



Building F

757 Shotgun Rd, Sunrise, FL 33326



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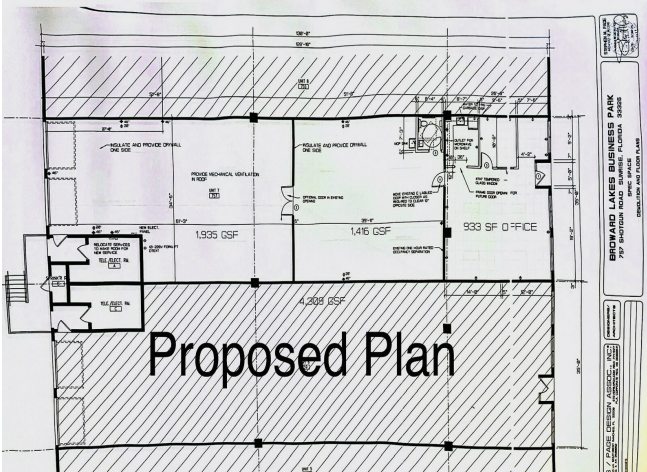


Building F

\$21.00 /SF/YR

PRESTIGIOUS FLEX WAREHOUSE AT "BROWARD LAKES BUSINESS PARK" FOR LEASE IN SUNRISE, CLOSE TO WESTON. BASE RENT NEGOTIABLE SF/YR NNN 4504SF, BUILT 2006, 1 STORY. DESIGNATED PARKINGS AND SUFFICIENT OPEN PARKINGS. HAS SECURITY. 2 DOCK-HIGH ROLLUP DOORS, 22' HIGH CEILINGS IN WAREHOUSE, 9' DROP CEILINGS IN OFFICE. ABOUT 1000SF OFFICE/SHOWROOM. WILL BE REMODELED...

- FLEX OFFICE FRONT /WAREHOUSE BACK, LIGHT INDUSTRY, 4504SF, 2006 BUILT, 1 STORY
- WILL BE REMODELED, FLOOR PLANS MAY BE MODIFIED BEFORE CONSTRUCTION BEGINS, FLEXIBLE TO CUSTOMIZE
- 3, 5 OR 10 YEARS LEASE WELCOME, PREFERRED 5 YEARS+ NEGOTIABLE
- GOOD FOOT TRAFFIC, SURROUNDED BY NICE NEIGHBORHOODS, CLOSE TO MALLS, PARKS, EASY ACCESS TO HIGHWAYS/MAJOR ROADS
- DESIGNATED AND GUEST PARKINGS, 2 DOCK HIGH DOORS, 22' HIGH CEILING IN WAREHOUSE



Rental Rate:	\$21.00 /SF/YR
Property Type:	Flex
Property Subtype:	Light Manufacturing
Building Class:	B
Rentable Building Area:	40,500 SF
Year Built:	2006
Taxes:	\$0.36 USD/SF/MO
Operating Expenses:	\$0.28 USD/SF/MO
Rental Rate Mo:	\$1.75 /SF/MO

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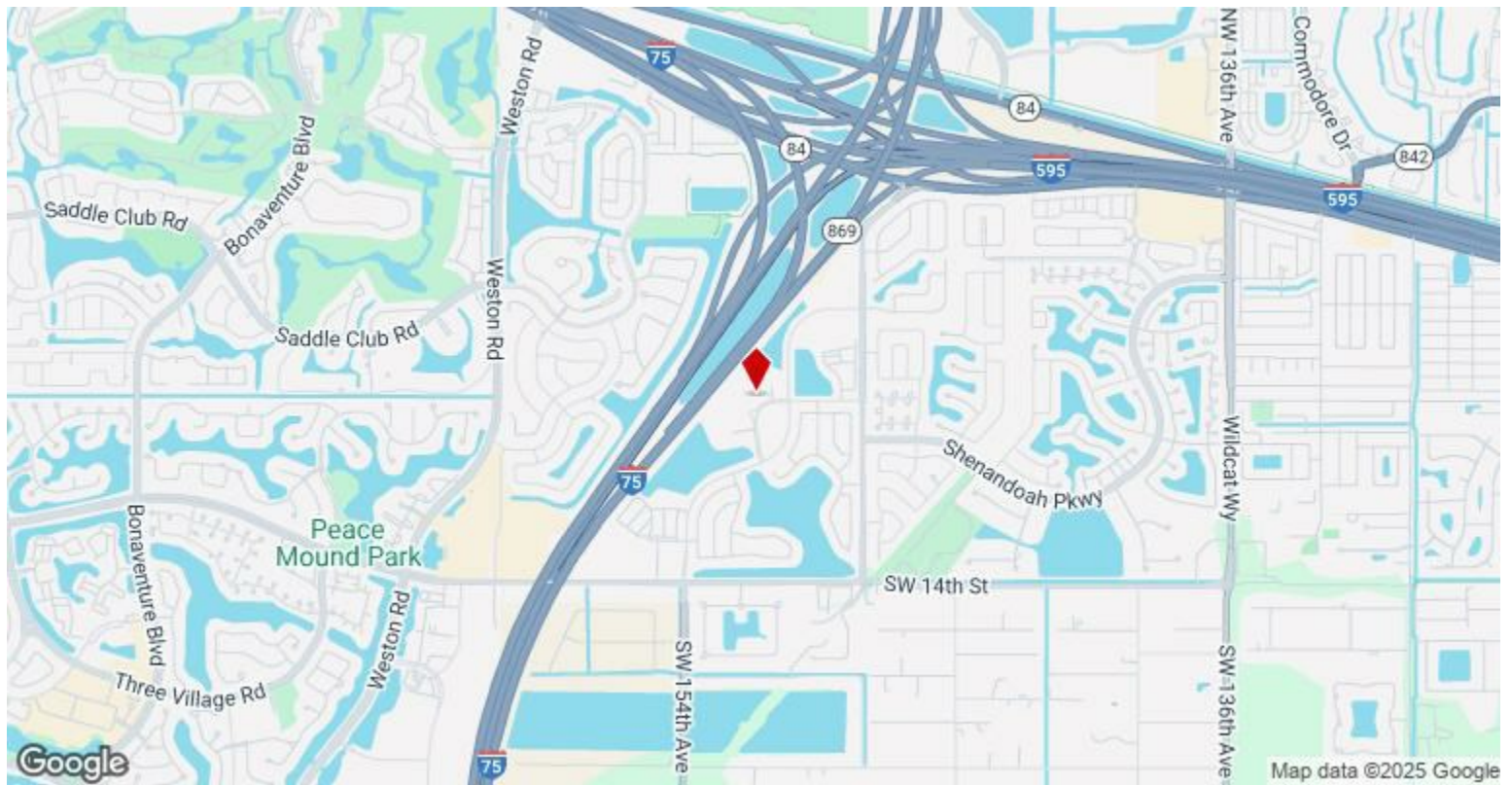
1st Floor Ste 757

Space Available	4,504 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Office Size	933 SF
Space Type	Relet
Space Use	Flex
Lease Term	3 - 10 Years

Tenant occupied, it will be remodeled and tentative ready to move-in Around Sept 2025, or earlier. Open office design with one private office in the plan, but flexible to remodeled/changed per tenant's need. Possible tenant improvement credit and if rented before the remodeling, more flexible terms.

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Adf Investment Of Sunrise, Corp. F/K/A A D F Inves	-	February 2023
Carlton Audio Service	-	
Crossfit	-	
Dentimed Sao Joao LLC	-	
Jawares, LLC	-	
Kbu Logistics Inc	-	November 2020
LG Property Investments LLC	-	
Odyssey Management Services	-	
Ricera American	-	
Samco Engineering Inc	-	
Vertical Church	-	



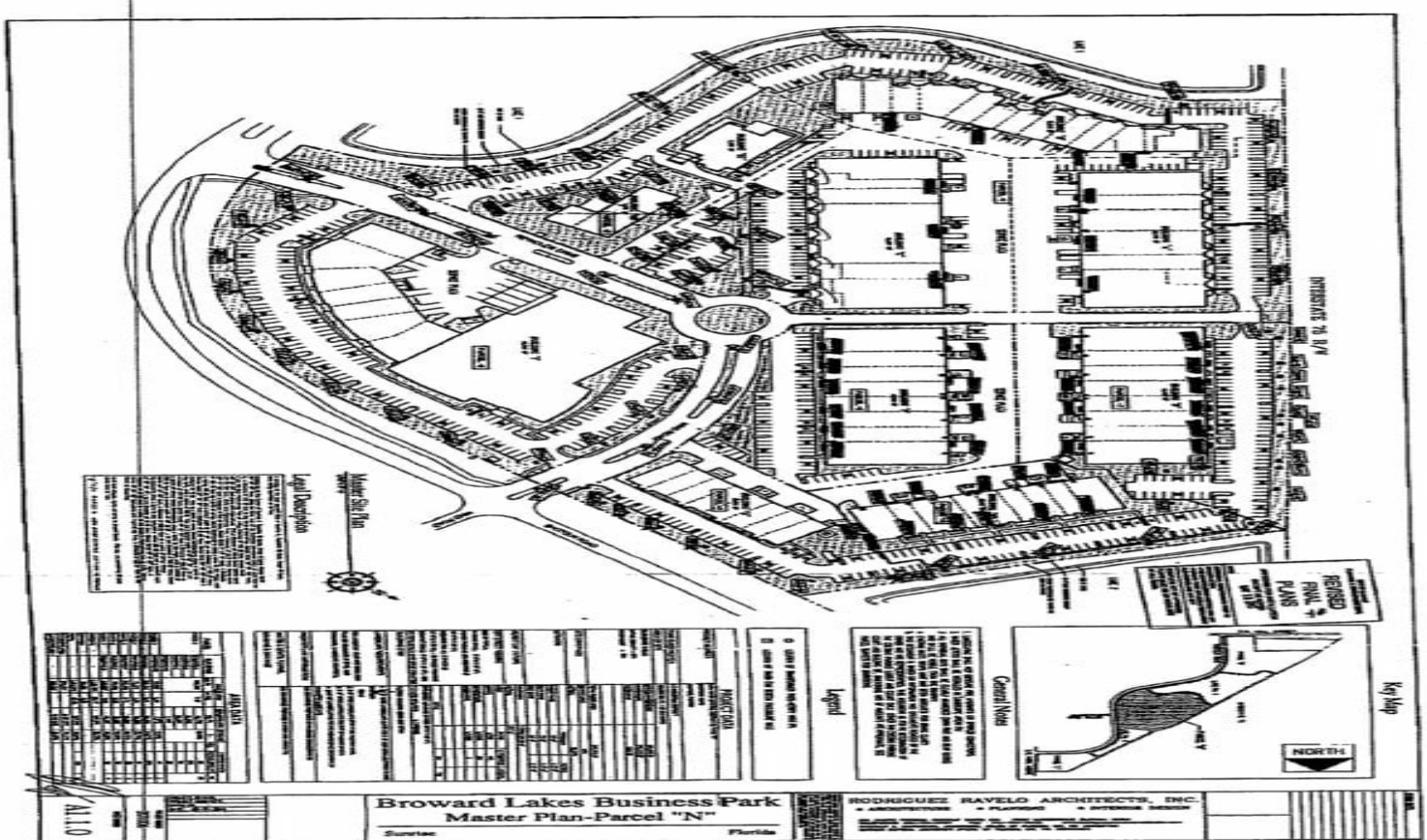
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Property Photos



Business Park Entrance



Property Photos



Property Photos



Property Photos



Property Photos



2 Loading Docks - #757



2 Docks - #757

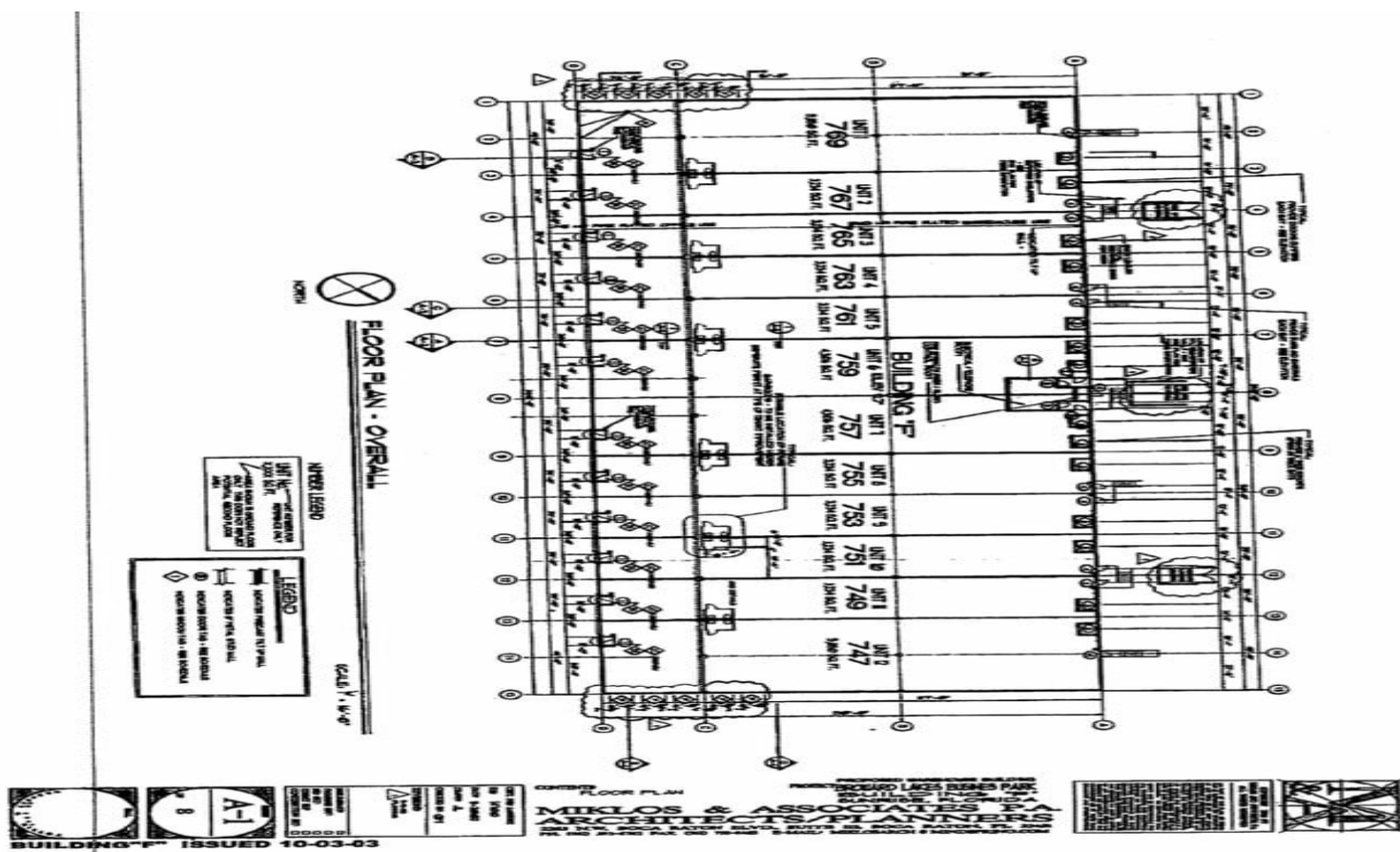
Property Photos

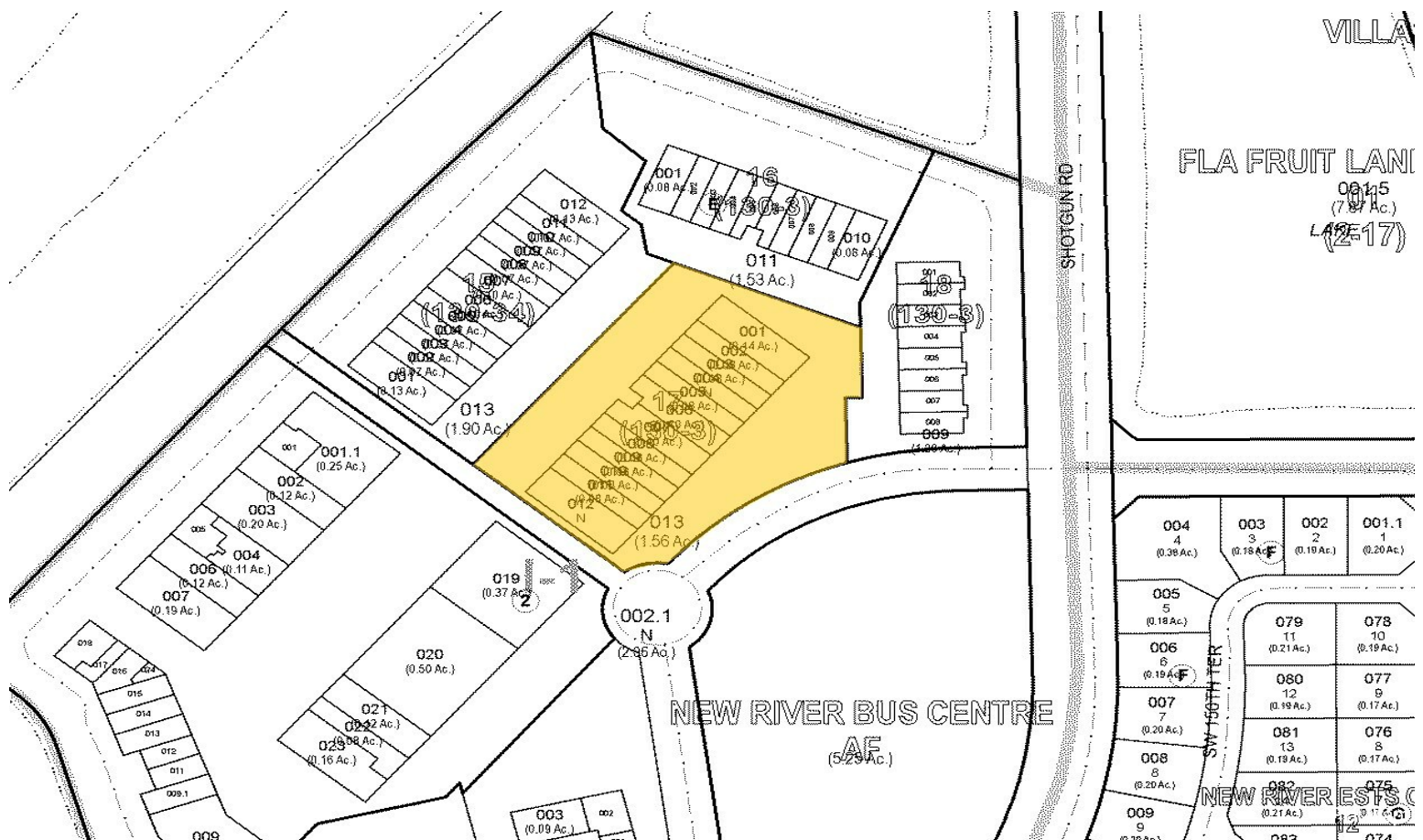


Property Photos



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Front Offices

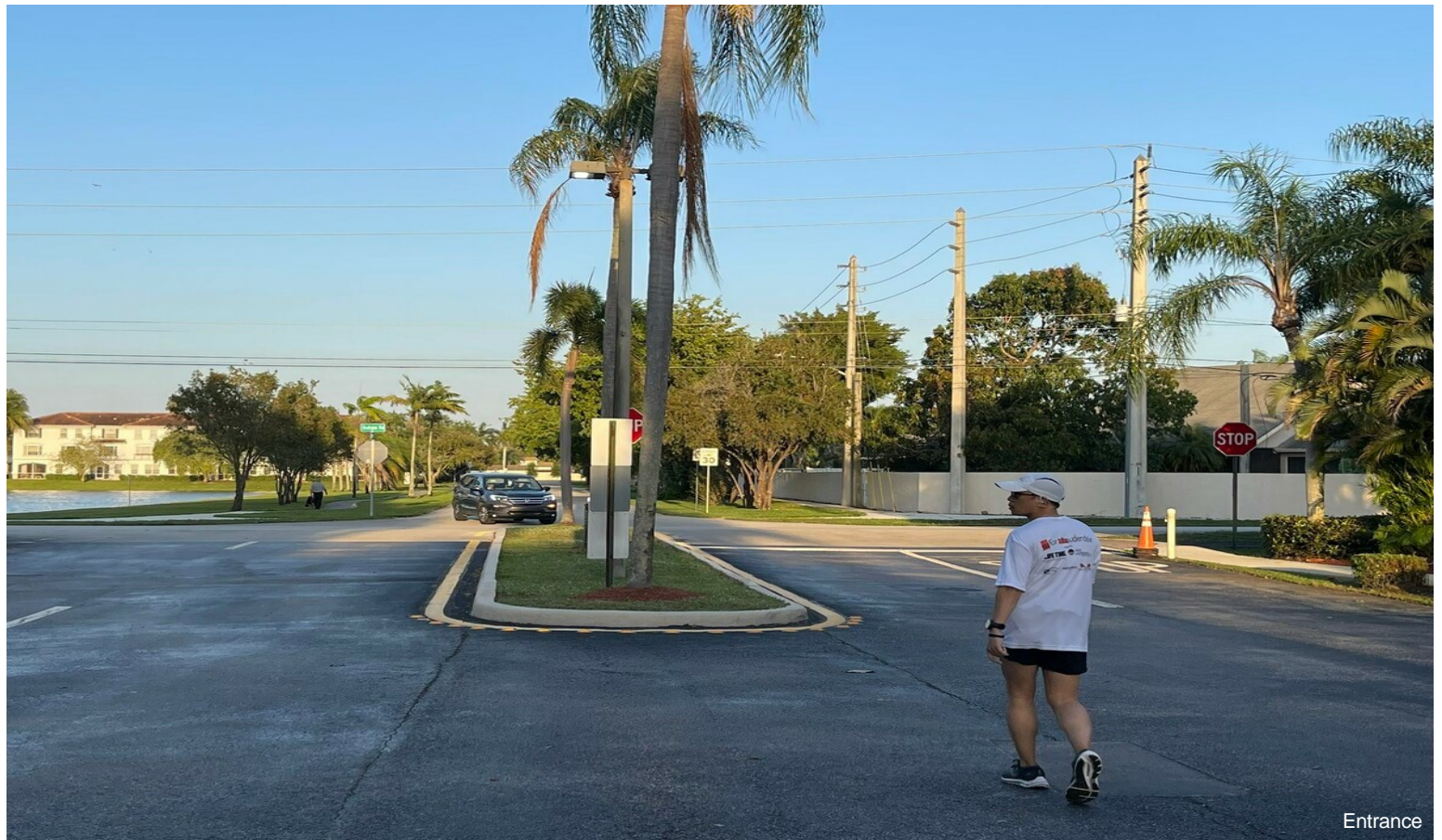


Front Offices

Property Photos



Front Offices



Entrance

Property Photos



Condos Nearby



Entrance

Property Photos



Property Photos



Property Photos



Building Photo



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