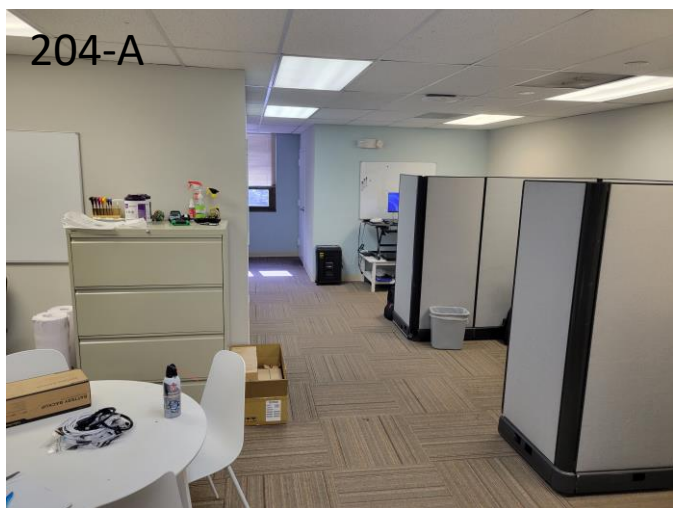


**204-A**

- 784 SF
- Open concept
- Can be built out
- 1 restroom
- Storage
- 1 private office

**204-B**

- 881 SF
- Kitchen
- Open concept
- 1 restroom



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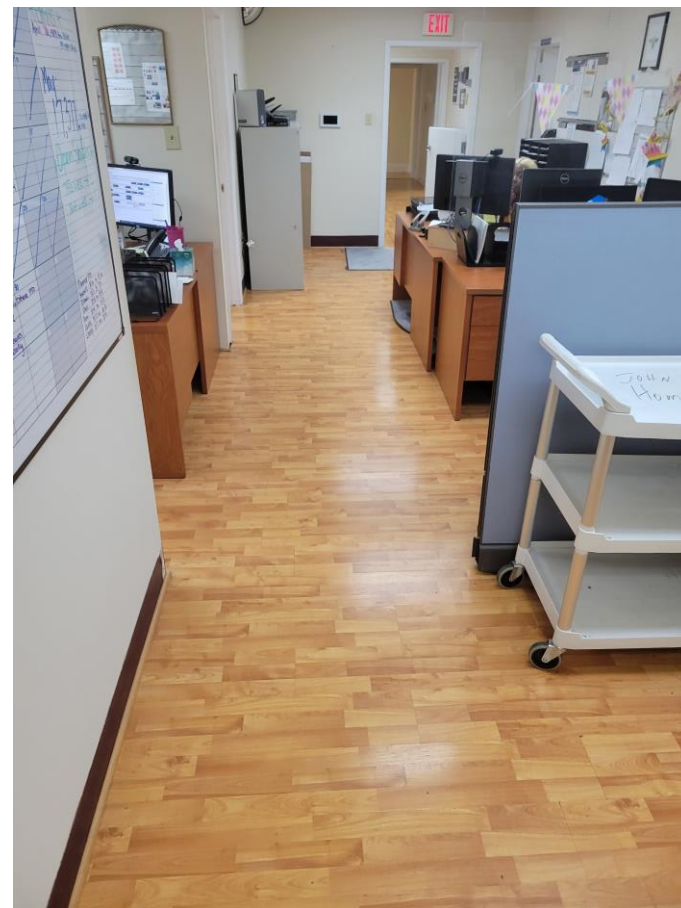
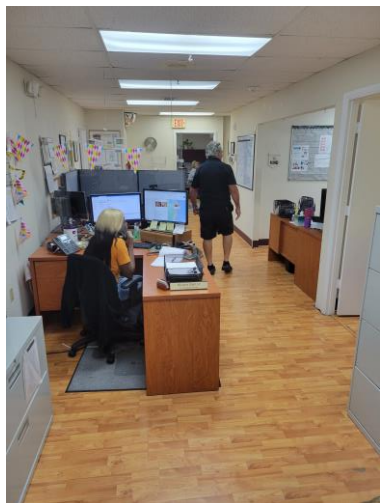
Office: 954-568-9015  
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SUITE 300



- 3,470 SF
- 10 general offices
- Kitchen
- 2 restrooms
- Can be converted into medical

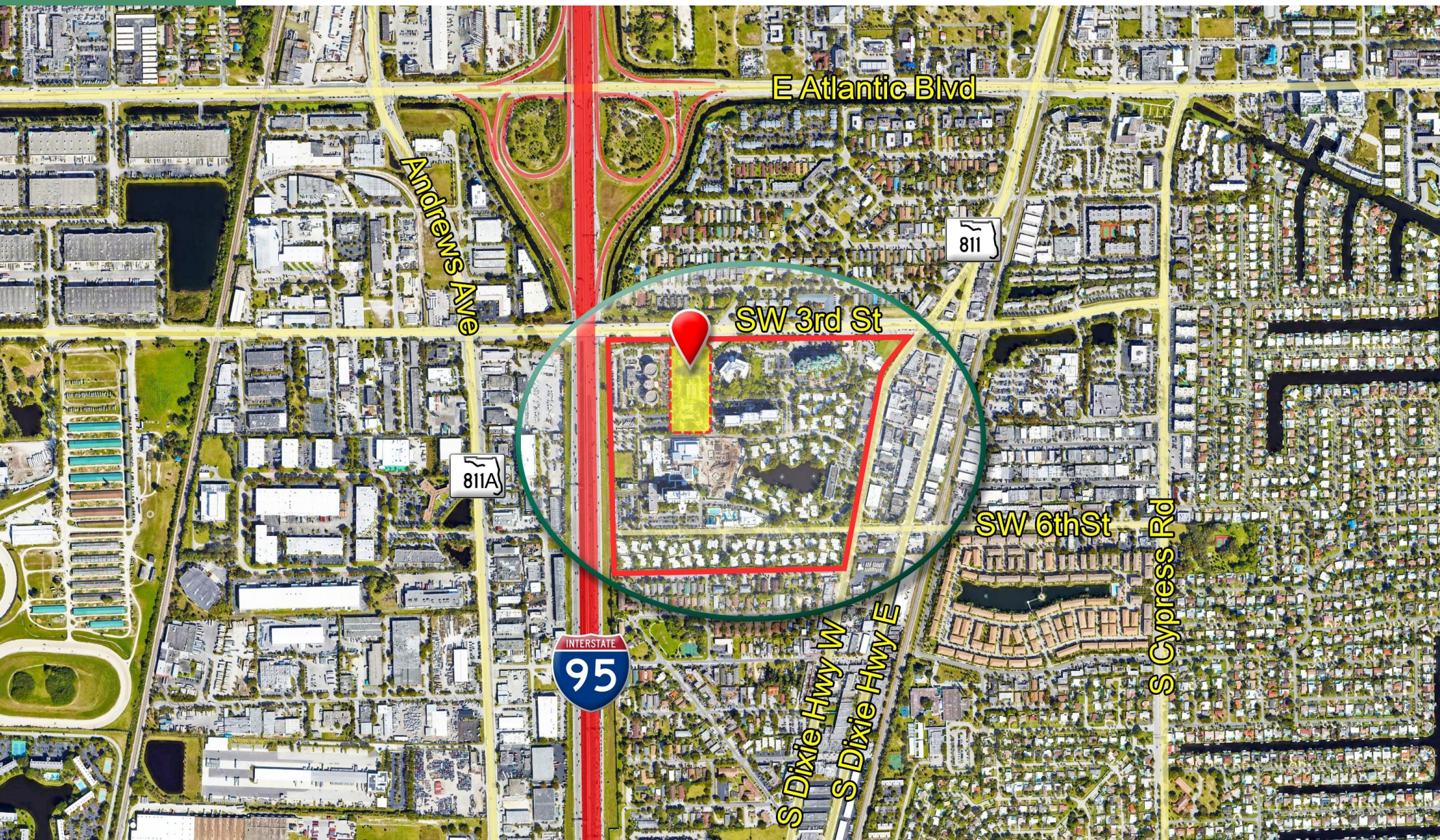


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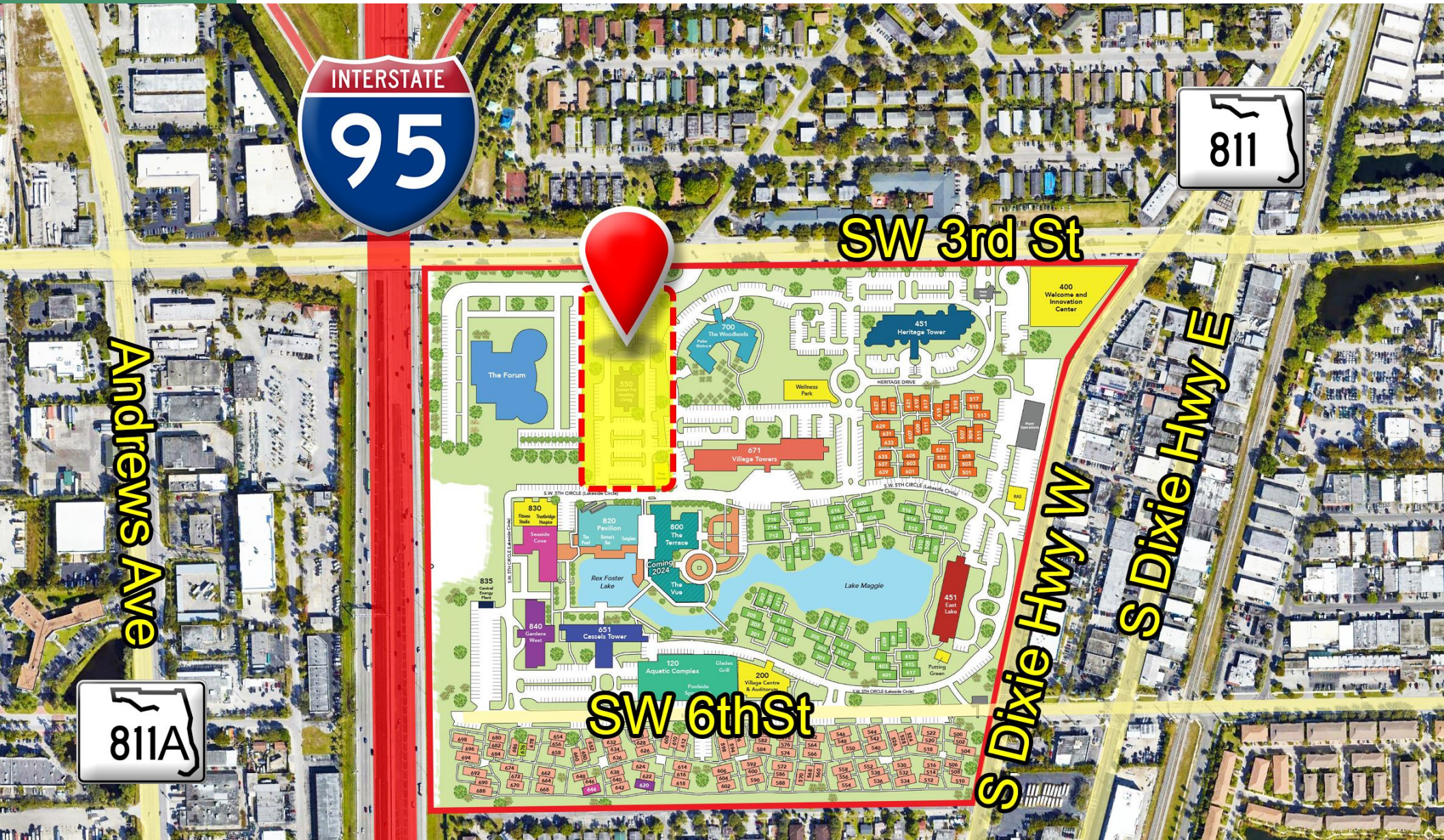
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AERIAL

# JOHN KNOX VILLAGE MEDICAL CAMPUS – BUILT-OUT MEDIAL SUITES FOR LEASE

550 SW 3rd St, Pompano Beach, FL 33060



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where possibility plays!

COMMUNITY SITE MAP

- The Woodlands  
The GREEN HOUSE® Model of Care  
Palm Bistro
- Heritage Tower
- Village Towers
- Cassels Tower
- Lakeside Villas
- Northeast Garden Villas
- South Garden Villas
- East Lake
- Gardens West
- Fitness Studio/Trustbridge
- Seaside Cove
- RAS - Resident Auxiliary Services
- Center For Healthy Living
- Village Centre Auditorium
- South Garden Villa #620 Stained Glass
- South Garden Villa #644 Artist Studio
- South Garden Villa #676 Spiritual Life
- Plant Operations
- Central Energy Plant
- Welcome and Innovation Center
- Aquatic Complex  
Glades Grill  
Poolside Sports Pub
- The Pavilion
- The Forum

● Westlake (COMING 2024)  
The Terrace and The Vue

400 SW 3rd Street (Main Entrance) | Pompano Beach, FL 33060

main 954.783.4040  
toll free 800.998.5669

web JKVgrows.com  
JohnKnoxVillage.com  
JohnKnoxVillage



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