

FOR SALE

New Office Space @ Sawgrass Exchange

6115 LYONS ROAD

Coconut Creek, FL 33073

PRESENTED BY:

LES BYRON, SIOR, CCIM

C: 954.401.4713

les@svncr.com

KEITH KIDWELL, SIOR, CCIM

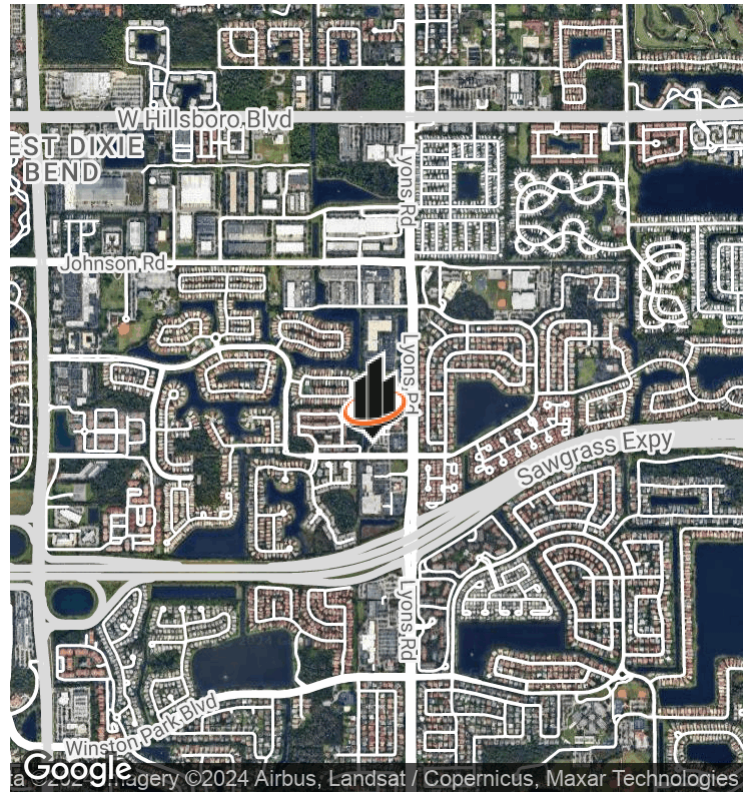
C: 954.234.8777

keith@svncr.com

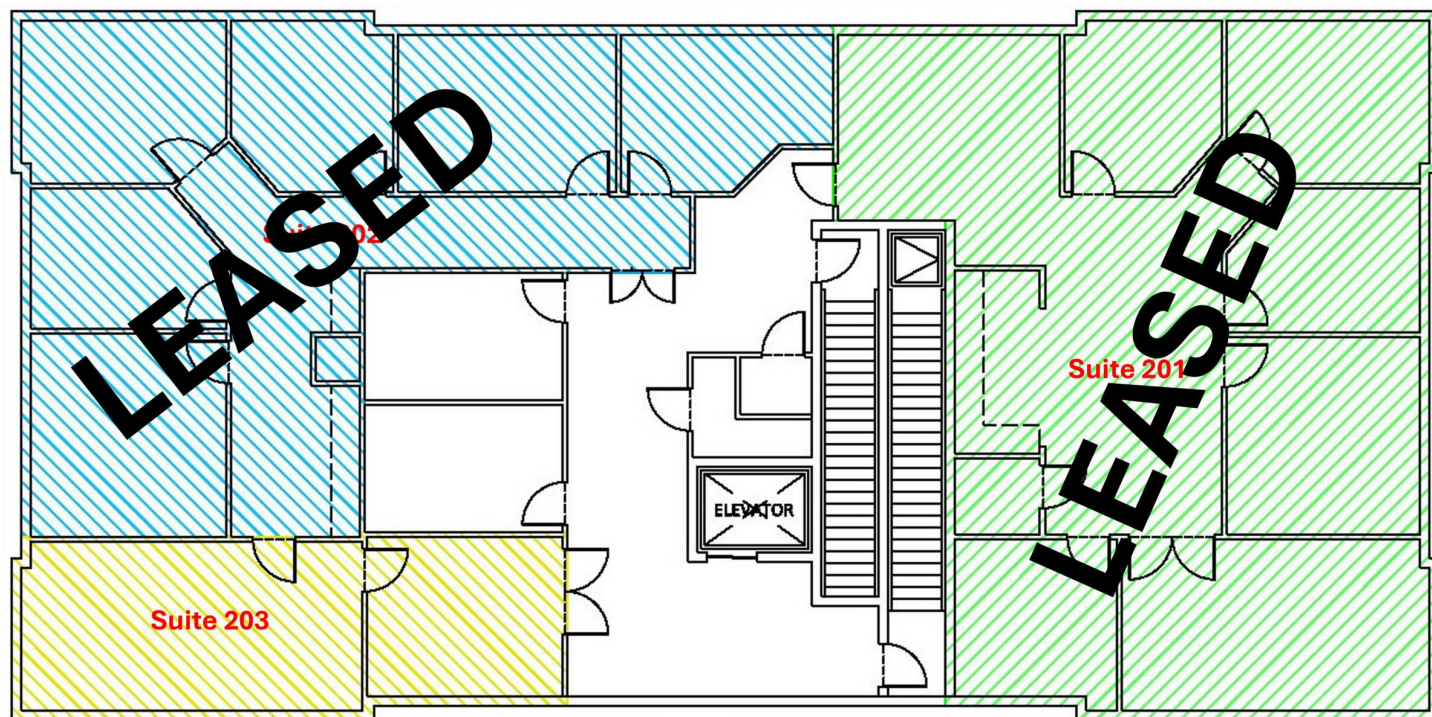
STEVE DAVIS

C: 954.650.7824

steve@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,849,000
BUILDING SIZE:	9,866 SF
2ND FLOOR AVAILABLE SF:	632 SF
1ST FLOOR OCCUPIED SF:	5,097 SF

PROPERTY DESCRIPTION

Exciting opportunity to own a fully furnished, free standing class 'A' office building in the Sawgrass Exchange Office Park, Coconut Creek, FL. You can move in and start working immediately upon closing. Located less than 1 mile to Sawgrass Expressway and less than 2 miles to Florida's Turnpike. 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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