



McNab Commerce Center - Pompano Beach,, FL

SERVICES

Landlord Leasing and Advisory Services are being provided to the principals of the McNab Commerce Center which is a 36,000 square foot multi-tenant Class B Industrial Flex Project servicing Fort Lauderdale and Pompano Beach.

SITUATION/ PROCESS

- The principals of Steiro PB, LLC were in the process of selling an asset they owned in New York. Their broker identified The McNab Commerce Center as a viable 1031 Exchange property and closed on it. At the time of purchase the occupancy was 100% with three Tenant; Health Chem, Natural Immunogenics and Designer Signs.
- When Natural Immunogenics informed their landlord that they were relocating the company to the west coast of Florida, they reached out to JC Commercial Realty who sold them the property to handle the leasing of the upcoming vacancy.
- Within ninety days of the Tenant vacating, The Conte Team was able to release the space to a New York based company looking to move into South Florida.
- Vividus, a Pharmaceutical Compounding Company, leased the 12,454 square foot space with a very long term lease and invested a lot of their own money to upgrade the premises to a Class A office standard.
- Within twelve months of moving in, Vividus needed additional space and they agreed to take over the 3,500 square foot space that Designer Signs was going to be moving out of. We achieved an expansion with a blend and extension of the lease.

RESULTS

Through an experienced and disciplined marketing process, The Conte Team was able to create real value to for the landlord by quickly filling two vacancy and stabilizing the income over the long term. The Conte Team continues to handle the leasing for the Principals of Steiro PB, LLC., Stuart Stein and Arthur Feibus.

- REFERENCES AVAILABLE UPON REQUEST -

The work described in this case study by JC Commercial Realty.
References are available upon request.

