



FOR LEASE 276,175 SF

139000

# N.W. 2nd STREET

MARINA WEST  
BUSINESS CENTER  
Building A  
*Sunrise, FL*



# PROPERTY FEATURES



Space Available: Full Building  $\pm 276,175$  SF

Office Area:  $\pm 32,000$  SF

Clear Height: 30'

Parking: 304 spaces

42 Dock High Doors, Plus 2 Drive-in doors

ESFR Fire Sprinklered

100% Climate Controlled

Tilt Wall Construction

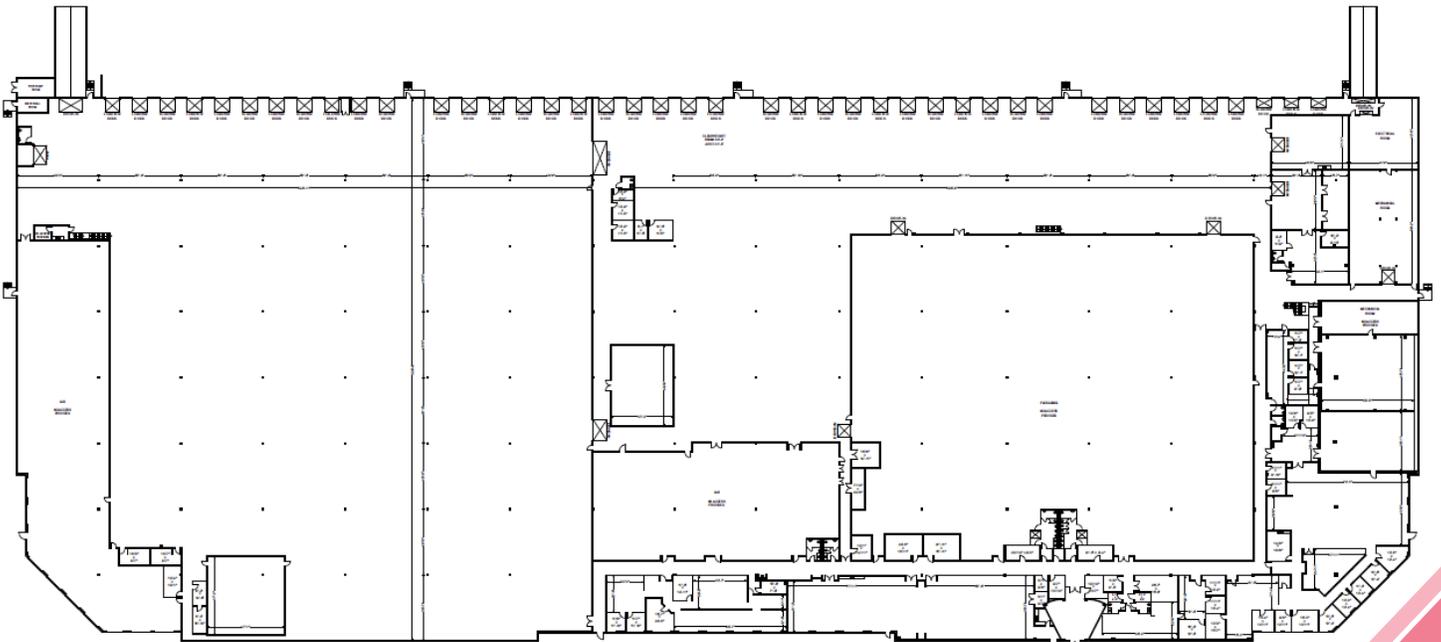
LED Lighting Throughout

Rear Load Building

Heavy Power

Partially Fenced Truck Court

Existing FDA Pharmaceutical Use



# DEMOGRAPHICS 5 MILES

**202,233**

Population

**\$117,853**

AVG Household Income

**41.9**

Median Age



## CONTACTS

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