

55 Weston

55 Weston Road
Sunrise, FL 33236
www.cbre.com/55weston



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Professional & Medical Offices

MOVE-IN READY SPEC SUITES

Fully renovated, brand new spec suites available for immediate occupancy with high-end finishes.

EASE OF ACCESS IS COMPETITIVE ADVANTAGE

Strategically located at intersection of I-595, I-75, and Sawgrass Expressway.

EXTENSIVE NEARBY AMENITIES

Prime location with nearby amenities including three adjacent retail centers.

WELL-LIT ABUNDANT PARKING

Abundantly park at NO additional cost with a 5.00:1,000 SF ratio.

COMPLETELY RENOVATED

High-end finishes used to renovate elevators, common corridors, bathrooms, and lobby. Interior renovations complemented by beautiful and clean exterior landscaping and parking lot.

Building Features



49,000 SF Office Building



5/1000 Ample Parking



Prime Central Broward Location



Building Signage for Large Corporate Users



New Ownership



Newly Renovated Common Areas



Asking Rate \$25.50 NNN



Above Market TI Package



Floor to Ceiling Glass



OPEX Estimated \$10.34
(Net of electric and janitorial)



4-Story Full User Building
(Will Subdivide by Floor - 13,031 RSF
Floor Plates)



Located at Intersection of 1-595 and 1-75
and the Sawgrass Expressway
Immediately off 1-595 at the Weston Road
Interchange



Suite 104 | 1,457 SF

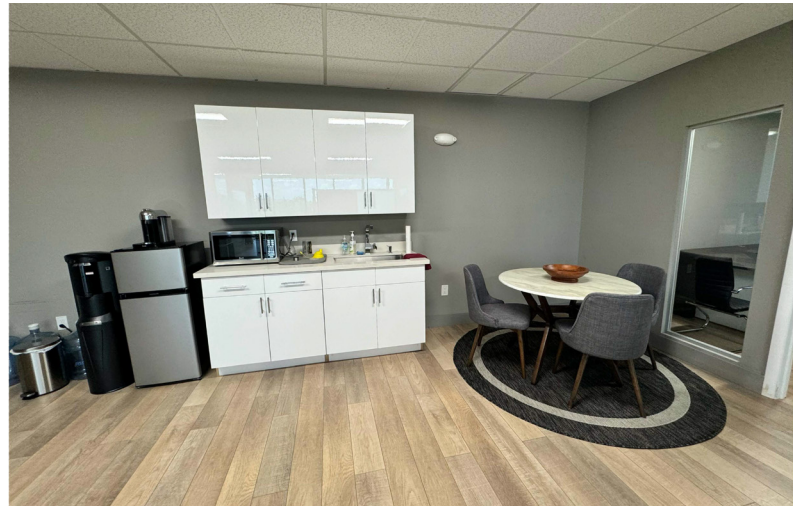
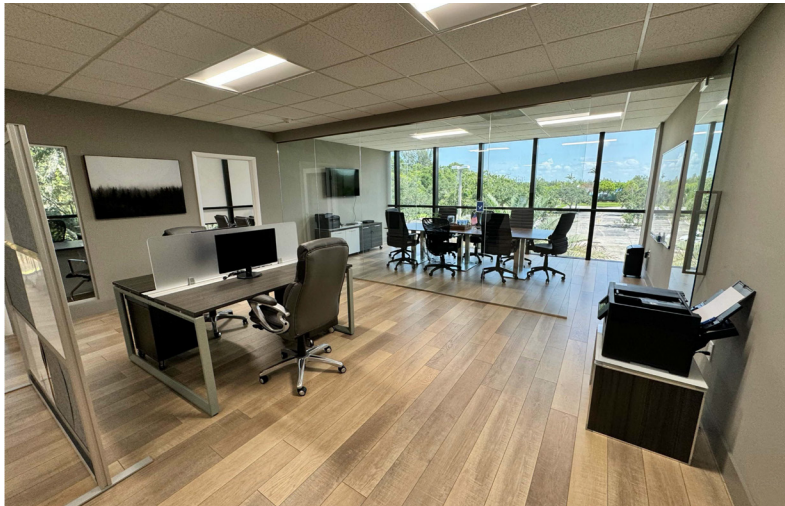


55 Weston

55 Weston Road | Sunrise FL 33326

For Lease

Suite 207 | 1,636 SF



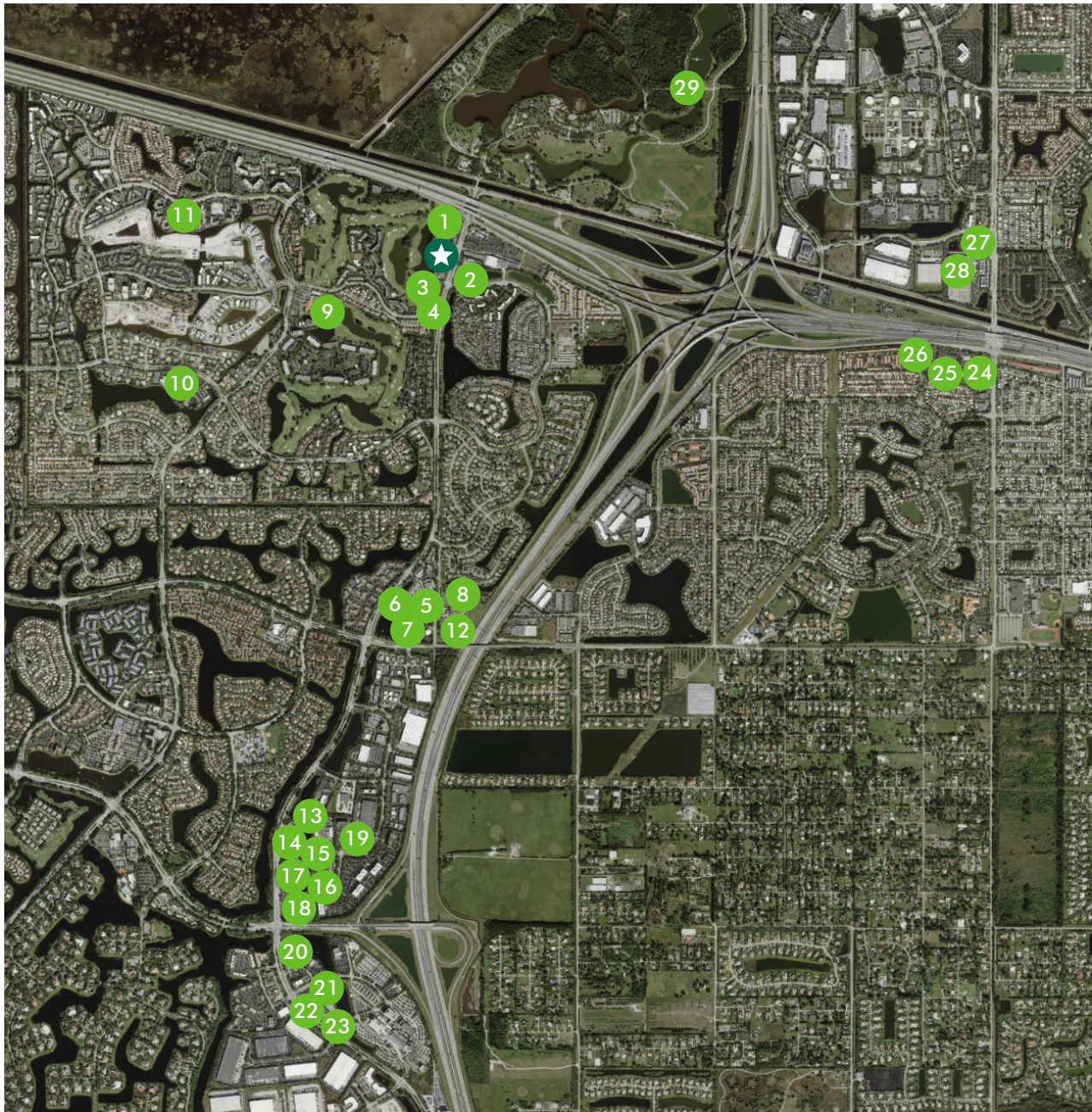
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For Lease



Building Location

- ★ 55 Weston Rd

Nearby Locations

- 1 Wells Fargo
- 2 Dunkin Donuts
- 3 Zona Blu Italian
- 4 Walgreens
- 5 Publix
- 6 SunTrust bank
- 7 Citibank
- 8 AMC Weston 8
- 9 Bonaventure Golf Club
- 10 Bonaventure Town Center Club
- 11 Bonaventure Resort & Spa
- 12 La Perla Seafood
- 13 Baires Grill Weston
- 14 Lucille's American Cafe
- 15 Ke-uh
- 16 Acqolina
- 17 Pizza Fusion
- 18 Flanigan's Seafood
- 19 El Colombiano Cuisine
- 20 Carolina Ale House
- 21 PANNA Weston
- 22 BurgerFi
- 23 Moon Thai & Japanese
- 24 BB&T Bank
- 25 Subway
- 26 Publix
- 27 Chipotle Mexican Grill
- 28 Ikea

Contact

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