



For Sale

Fully Air-Conditioned
Flex Space

±3,375 SF

Asking Price

\$1,200,000

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Rarely Available Space Broward Lakes Business Park

755 Shotgun Road | Sunrise, FL 33326

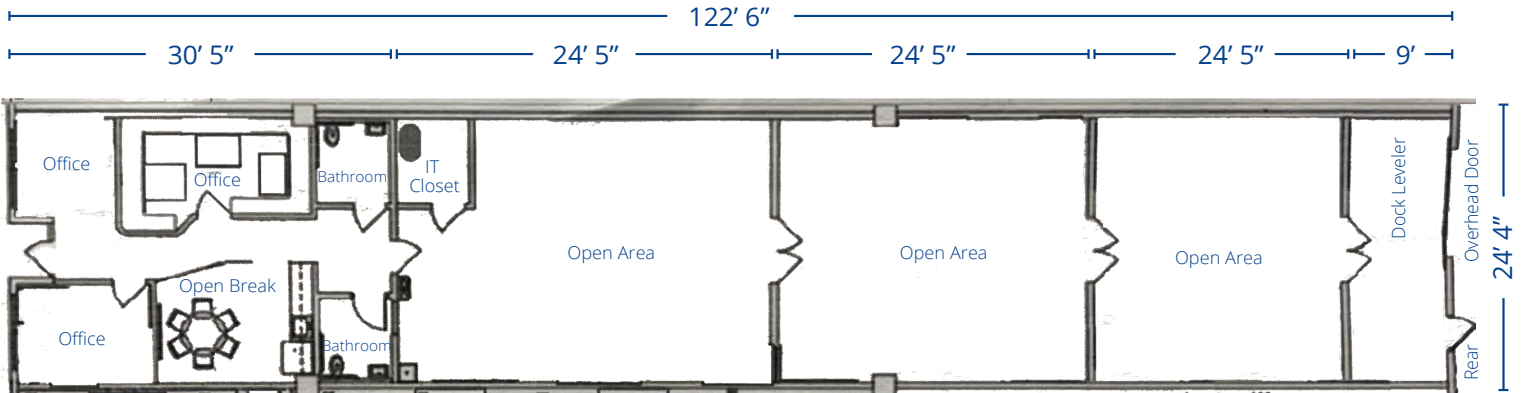
Suite Features

- Interior space is divided into 5 segments:
 1. 3 offices, open break area and 2 restrooms – 8'11" drop ceiling
 2. Open area and IT room – 8'11" drop ceiling
 3. Open area – 10' drop ceiling
 4. Open area – 10' drop ceiling
 5. Storage area with loading bay – 20'6" clear height
- Large overhead door at rear
- Dock height loading bay with leveler
- Truck court can accommodate semi-truck and trailer
- Rear entry door
- 5 parking spaces
- Easy access to I-75, I-595 and the Sawgrass Expressway

Floor Plan

3,375 SF
As-Built Layout

Dimensions:



Ceiling Height:



Aerial of Site



Interior Photos



Amenities Aerial



Site

Restaurants:



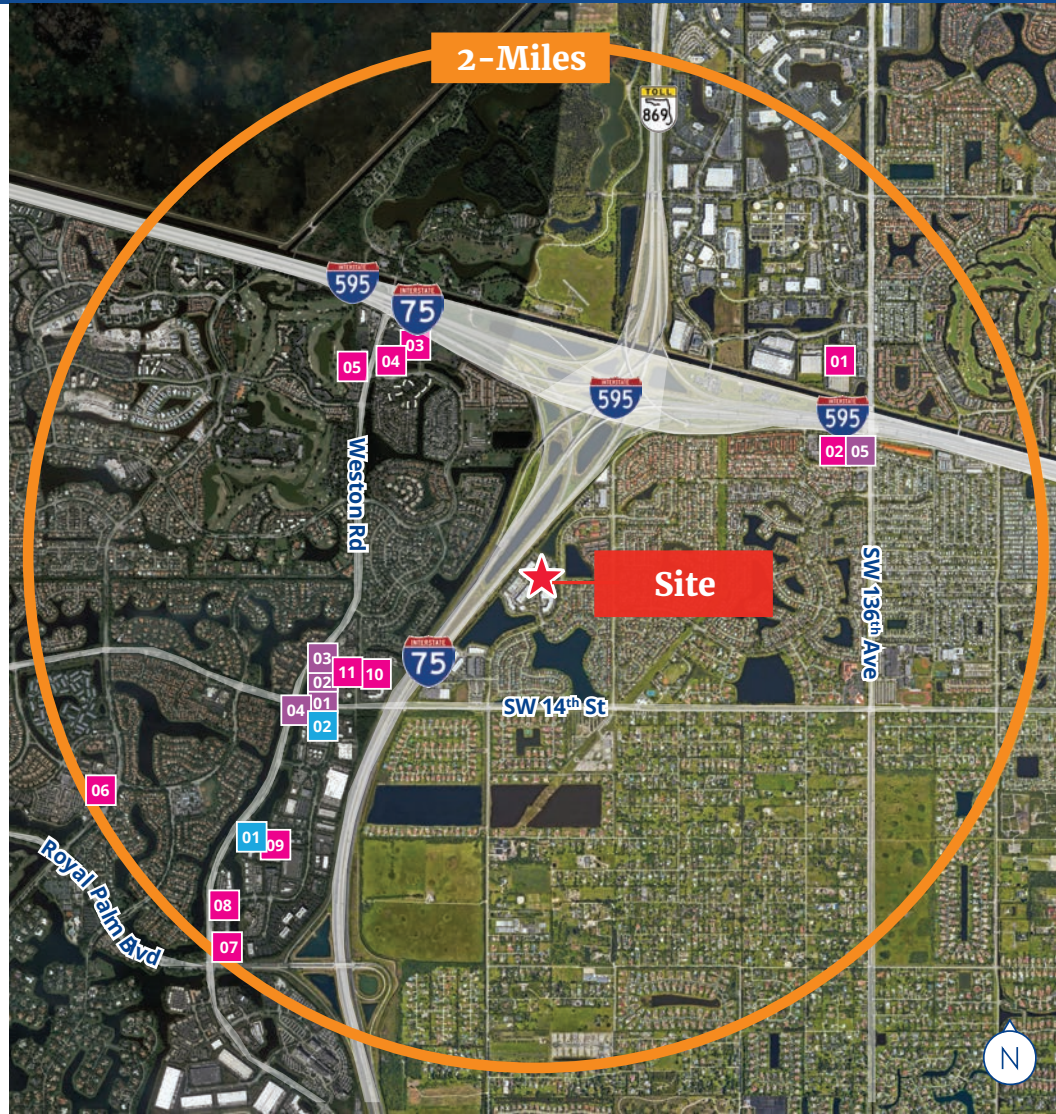
Many more in the malls, under the 'points of interest' section below

Banks:



Other Points of Interest:

- 01 Gateway at Sawgrass:** Jersey Mike's Subs, Pincho, Nothing Bundt Cakes, Chipotle Mexican Grill
- 02 Shenandoah Square Shopping Center:** Publix, Antonio's Pizza-Rant, Little Japan, Dairy Queen, Ally's Comfort Café, Filomenas Bean Coffee, Subway's, McDonald's
- 03 Westgate Square Shopping Center:** Uncle Al's Bar & Grill, Bagelmania
- 04 Dunkin' Donuts, Thai Garlic & Sushi, Firehouse Subs**
- 05 Shoppes on the Green:** Suri Sushi Thai, Zona Blu Weston Italian
- 06 Weston Town Center:** Publix, Tarantella Ristorante & Pizzeria, Starbucks, Graziano's La Rural Mexican Grill, Lucciano's, Carrot Express, DelVecchio's Pizzeria & Italian
- 07 Flanigan's**
- 08 Waterway Shoppes of Weston:** Hooters, Offerdahl's Off-the-Grill, Baires Grill
- 09 US Post Office**
- 10 Indian Trace Shopping Center:** Vignetto's, AMC Weston 8
- 11 Country Isles Plaza:** Publix, Tijuana Flats, CVS, Éclair Affaire, Einstein Bros Bagels, Angelo Ella Pizza, Bar, Tapas



Location Overview

- » Easy access to I-75, I-595 and the Sawgrass Expressway
- » Abundant amenities within a 2-mile radius
- » Sawgrass Mills Mall and Amerant Bank Arena are located within 5 miles
- » Fort Lauderdale International Airport is located within 15.2 miles



Contact us:

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