

New Office Space @ Sawgrass Exchange

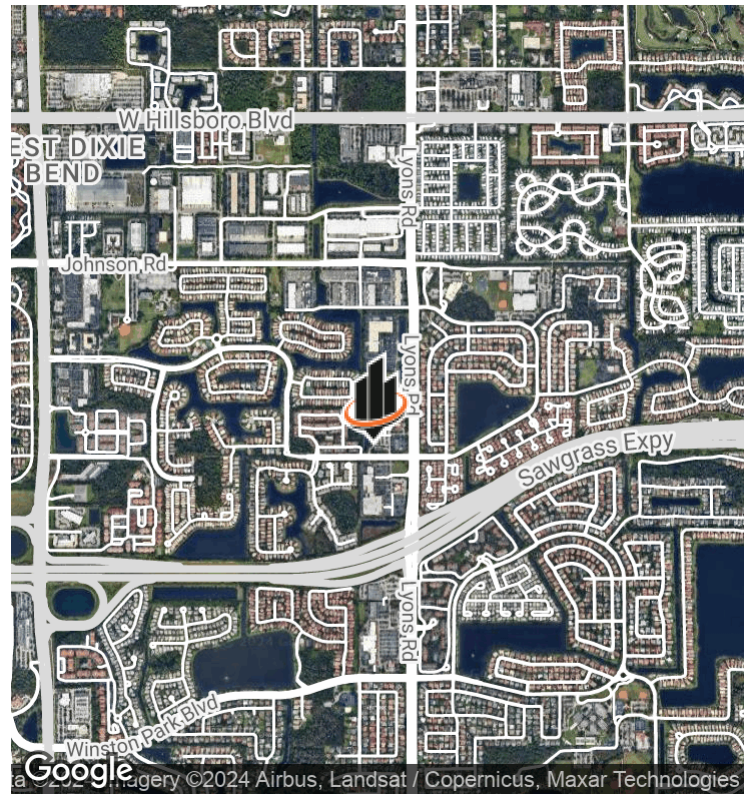
6115 LYONS ROAD
Coconut Creek, FL 33073

PRESENTED BY:

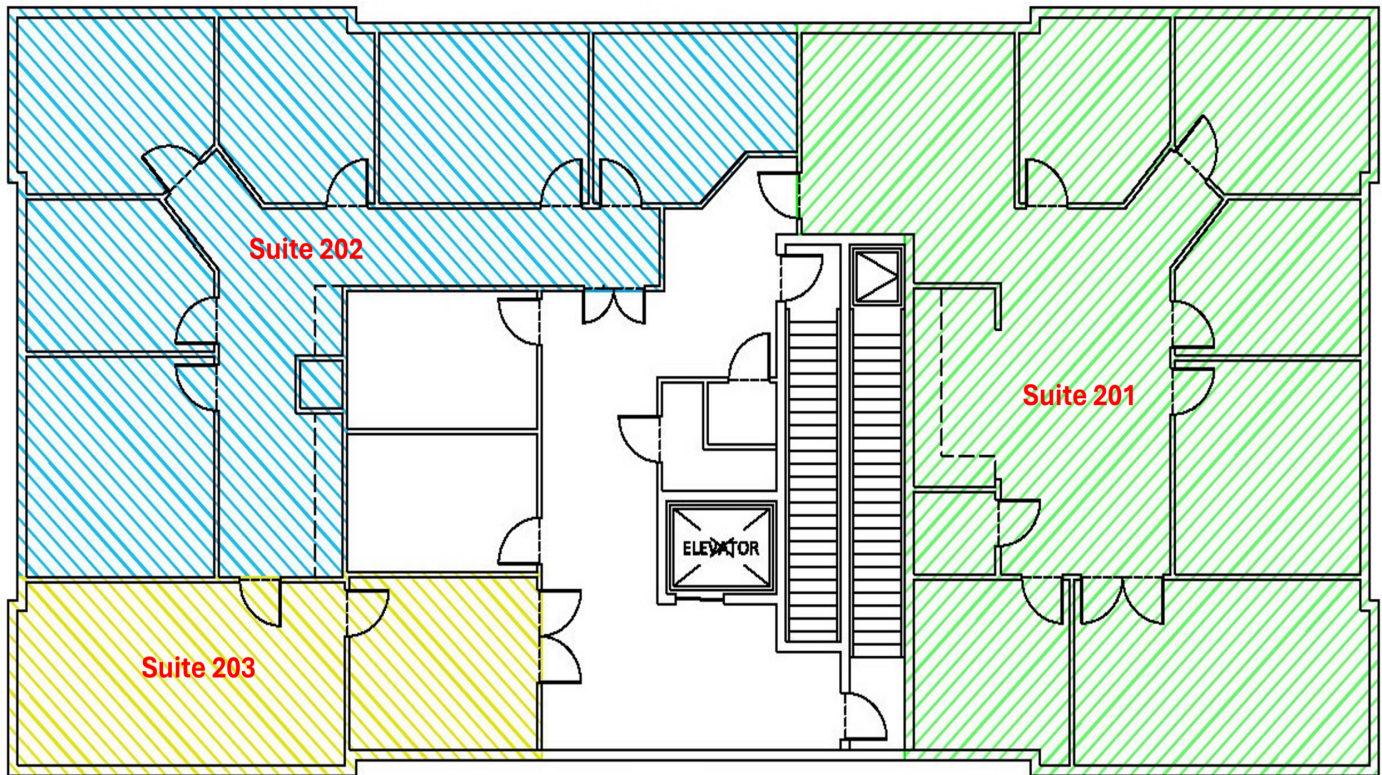
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PROPERTY SUMMARY



OFFERING SUMMARY

AVAILABLE SF:	596 - 4,769 SF
SUITE 201:	2,176.72 SF
SUITE 202:	1,696.78 SF
SUITE 203:	596.21 SF
LEASE RATE FOR 201 & 202:	\$21.00/SF yr (NNN)
LEASE RATE FOR 203:	\$24.00/SF yr (NNN)
SALE PRICE:	\$3,849,000

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
- Conference Rooms, Break Room, Kitchen, Reception Area
- Private Offices / Open Work Areas
- Marble Floor Lobby & Hallways
- Impact Glass, LED Lights
- Ceiling Moldings, Chair Rails and Wood Blinds

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