



739 Shotgun Rd

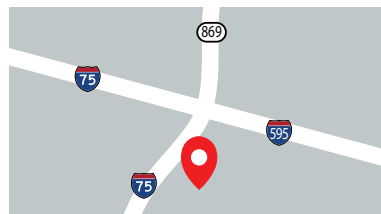
Prime Flex / Light Industrial / Office + Warehouse

FANTASTIC OFFICE SPACE IN A PRIME LOCATION NEAR MAJOR HIGHWAYS FOR EASY ACCESS. FRESHLY PAINTED INTERIOR WITH UPCOMING EXTERIOR UPDATES.

FEATURES

- Exceptional access to I-75, I-95, and I-595
- Turnkey condition: interior freshly painted, exterior paint forthcoming
- Spacious bullpen + private 11×13 office
- Full-service lease (includes electric, water, taxes, insurance & maintenance)
- Two assigned spaces + ample guest parking
- Move-in ready — ideal for professional or creative businesses
- Utilities included

Address	739 Shotgun Rd, Sunrise, FL 33326
Type	Office Space / Business Park
Size	850 SQ FT
Rent	\$3,000 Monthly / Full Service
Usage of Space	Large bullpen area + private office (11×13) + bathroom
Bathrooms	1
Support Spaces	Reception / bullpen + private office + bathroom
Parking	Assigned + guest on site
Utilities included	Electric, Water, Taxes, Exterior Insurance, Parking, Landscaping & Janitorial
Condition	Fresh interior paint, exterior soon.



CHRIS NAVARRO

2cnavarro@gmail.com | (954) 240-8385

1761 N Flamingo Rd, Pembroke Pines, FL 33028
Fax (305) 503-9421 | www.lifestyleir.com



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UNIT 739 | 850 SQ FT

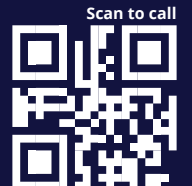
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- Turnkey and move-in ready — freshly painted interior
- Flexible layout with open bullpen + private 11×13 office
- Strategic business-park location near I-75, I-95 and I-595



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