

# Stabilized INCOME-PRODUCING

Asset in Coral Springs  
Corporate Park



**7.7%**  
Cap Rate



**\$442,769**  
NOI



**8.54%**  
Pro forma



**\$490,769**  
Pro forma

**FOR SALE: TWO-STORY COMMERCIAL BUILDING**  
30,134 SF | 100% Leased | Prime Sawgrass Expy Exposure

- **100% leased** to diverse tenants → **stable income**
- **Value-add opportunity:** Shared kitchen convertible to **two warehouse spaces** → +\$40K/year potential income
- **Recent updates:** 2024–2025 interior reconfiguration
- **Excellent visibility:** 71,000+ VPD

## CONTACT US

**Alejandro Silbestein** - Lic# BK3376033  
alejandros@resmallc.com - +1 (786) 356-9287

**Natalia Celis** - Lic# SL3552518  
nataliac@resmallc.com - +1 (305) 741-9897

