



Sunwest Commerce Center

15499 SW 12th St, Sunrise, FL 33326

CENTERLINE
CAPITAL ADVISORS



Debbie Perry

Centerline Capital Advisors

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Sunwest Commerce Center

\$18.00 - \$20.00 /SF/YR

This recently-delivered property is zoned L-1 (Light Industrial), with each bay containing up to 40% office space and grade level loading with two 10'x14' roll up doors. The building includes precast tilt wall construction with concrete twin-t roofs and 19' clear ceiling...

- The property features spacious, efficient floor plans, and built-to-suit flex space with impact glass storefront with beautiful lake views.
- Brand new building E brings an additional 32,579 Sq. Ft and joins 4 recently built buildings to the beautiful Sunwest Commerce Center.
- Ideal location with great I-75 signage opportunity and access to I-595 in only 5 minutes.
- Excellent site for a Corporate Headquarters office building - join other Corporate neighbors in the area.
- Sunwest Commerce Center is home to a diverse tenant mix including Rycon Construction, MyClinical Lab, Fox-Mar, and Swift Response.
- 5 minute drive to Publix, Bank of America and national eateries such as Taco Bell, McDonald's, Einstein Brothers Bagels.



| | |
|------------------------|--------------------------|
| Rental Rate: | \$18.00 - \$20.00 /SF/YR |
| Total Space Available: | 11,020 SF |
| Max. Contiguous: | 7,000 SF |
| Property Type: | [object Object] |
| Center Type: | [object Object] |
| Gross Leasable Area: | 190,373 SF |
| Walk Score ®: | 31 (Car-Dependent) |
| Transit Score ®: | 16 (Minimal Transit) |
| : | |

1st Floor Ste 304

| | |
|-----------------|------------------|
| Space Available | 3,500 SF |
| Rental Rate | \$18.00 /SF/YR |
| Contiguous Area | 7,000 SF |
| Date Available | January 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 3 - 5 Years |

Great flex office warehouse with impact glass storefront and fully air conditioned suite. This is a large raw space with great potential of various uses. Includes bathroom. The total square footage is 7,000 SF with adjoining suite 305. Full 7,000 is open and ready for build to suit with new tenant. Landlord is offering a build out allowance with the signing of a 5 year lease. Rent and CAM includes more than other competitive local properties - AC maintenance, beautifully maintained landscaping, security cameras & well lit parking area. • 7,000 SF Air Conditioned which includes adjoining suite • Grade Level Loading; Two 10' x 14' Roll up Doors • Three Phase Electric • 18.6' Clear Ceiling Height • 9 Parking Spaces • LED Parking Lot Lighting • On Site Property Management • Great location adjacent to I-75 in Sunrise, FL, ½ mile from Weston, ½ mile from I-595 and Sawgrass Expressway. Call Debbie Perry dperry@centerlineca.com 954-324-1715 or Dean Perry deanperry@centerlineca.com 954-579-2015

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1st Floor Ste 305

| | |
|-----------------|------------------|
| Space Available | 3,500 SF |
| Rental Rate | \$18.00 /SF/YR |
| Contiguous Area | 7,000 SF |
| Date Available | January 01, 2025 |
| Service Type | Triple Net (NNN) |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 3 - 5 Years |

Great flex office warehouse with impact glass storefront and fully air conditioned suite. This is a large raw space with great future potential of various uses. Includes bathroom. The total square footage is 7,000 SF with adjoining suite 304. Full 7,000 is open and ready for build to suit with new tenant. Landlord is offering a build out allowance with the signing of a 5 year lease. Rent and CAM includes more than other competitive local properties - AC maintenance, beautifully maintained landscaping, security cameras & well lit parking area. • 7,000 SF Air Conditioned which includes adjoining suite • Grade Level Loading; Two 10'x 14' Roll up Doors • Three Phase Electric • 18.6' Clear Ceiling Height • 9 Parking Spaces • LED Parking Lot Lighting • On Site Property Management • Great location adjacent to I-75 in Sunrise, FL, ½ mile from Weston, ½ mile from I-595 and Sawgrass Expressway. Call Debbie Perry dperry@centerlineca.com 954-324-1715 or Dean Perry deanperry@centerlineca.com 954-579-2015

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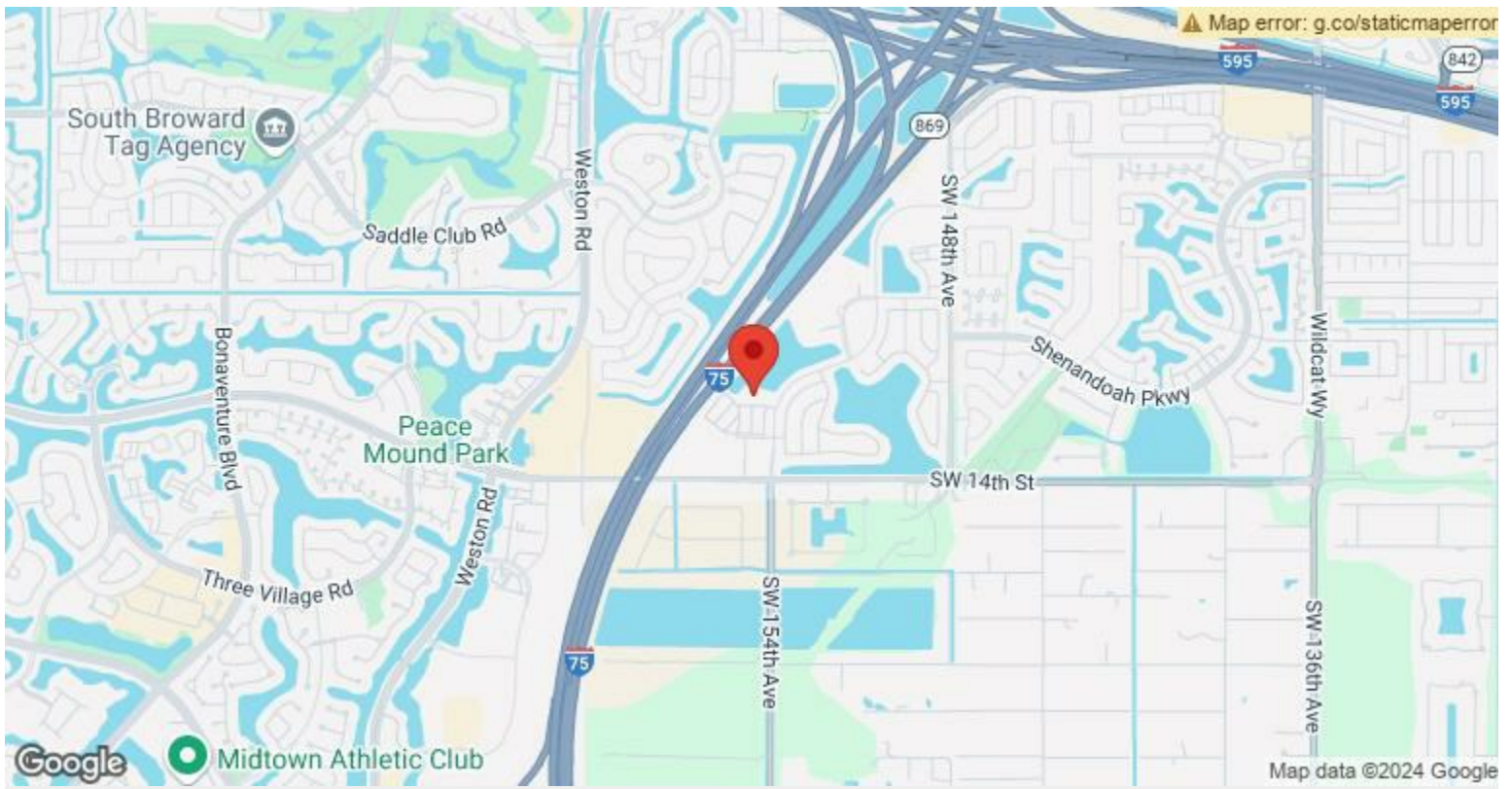
1st Floor Ste 309

| | |
|-----------------|-------------------|
| Space Available | 4,020 SF |
| Rental Rate | \$20.00 /SF/YR |
| Date Available | February 01, 2025 |
| Service Type | Triple Net (NNN) |
| Office Size | 3,770 SF |
| Space Type | Relet |
| Space Use | Flex |
| Lease Term | 3 - 5 Years |

Available January 2025 The total square footage is 4,020. There are several offices (7 private and 6-8 workspaces), plus 2 offices on mezzanine area on second floor. There is an open kitchenette and large table. The warehouse is 250SF with ceiling height of 18.6" and large bay door. Great flex office warehouse with impact glass storefront and air conditioned 3,770 SF Office Space and 250 SF 18.6" warehouse bay with one drive-in door 10' x 14'. Offices are furnished with high quality furniture and are in excellent condition, since furniture will not go with current tenant most items are for sale to future tenant. Rent and CAM includes more than other competitive local properties - AC maintenance, beautifully maintained landscaping, security cameras & well lit parking area. • 3,770 SF Air Conditioned Office • 250 SF Non Air Conditioned Warehouse • Three Phase Electric • 18.6' Clear Ceiling Height • Grade Level Loading; One 10'x 14' Roll up Door • On Site Property Management • Great location adjacent to I-75 in Sunrise, FL, ½ mile from Weston, ½ mile from I-595 and Sawgrass Expressway. Call Debbie Perry dperry@centerlineca.com 954-324-1715 or Dean Perry deanperry@centerlineca.com 954-579-2015

Major Tenant Information

| Tenant | SF Occupied | Lease Expired |
|---------------------|-------------|---------------|
| 3 Step Sports | - | |
| Fox-Mar Photography | - | |
| MyClinical | - | |
| Performance Edge | - | |
| Swift Response | - | |
| Yoga Fitness | - | |



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Property Photos



Aerial of All 5 buildings



Aerial of All 5 buildings

Property Photos



Sunwest Commerce Center Park



Building drone exterior

Property Photos



Building E exterior



East with Horizon

Property Photos



SWCC Overhead

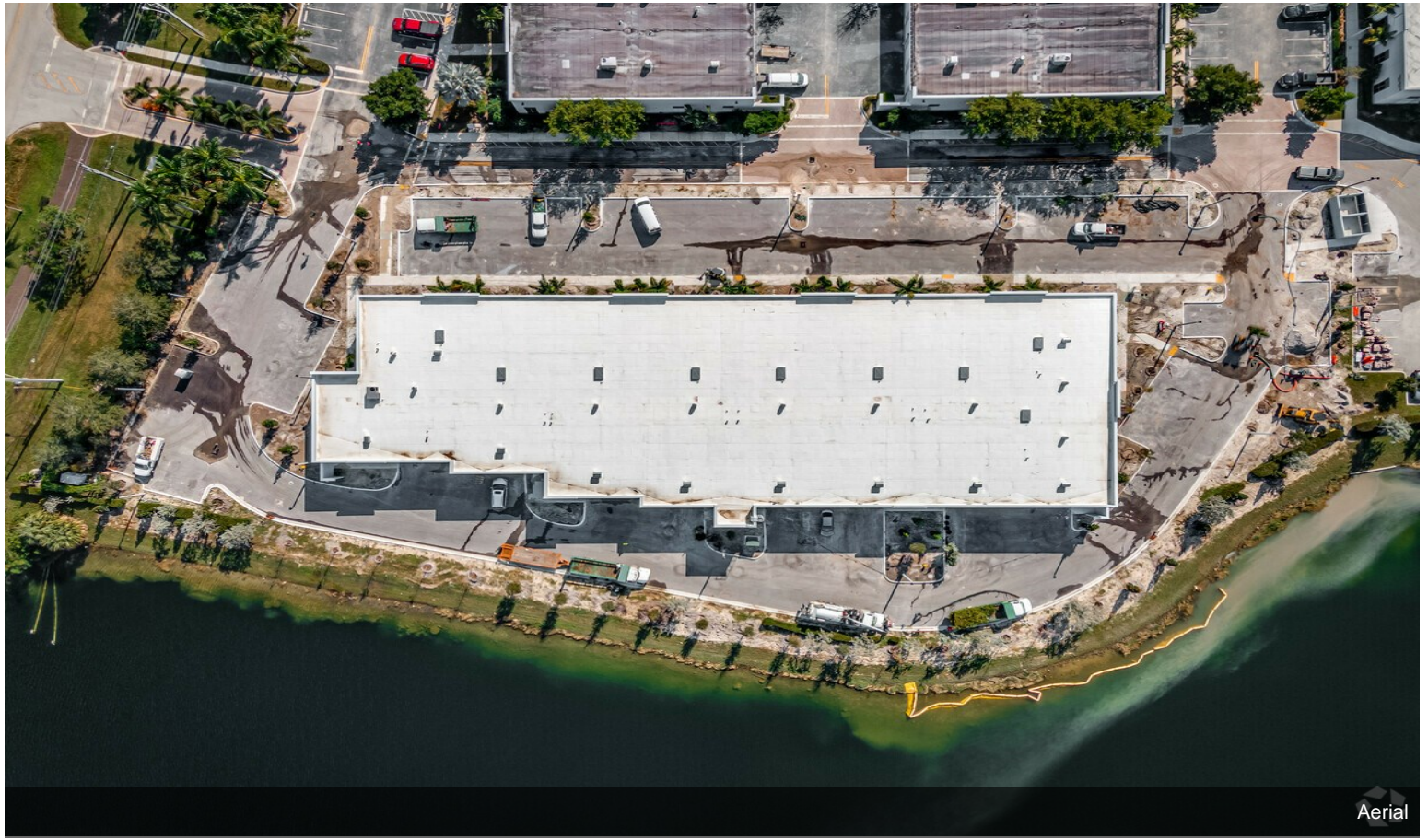


Back View

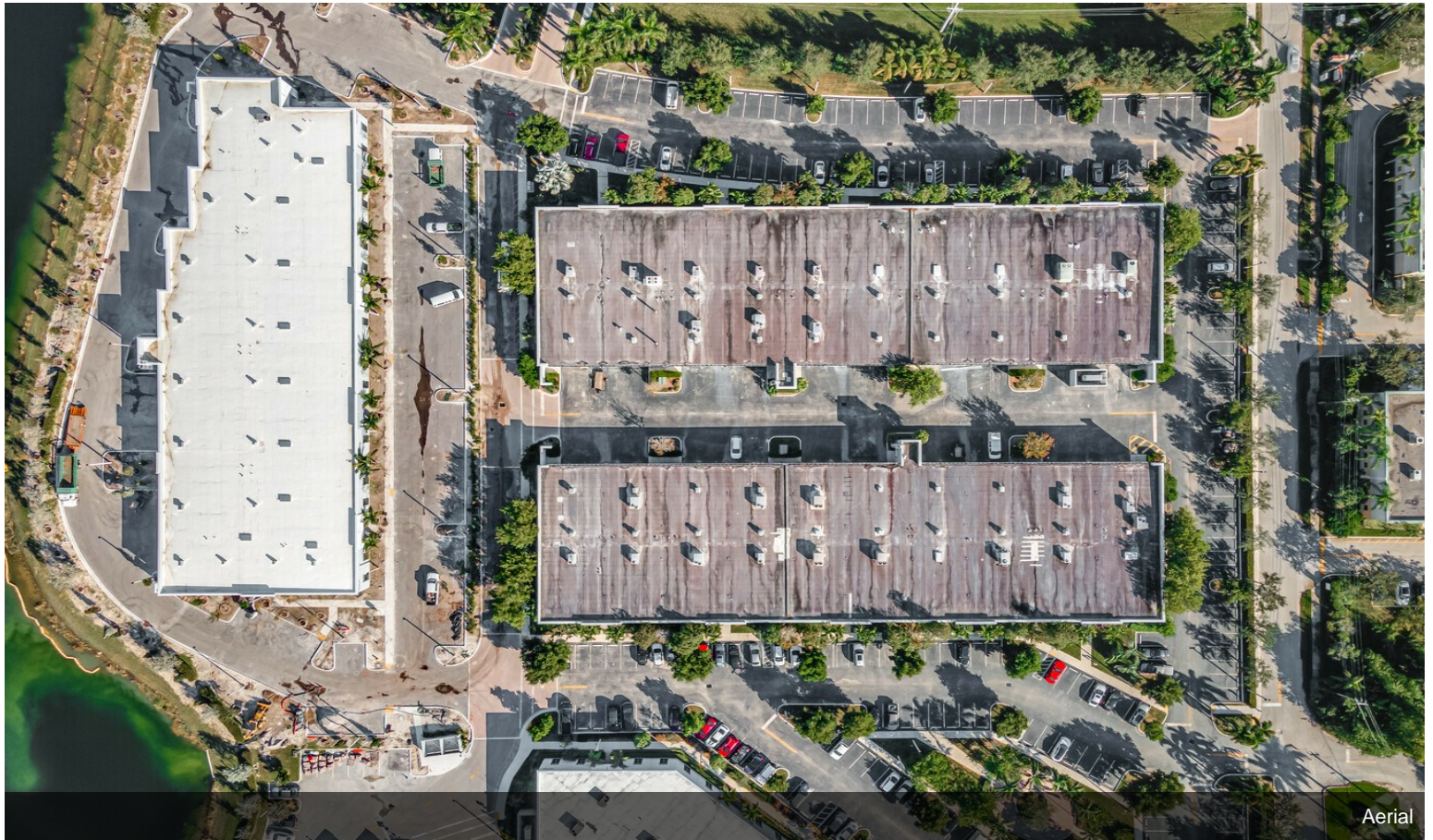
Property Photos



Property Photos



Aerial



Aerial