



N Nobb Hill Rd

SUBJECT

NW 47th St



Franklin Street

10130-10140 NW 47TH STREET

SUNRISE, FL 33351

CONTACT US



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CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

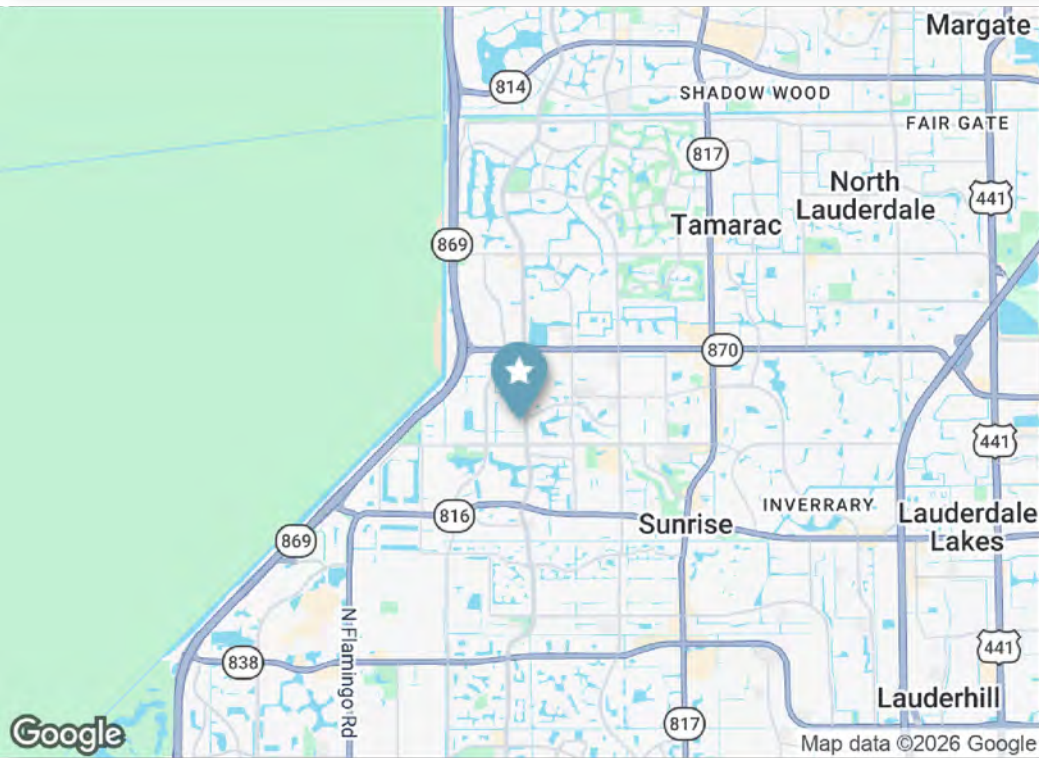
Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

TABLE OF CONTENTS

4	PROPERTY INFORMATION
	Offering Summary 5
	FSCA Quote Matrix 6
	Exterior Photos 7
	Interior Photos 8
	Property Photos 9
	Parcel View 10
	North Aerial 11
	South Aerial 12
	Area Overview 13
	Drive Time Demographics 14
	Back Page 15



1

PROPERTY INFORMATION

Offering Summary	5
FSCA Quote Matrix	6
Exterior Photos	7
Interior Photos	8
Property Photos	9
Parcel View	10
North Aerial	11
South Aerial	12
Area Overview	13
Drive Time Demographics	14

10130-10140 NW 47 ST
Sunrise, FL 33351
Office
1 Units

OFFERING SUMMARY

10130-10140 NW 47TH STREET

SUNRISE, FL 33351

SALE PRICE: \$1,450,000

Total SF	4,564 SF
Price PSF	\$317.70
Year Built	1987

SALE DESCRIPTION

Franklin Street is pleased to present 10130-10140 NW 47th Street, a ±4,564 square foot flex office and industrial building located within The Courtyard of Nob Hill in Sunrise, Florida. The property is positioned within an established business park with convenient access to I-595, Florida's Turnpike, and the Sawgrass Expressway, providing strong connectivity throughout Broward County.

The building consists of ±3,550 square feet of fully renovated office space with high-end finishes and ±1,014 square feet of warehouse space featuring a large 16-foot roll-up door. The functional layout provides an attractive, move-in-ready opportunity for a variety of owner-users. Flexible zoning allows for a broad range of potential uses, including office, industrial, retail, restaurant, and other commercial uses. With its renovated condition, flexible layout, and central Broward County location, the property offers a unique opportunity within a well-established Sunrise business park.

INVESTMENT HIGHLIGHTS



Strategic Sunrise Location

- Located within The Courtyard of Nob Hill
- Established industrial and office business park
- Easy access to I-595, Florida's Turnpike, and Sawgrass Expressway



Turnkey Flex Building

- ±4,564 SF flex office and industrial building
- ±3,550 SF fully renovated office space
- High-end, move-in-ready finishes throughout



Functional Warehouse Component

- ±1,014 SF of warehouse space
- Large 16-foot roll-up door
- Ideal combination of office and warehouse functionality



Flexible Zoning & Use Potential

- Broad range of permitted commercial uses
- Potential office, industrial, retail, restaurant, and other uses
- Well suited for a variety of owner-users



Strong Broward County Submarket

- Central Sunrise location
- Convenient connectivity throughout Broward County and South Florida
- Surrounded by established commercial and residential uses

FSCA QUOTE MATRIX

10130-10140 NW 47th St	Quote 1
Execution Type:	Option 1
LTV:	80% - 90%
Rate:	5.95% - 6.24%
Term (years):	3, 5, 7, or 10 years
Amortization (years):	15, 20, or 25 years
DSCR	1.25x
Interest Only Periods:	Up to 12 months
Recourse:	Full Recourse
Prepayment Penalty:	3-2-1 stepdown
Lender Origination Fee:	0.50%
Comments:	N/A

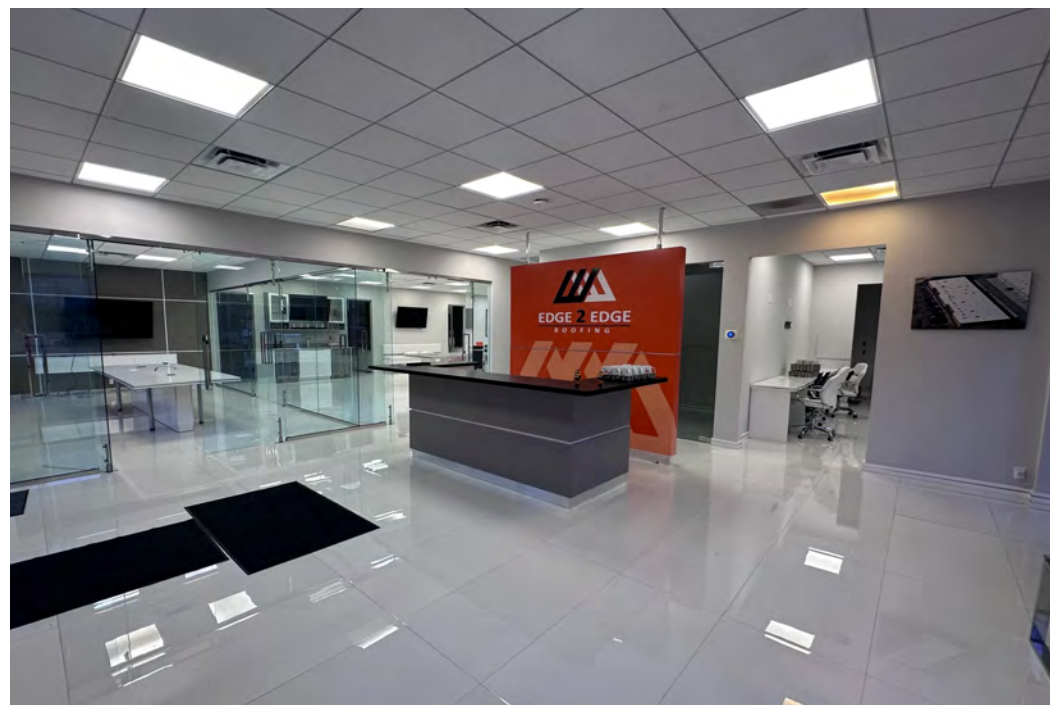
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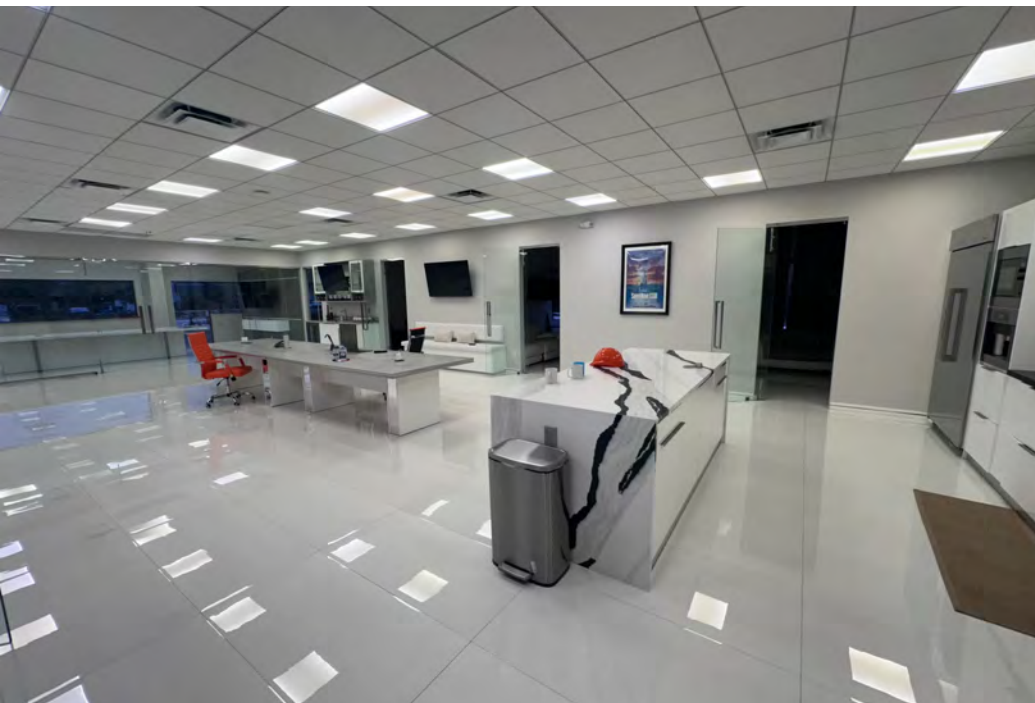
EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY PHOTOS



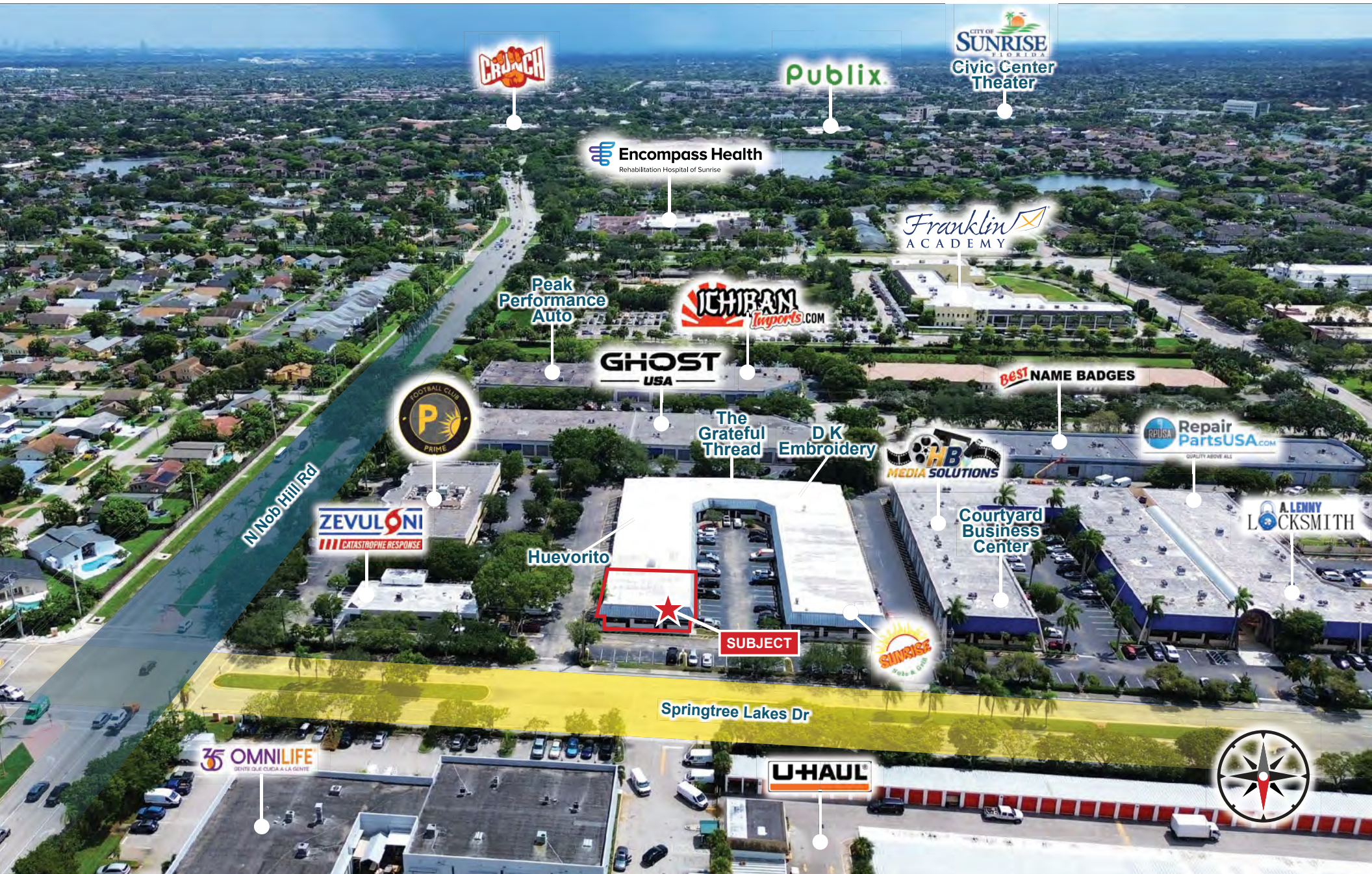
PARCEL VIEW



NORTH AERIAL



SOUTH AERIAL

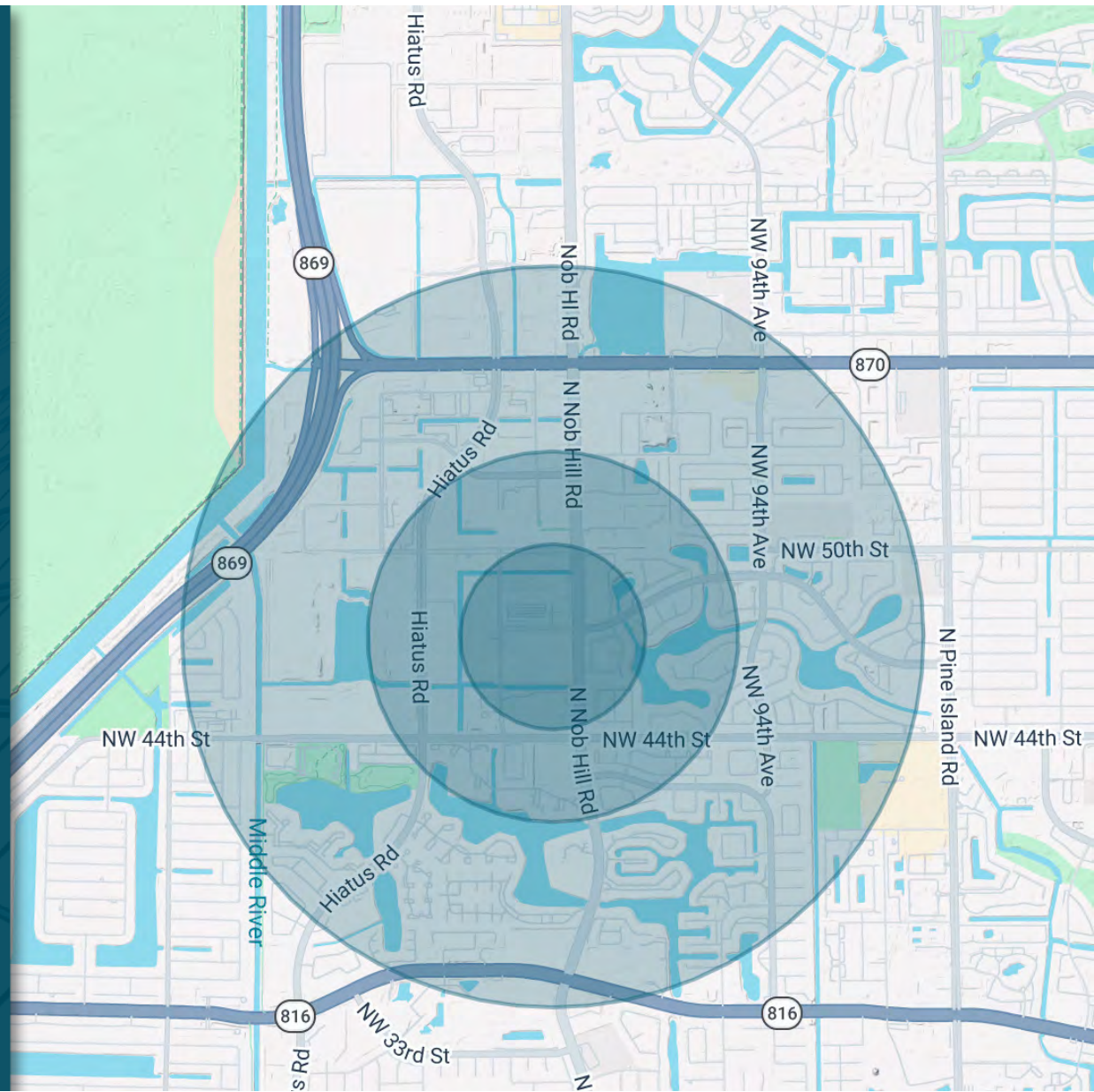


AREA OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILE
POPULATION			
Total population	18,172	144,599	368,366
Median age	37.2	44.1	40.8
Median age (Male)	36.4	41.9	38.9
Median age (Female)	38	46	42.5
HOUSEHOLDS & INCOME			
Total households	6,327	60,239	144,250
# of persons per HH	2.8	2.4	2.5
Average HH income	\$109,018	\$102,895	\$107,781
Average HH Net Worth	\$806,156	\$1.05M	\$989,916

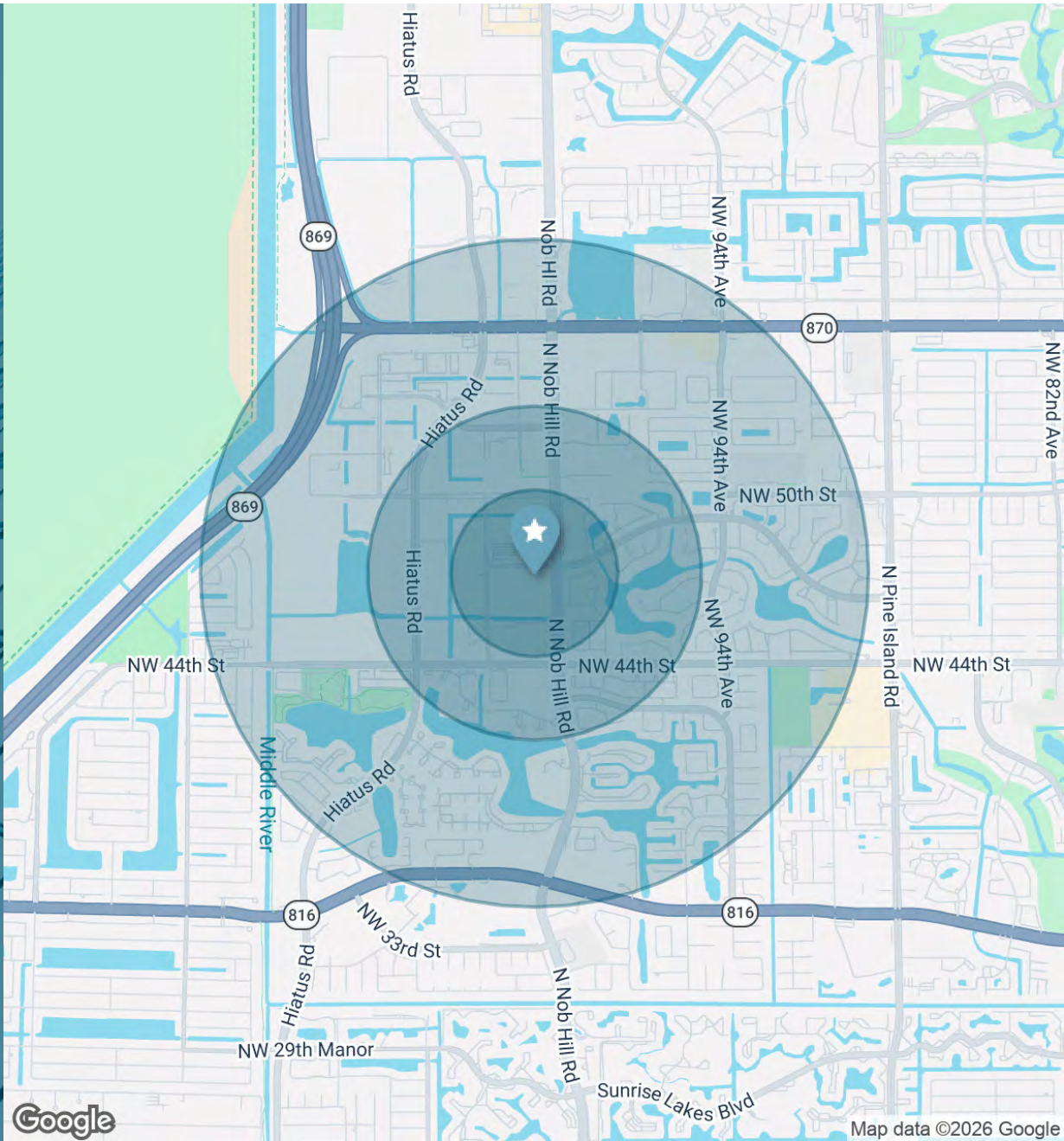
* Demographic data derived from Applied Geographic Solutions 5/2026, TIGER Geography - RFULL9



DRIVE TIME DEMOGRAPHICS

DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
POPULATION			
Estimated Population (2026)	59,211	183,918	422,094
Projected Population (2031)	60,141	181,361	413,510
Census Population (2020)	56,221	178,117	411,059
HOUSEHOLDS			
Estimated Households (2026)	23,530	74,917	161,577
Projected Households (2031)	23,608	72,996	156,252
Census Households (2020)	22,167	72,196	156,984
HOUSEHOLD INCOMES			
Estimated Average Household Income (2026)	\$98,866	\$107,729	\$113,745
Estimated Median Household Income (2031)	\$81,554	\$85,748	\$88,181
Average Household Net Worth (2026)	\$919,689	\$1.06 M	\$1.04 M



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Presented By:

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