

**FOR LEASE**

# New Office Space @ Sawgrass Exchange

**6115 LYONS ROAD**

Coconut Creek, FL 33073

**PRESENTED BY:**

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**KEITH KIDWELL, SIOR, CCIM**

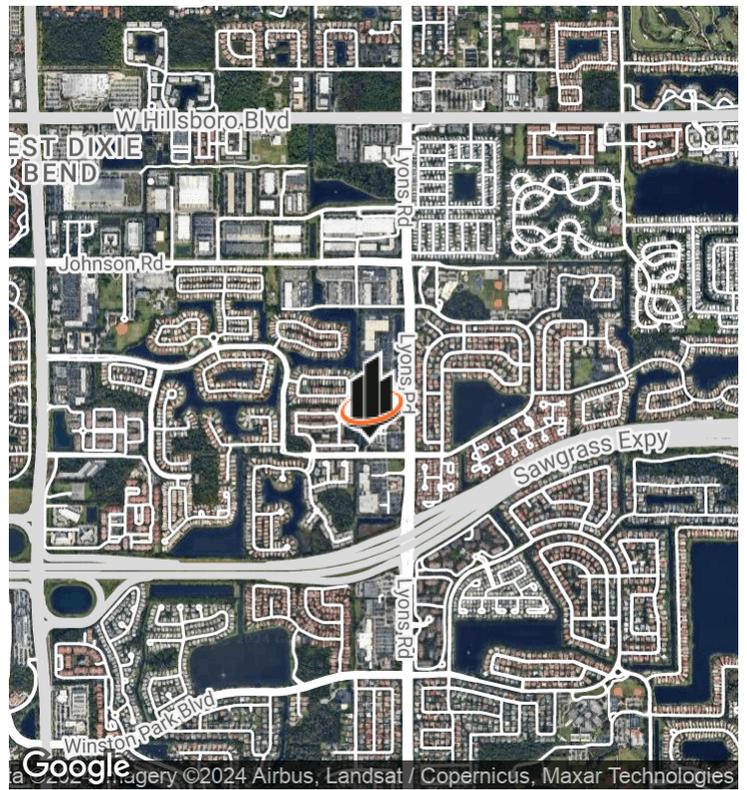
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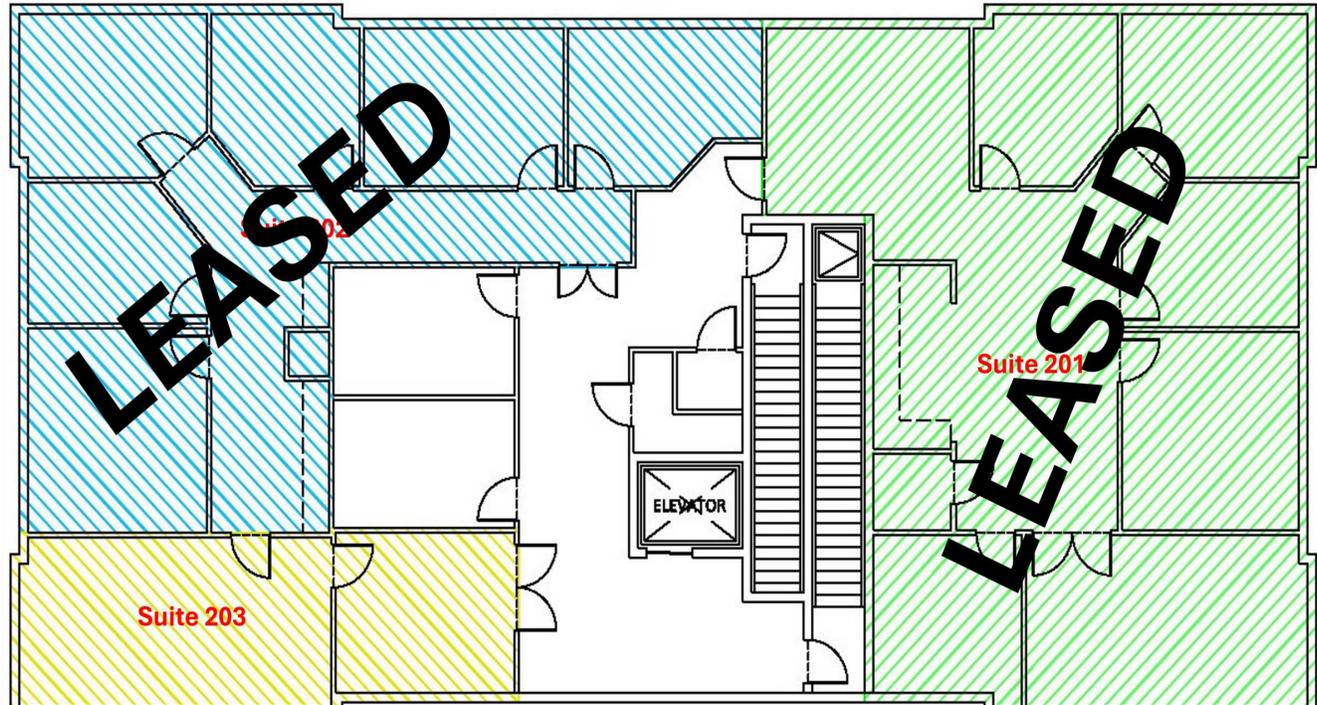
**STEVE DAVIS**

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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	632 SF
<b>LEASE RATE:</b>	\$24.00/SF yr (NNN)
<b>CAM:</b>	\$14.00 PSF

### PROPERTY OVERVIEW

Exciting opportunity to lease a new suite at the class 'A' Metrix building located in the Sawgrass Exchange Office Park, Coconut Creek, FL. You can move in and start working immediately. Located less than 1 mile to Sawgrass Expressway and less than 2 miles to Florida's Turnpike. Building is also available for sale. Ample parking on site. Starbucks too!

### PROPERTY HIGHLIGHTS

- High End; Class 'A' Office Building
- 2 Story with Elevator Service
- Fully Furnished
- Marble Floor Lobby & Hallways
- Impact Glass, LED Lights
- Ceiling Moldings, Chair Rails and Wood Blinds

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