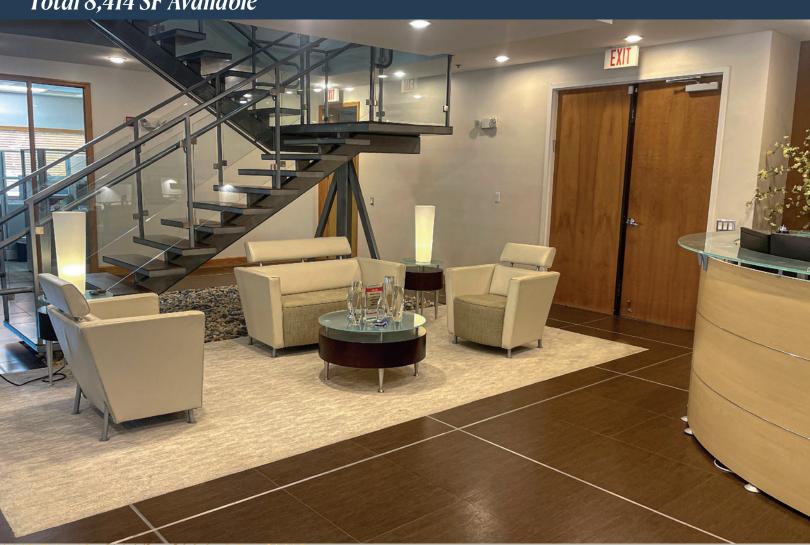
ELEVATE YOUR BUSINESS HIGH-END OFFICE SPACE AVAILABLE @ LYONS TECHNOLOGY CENTER

Total 8,414 SF Available



Discover the Space – Contact Us for a Tour



Sky Butters Vice President 954.464.0402 sky@butters.com



accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.

WHY THIS SPACE MAKES BUSINESS SENSE

From layout to location, this office offers the features today's businesses need to thrive in a competitive market

- >> Total ±8,414 SF suite with high-end interior finishes
- » Suites 100-200: 6,249 sf | Suite 120: 1,390 sf | Suite 215: 775 sf
- » Abundant natural light throughout
- » Flexible layout ideal for corporate headquarters, creative firms, or fast-growing teams
- » Newer construction with hurricane impact glass
- » 24/7 Access in a beautifully maintained business park
- >> Ample parking
- » Prime location just off the Sawgrass Expressway, close to Parkland, West Boca Raton & Coral Springs
- » Asking rate is \$36 psf full service (net of janitorial)
- » Available December 2025
- » Call to schedule a tour



MODERN WORKSPACE WITH STREET-LEVEL ACCESS







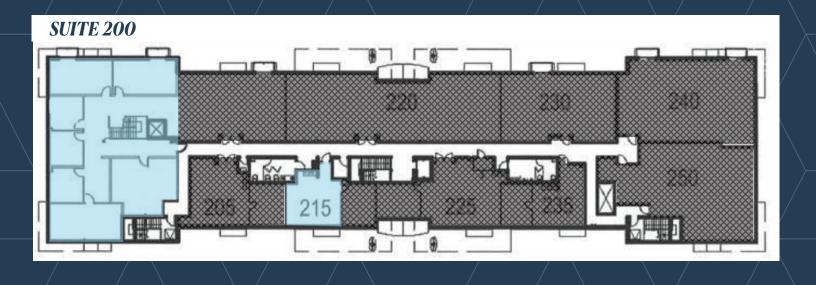






OFFICE LAYOUT





WHERE ACCESS MEETS ADVANTAGE

Located just moments from The Promenade at Coconut Creek, Lyons Technology Center puts you at the heart of convenience and connection. Imagine stepping out for lunch with countless dining options, catching a movie after work, or running errands at Publix — all just around the corner. Plus, with direct access to Florida's Turnpike, the Sawgrass Expressway, and I-95, getting here is effortless from anywhere in the region. Convenience, visibility, lifestyle — it's the ultimate power move for business owners who want more than just office space.

