

OFFICE FOR LEASE

\$20.50_{psf NNN} | \$9.30_{Opex psf}

Sawgrass Commerce Center

BUILDING A | 13800 NW 14th Street, Sunrise, FL 33323



[View Property Video](#)

Greg Martin

Principal, Managing Director

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Justin Cope, SIOR

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Lisa Blumer, CCIM

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**AVISON
YOUNG**

The Amenities



Prime Connectivity

Easy access to Sawgrass Expressway, I-595, Florida's Turnpike, and I-95, with FLL Airport only 15 minutes away



Ample Parking

Enjoy an abundant 5/1,000 SF parking ratio



Suite-Specific Metering

Each suite features separate metering, ensuring control over energy usage



Maximized Space

Efficient floor plans with no loss factor, ensuring every square foot is fully usable



Steps from Sawgrass Mills

Prime access to Sawgrass Mills, just a 5-minute drive away, offering world-class shopping, dining, and entertainment



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The Gallery



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The Availabilities

Suite	Square Foot
190	25,000
160	10,614
130	10,207
120	11,454



Spaces can be combined, ranging from 10,207 sf to 57,252 sf

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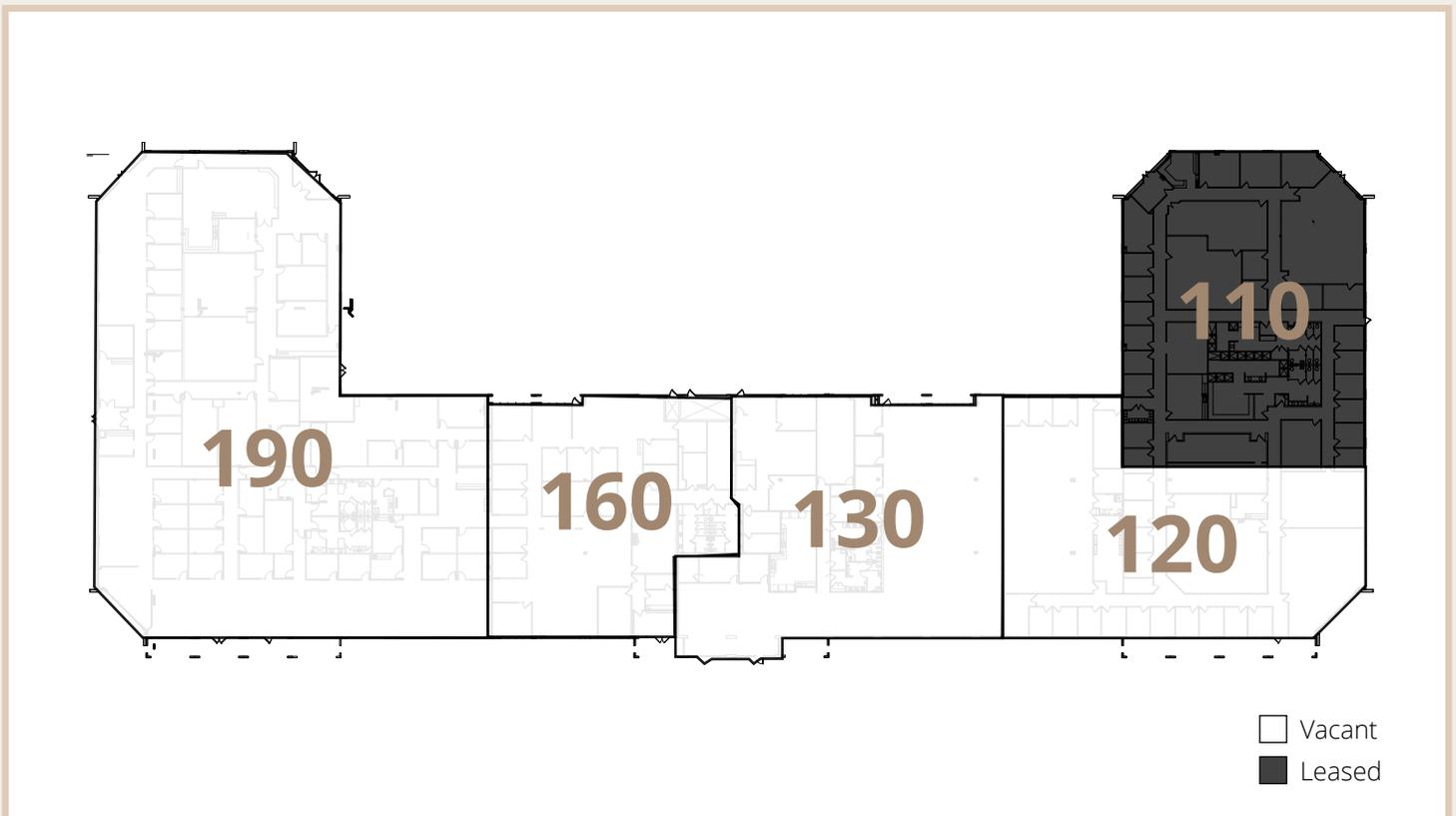
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Combined Suites



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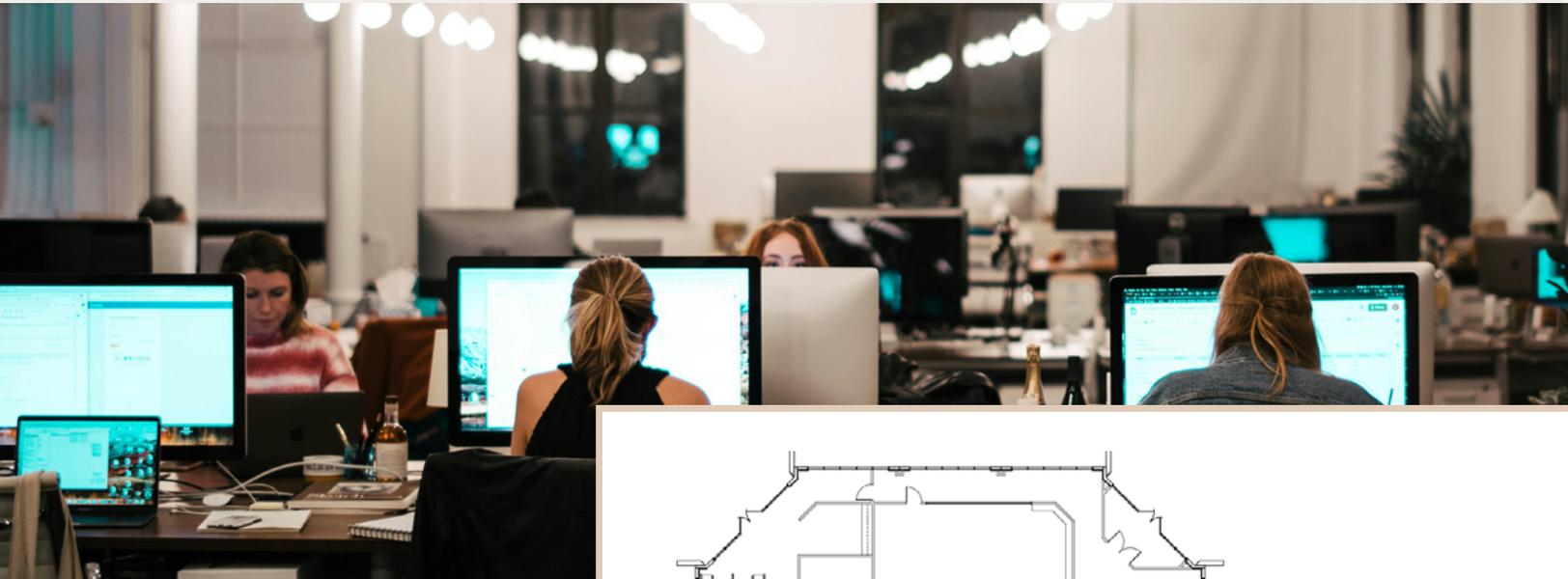
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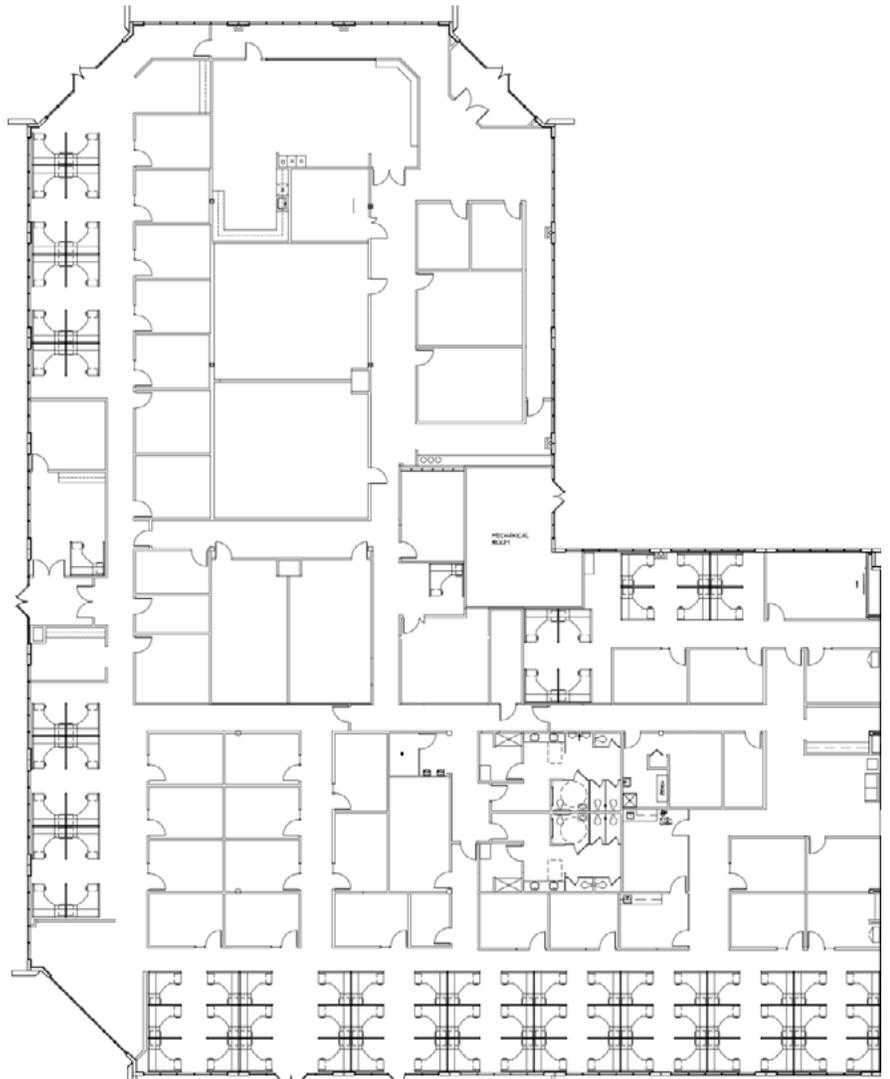




Suite 190



25,000 SF



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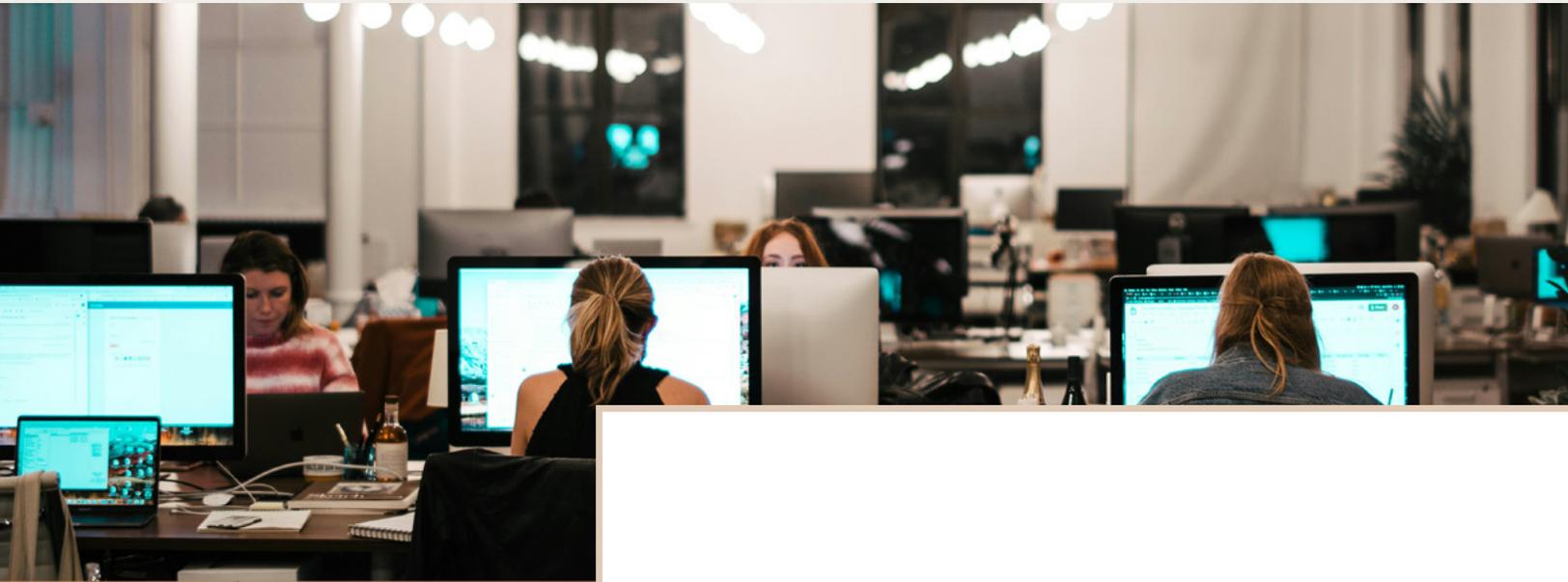
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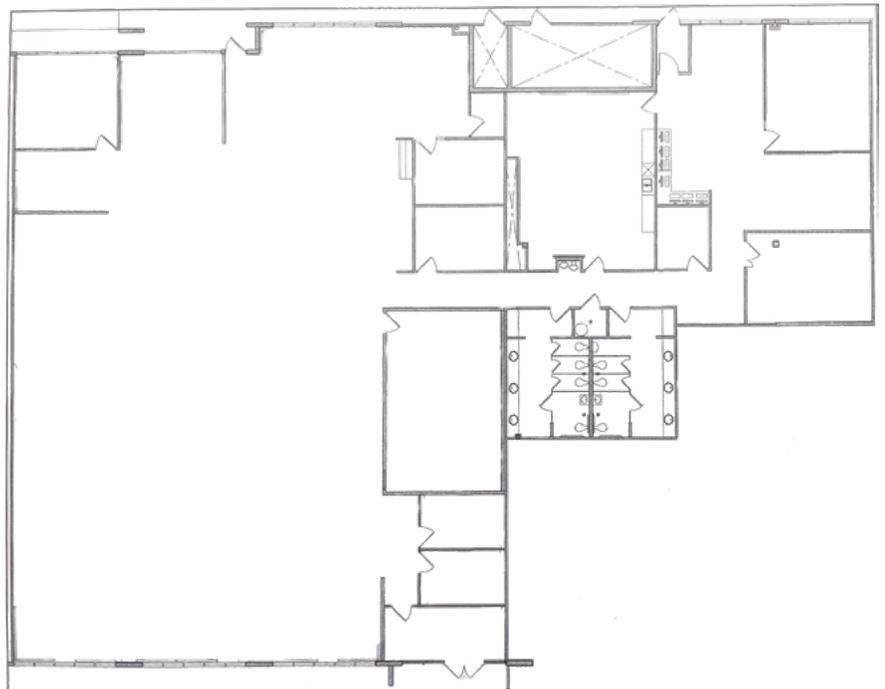
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Suite 160



10,614 SF

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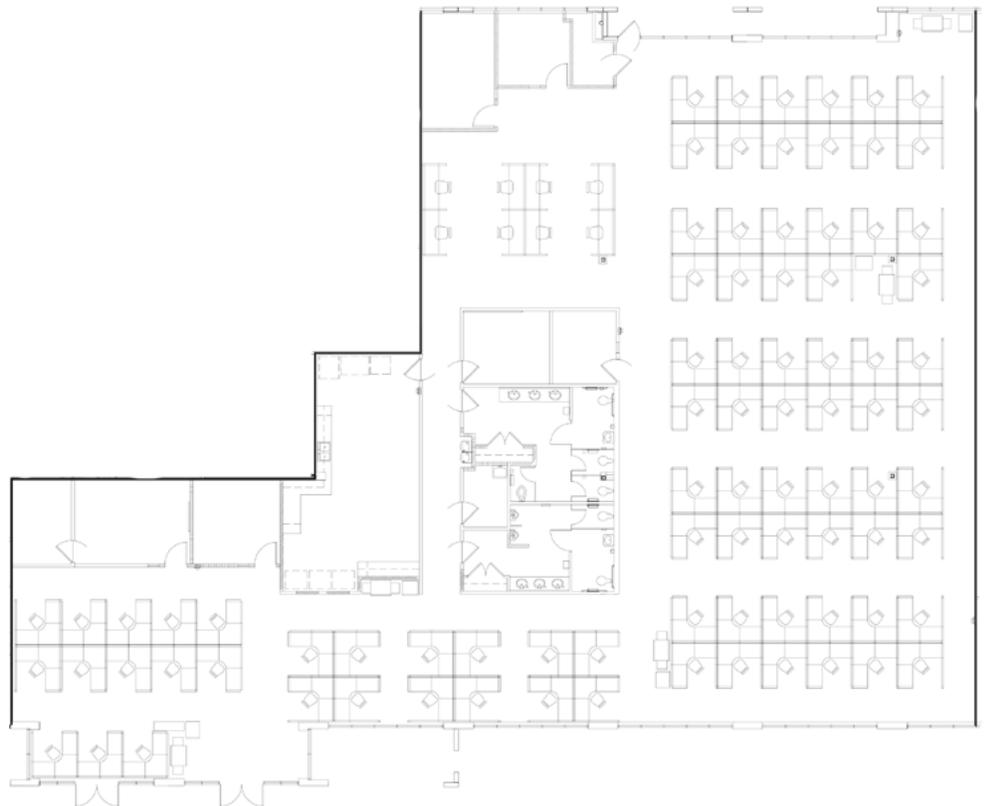




Suite 130



10,207 SF



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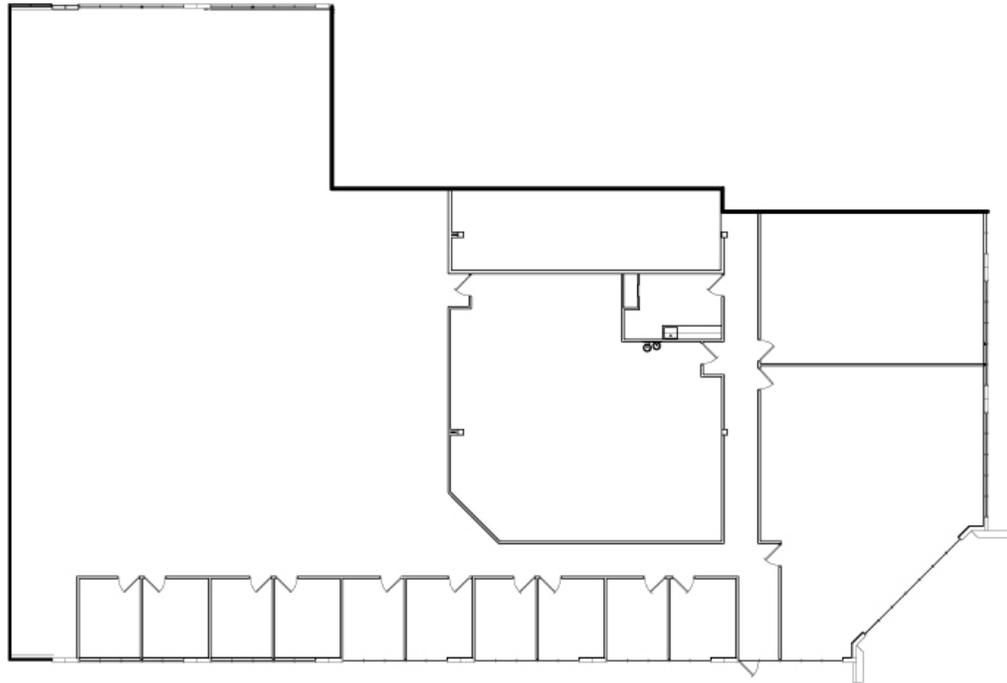




Suite 120



11,454 SF



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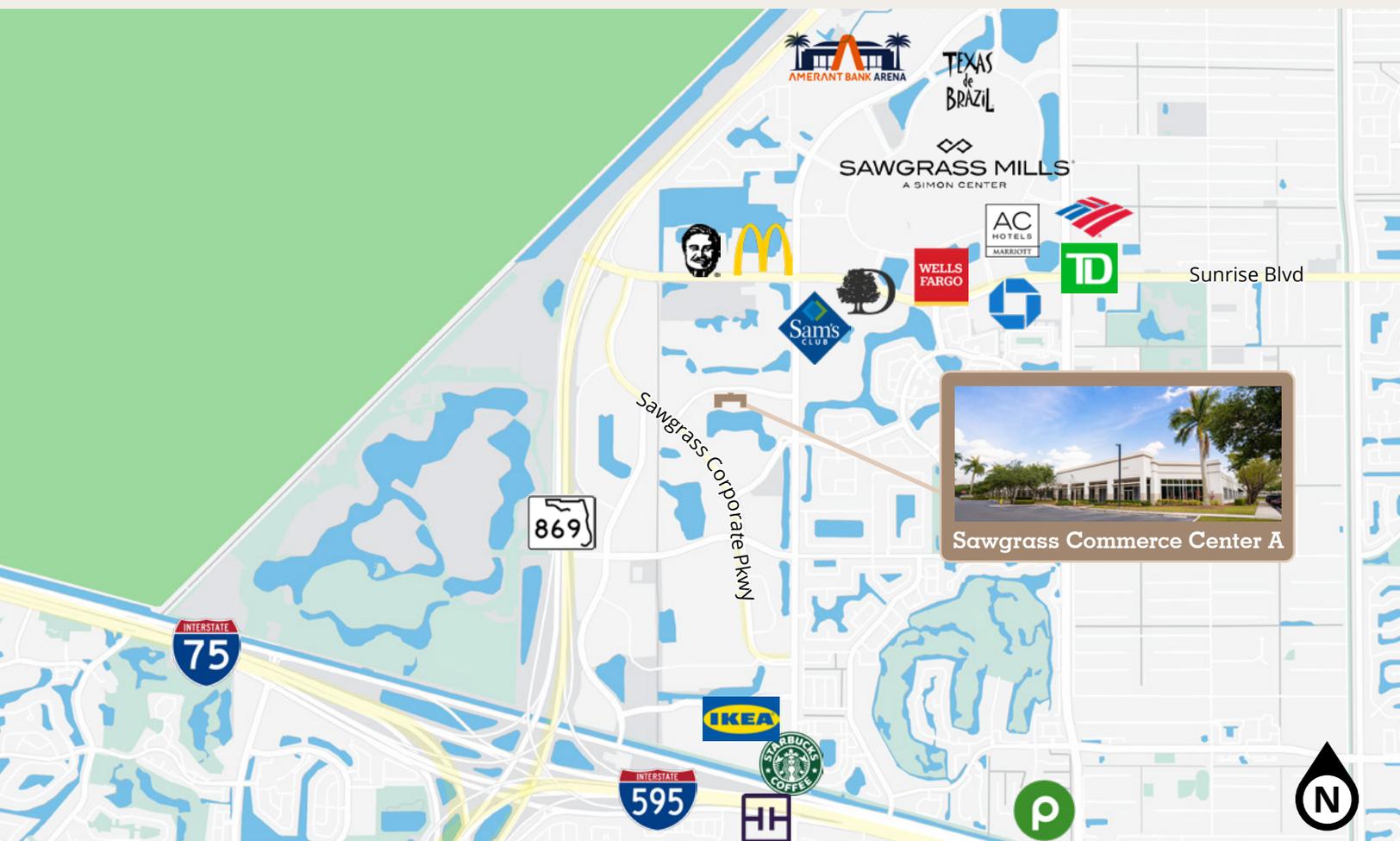
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The Property Location

Restaurants

Flanigan's
Starbucks

Texas de Brazil
McDonald's

Shopping

Sawgrass Mills
Sam's Club

Publix
IKEA

Banks

Wells Fargo
Bank Of America

Chase
Truist

Hotels

Double Tree by Hilton
AC Hotels by Marriot

Entertainment

Amerant Bank Arena

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