

Office Building For Lease

# Versatile Flex Space in Prime Sunrise Location

10082 NW 50th St, Sunrise, FL 33351

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# Property Summary

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## PROPERTY DESCRIPTION

Position your business for success in this flex space located in the heart of Sunrise, Florida. Ideal for light industrial, distribution, showroom, or creative office use, the space offers a functional mix of open workspace and warehouse/storage with a grade-level roll-up door and ample parking. Located within a well-maintained industrial park with professional ownership and management, the property provides convenient access to I-595, the Sawgrass Expressway, and major Broward County corridors. Zoned for a variety of commercial uses, this space is perfect for companies seeking a clean, efficient layout.

## PROPERTY HIGHLIGHTS

- Private restroom
- 2 private offices
- Front lobby
- Ample on-site parking
- Easy access to major highways and Sunrise Blvd.
- Professionally managed property

## OFFERING SUMMARY

Lease Rate:	\$16.00 PSF Base Rent (\$8.00 PSF OPEX)
Available SF:	+/- 1,957 SF
Grade-level overhead door-12' wide	
17' Clear ceiling heights ideal for racking or equipment	

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	674	5,331
Total Population	598	1,958	14,930
Average HH Income	\$94,129	\$94,399	\$90,936





# Demographics Map & Report

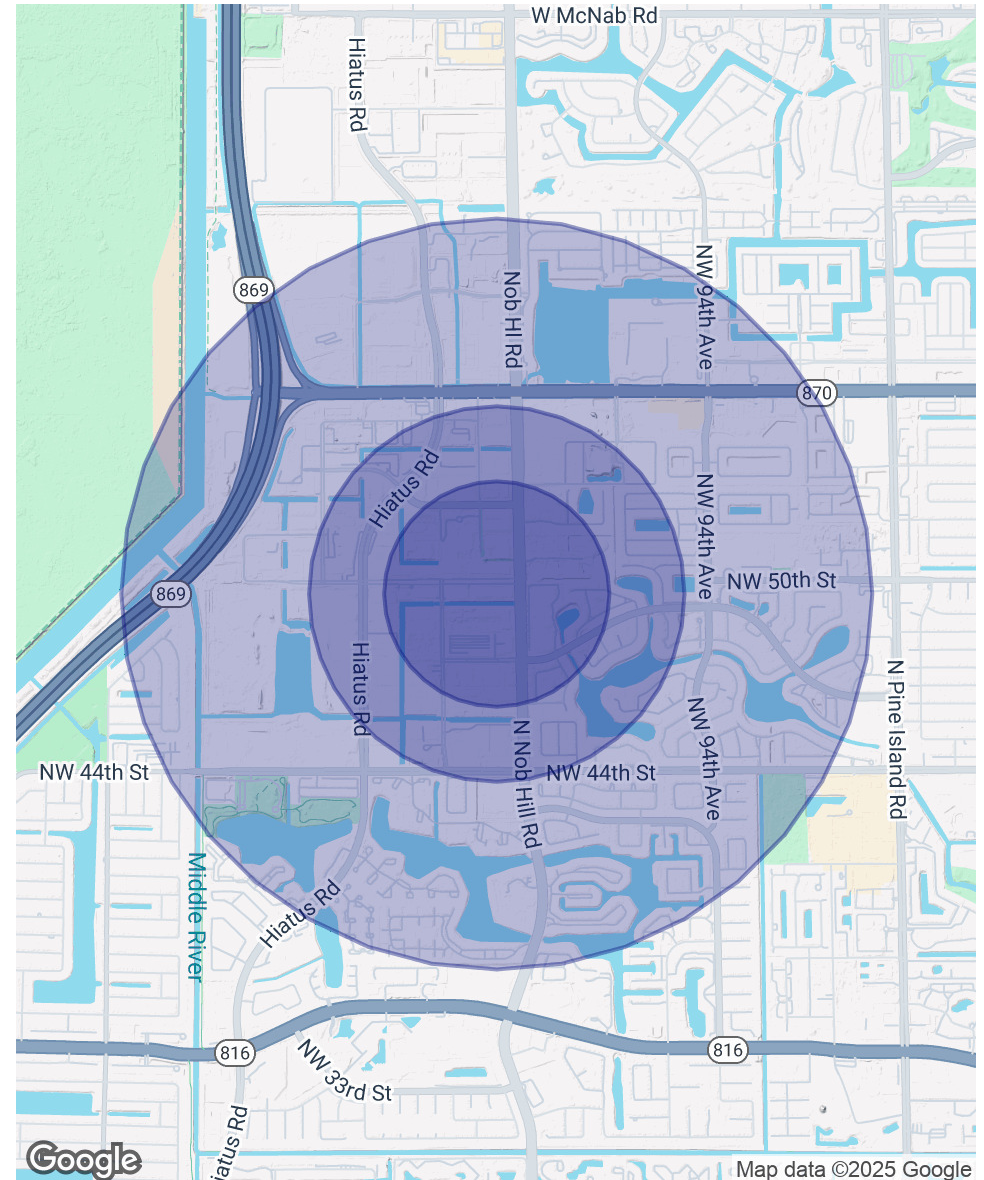
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	598	1,958	14,930
Average Age	43	43	40
Average Age (Male)	40	40	38
Average Age (Female)	46	46	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	210	674	5,331
# of Persons per HH	2.8	2.9	2.8
Average HH Income	\$94,129	\$94,399	\$90,936
Average House Value	\$354,486	\$351,595	\$314,205

*Demographics data derived from AlphaMap*





# Retailer Map

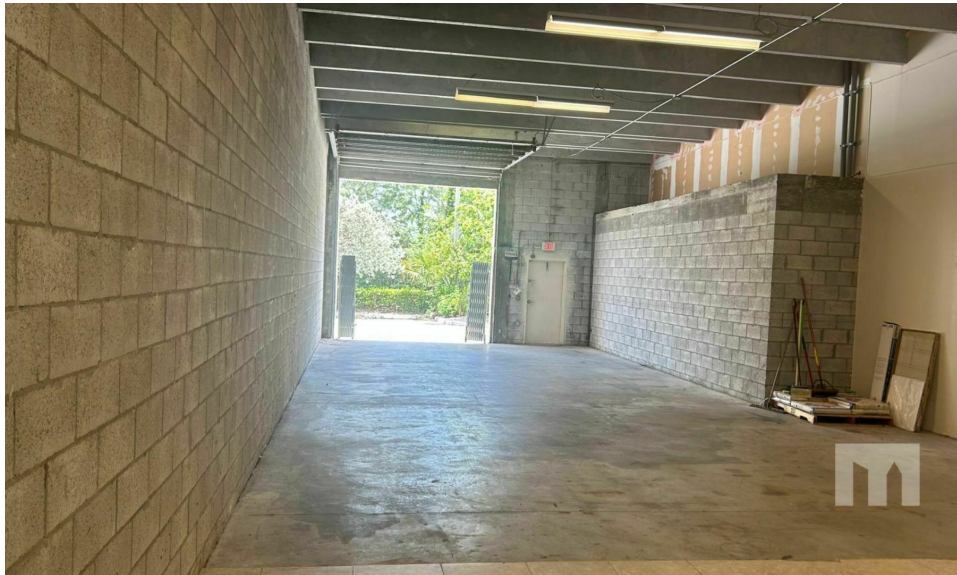
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# Exterior Photos

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# Interior Photos

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# Floor Plan

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