

FOR SALE

Investment Opportunity - Office Building @ Sawgrass Exchange

6115 LYONS ROAD

Coconut Creek, FL 33073

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,350,000
BUILDING SIZE:	9,866 SF
OCCUPIED:	100%
NOI:	\$186,458.09
CAP RATE:	5.57%

PROPERTY DESCRIPTION

Exciting opportunity to own a fully furnished, free standing class 'A' office building in the Sawgrass Exchange Office Park, Coconut Creek, FL. 100% leased with four (4) Tenants all on a triple net (NNN) basis. Located less than 1 mile to Sawgrass Expressway and less than 2 miles to Florida's Turnpike. Ample parking on site. Starbucks too!

PROPERTY HIGHLIGHTS

- High End; Class 'A' Office Building
- 2 Story With Elevator Service
- Fully Furnished
- Conference Rooms, Break Room, Kitchen, Reception Area
- Private Offices / Open Work Areas
- Marble Floor Lobby & Hallways
- Impact Glass, LED Lights
- Ceiling Moldings, Chair Rails, Wood Blinds

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