

# 55 Weston

55 Weston Road  
Sunrise, FL 33236  
[www.cbre.com/55weston](http://www.cbre.com/55weston)



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## Building Features

-  49,000 SF Office Building
-  5/1000 Ample Parking
-  Prime Central Broward Location
-  Building Signage for Large Corporate Users
-  New Ownership
-  Newly Renovated Common Areas
-  Asking Rate \$27.00 NNN
-  Above Market TI Package
-  Floor to Ceiling Glass
-  OPEX Estimated \$12.18 (Net of electric and janitorial)
-  4-Story Full User Building (Will Subdivide by Floor - 13,031 RSF Floor Plates)
-  Located at Intersection of 1-595 and 1-75 and the Sawgrass Expressway Immediately off 1-595 at the Weston Road Interchange



# Professional & Medical Offices

### MOVE-IN READY SPEC SUITES

Fully renovated, brand new spec suites available for immediate occupancy with high-end finishes.

### EASE OF ACCESS IS COMPETITIVE ADVANTAGE

Strategically located at intersection of I-595, I-75, and Sawgrass Expressway.

### EXTENSIVE NEARBY AMENITIES

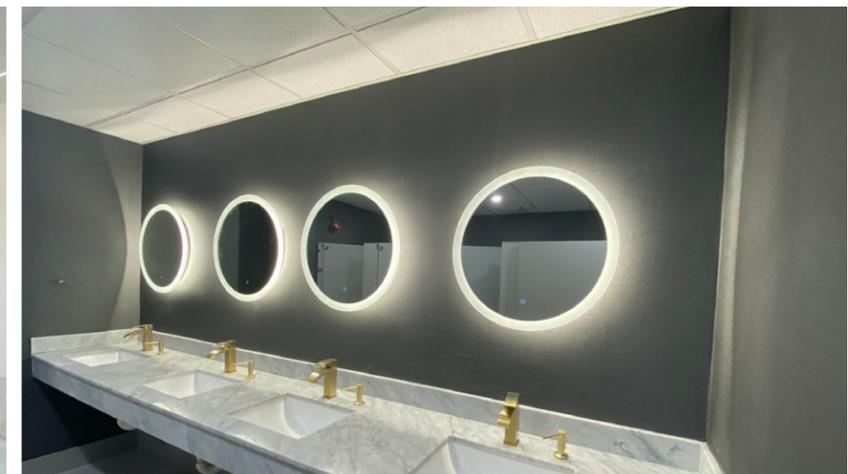
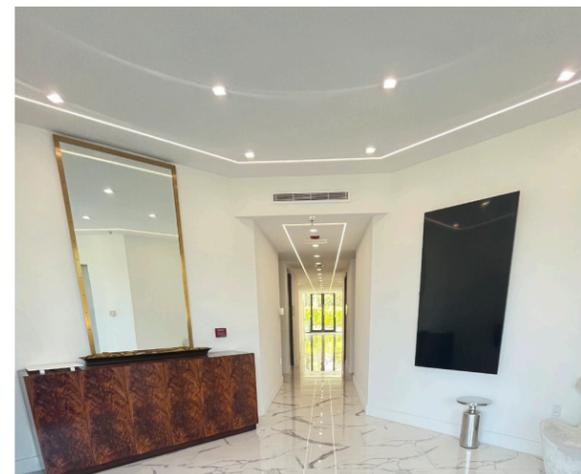
Prime location with nearby amenities including three adjacent retail centers.

### WELL-LIT ABUNDANT PARKING

Abundantly park at NO additional cost with a 5.00:1,000 SF ratio.

### COMPLETELY RENOVATED

High-end finishes used to renovate elevators, common corridors, bathrooms, and lobby. Interior renovations complemented by beautiful and clean exterior landscaping and parking lot.

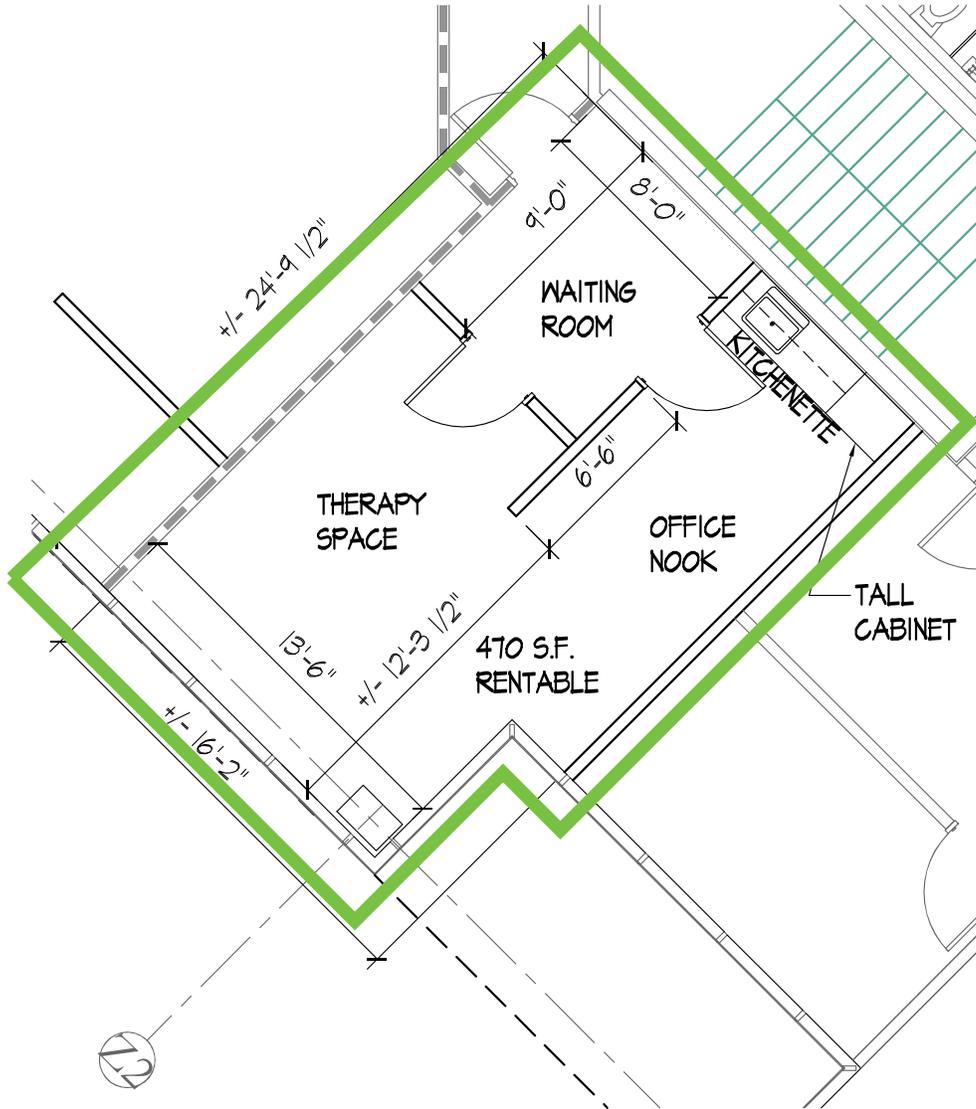


# Suite 104 | 1,457 SF



# Suite 209 | 470 SF

Available 8/1/2026



Suite 407 | 1,600 SF



55 Weston

55 Weston Road | Sunrise FL 33326

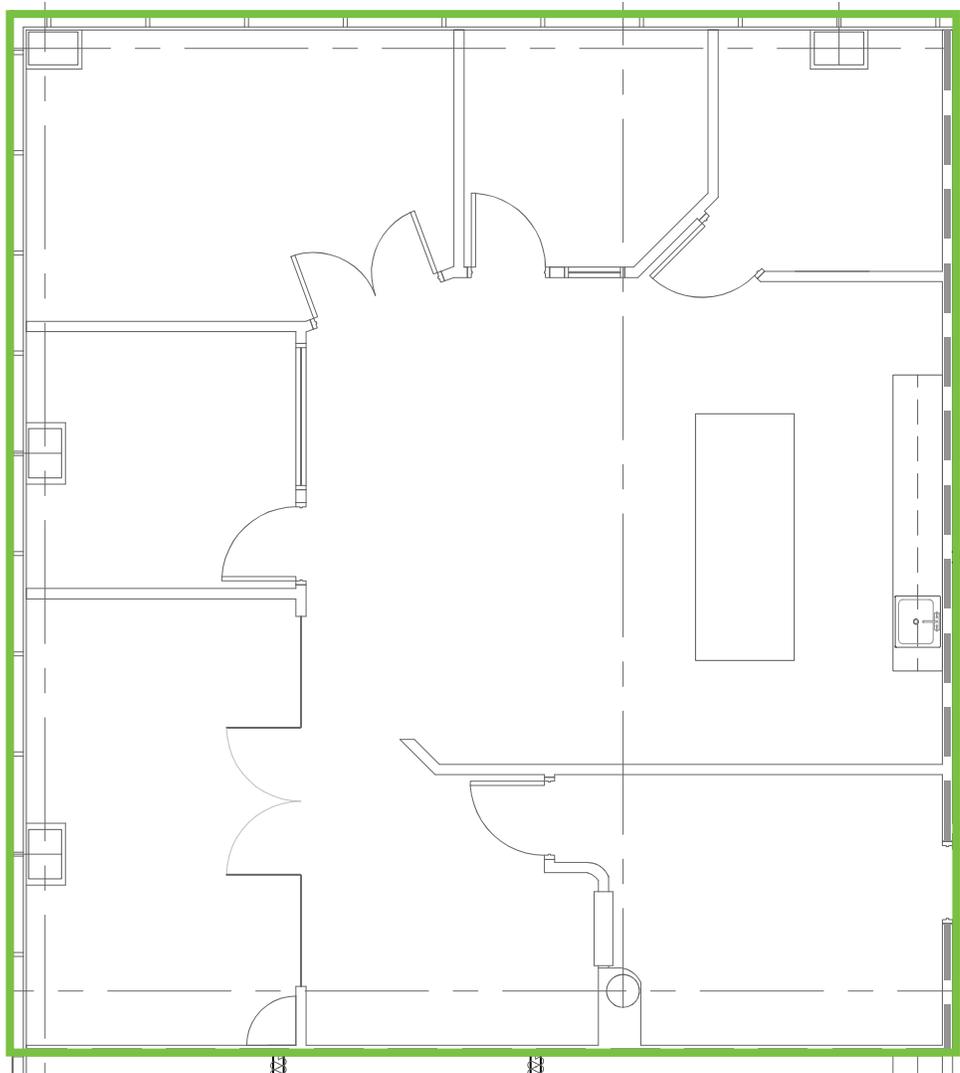
For Lease

## Suite 408 | 1,871 SF

Available 7/1/2026



Play Virtual Tour



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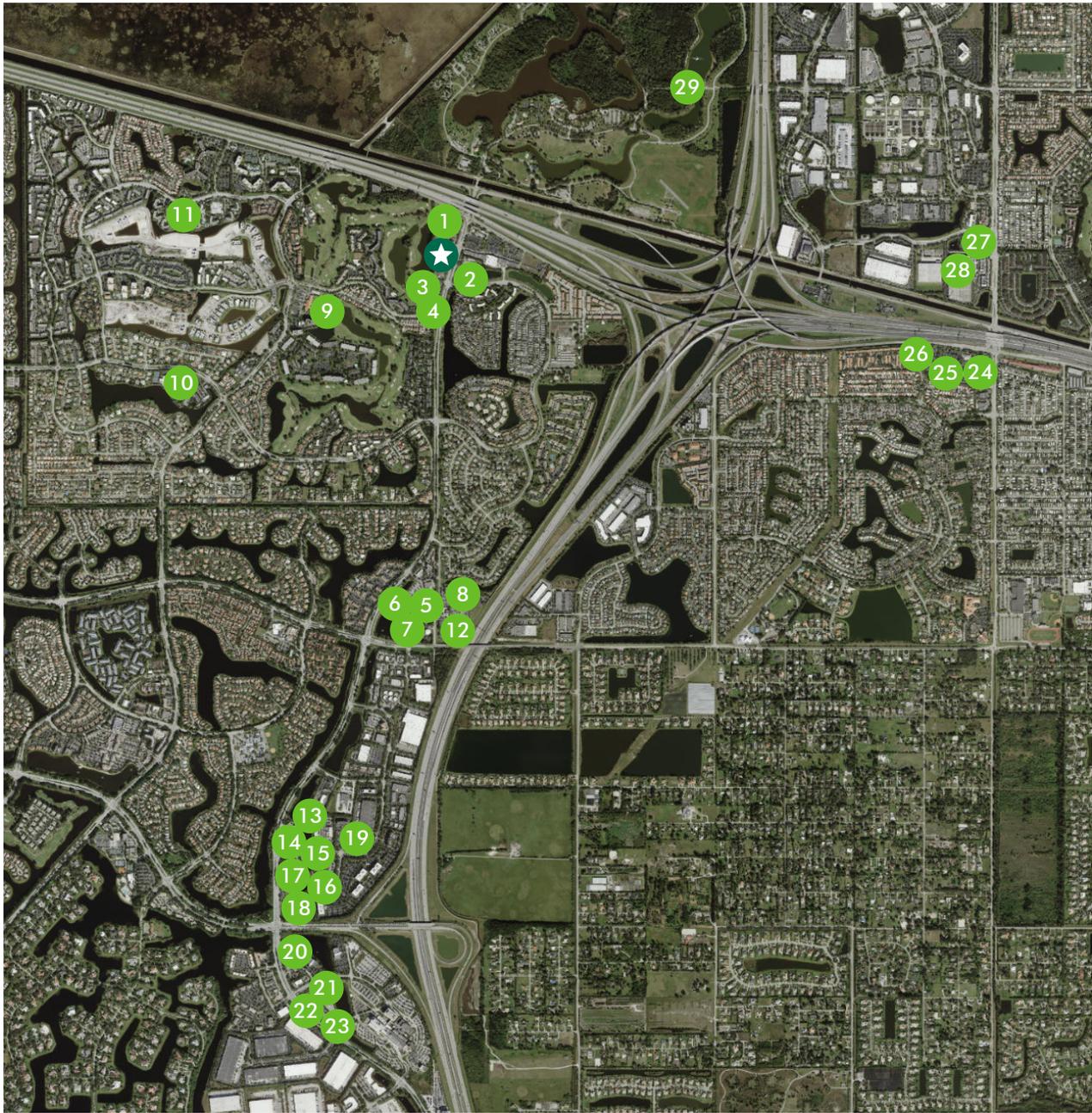
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**Building Location**

★ 55 Weston Rd

**Nearby Locations**

- 1 Wells Fargo
- 2 Dunkin Donuts
- 3 Zona Blu Italian
- 4 Walgreens
- 5 Publix
- 6 SunTrust bank
- 7 Citibank
- 8 AMC Weston 8
- 9 Bonaventure Golf Club
- 10 Bonaventure Town Center Club
- 11 Bonaventure Resort & Spa
- 12 La Perla Seafood
- 13 Baires Grill Weston
- 14 Lucille's American Cafe
- 15 Ke-uh
- 16 Acqolina
- 17 Pizza Fusion
- 18 Flanigan's Seafood
- 19 El Colombiano Cuisine
- 20 Carolina Ale House
- 21 PANNA Weston
- 22 BurgerFi
- 23 Moon Thai & Japanese
- 24 BB&T Bank
- 25 Subway
- 26 Publix
- 27 Chipotle Mexican Grill
- 28 Ikea

**Contact**

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