

SAWGRASS PLACE

ADDRESS
5601 Hiatus Rd
Tamarac, FL 33321

SUBMARKET
NW Broward/
Coral Springs



Coming Soon: New HVAC
Units & Roof Underway



Ideal for Call Center or
Back Office/Operations



On Commercial Boulevard, Less
Than A Quarter of a Mile from
I-75 (Sawgrass Expy - FL-869)

LARGE BLOCKS
OF SPACE AVAILABLE

±50,700 SF
TO 101,405 SF
2 FULL FLOORS

With Over 950 Parking Spaces
and 9:1000 Ratio, Boasting The
Highest Parking Ratio in Broward Co.

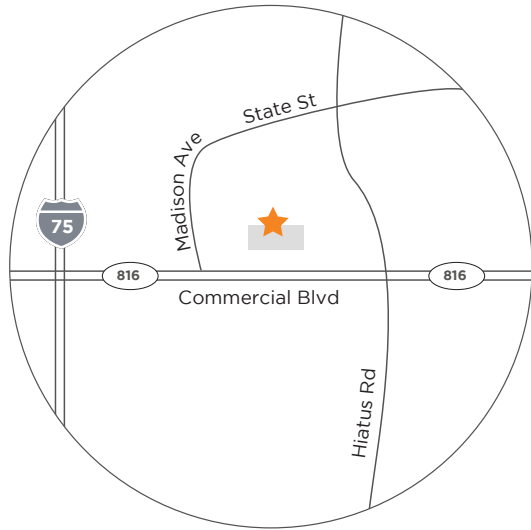


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**BRIDGE
COMMERCIAL
REAL ESTATE**

SAWGRASS PLACE



LOCATION OVERVIEW

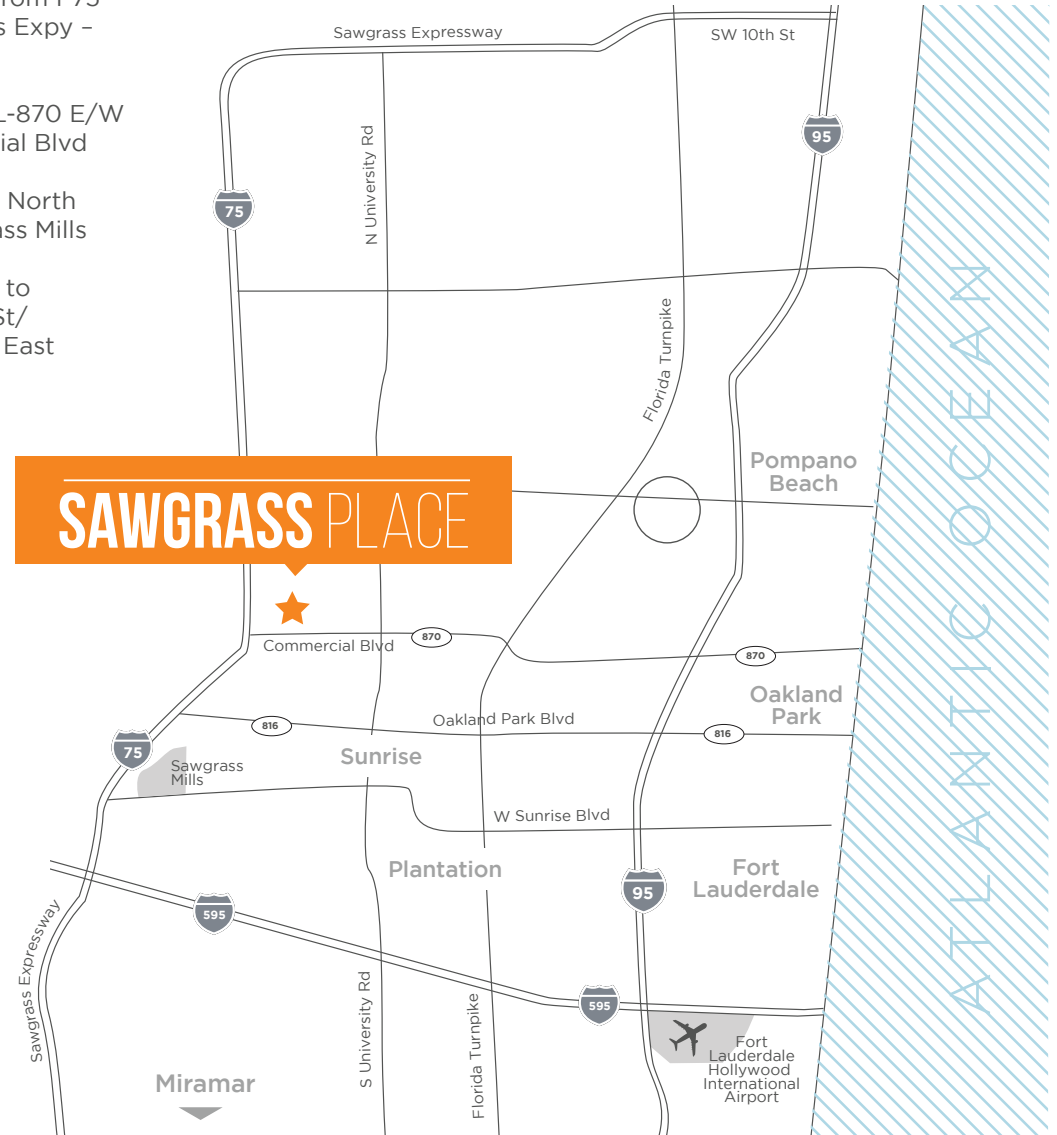
★ 5601 Hiatus Road
Tamarac, FL 33321
NW Broward/
Coral Springs

Less Than A Quarter
of a Mile from I-75
(Sawgrass Expy -
FL-869)

Exit 5 - FL-870 E/W
Commercial Blvd

4 Minutes North
of Sawgrass Mills

5 Minutes to
SW 10th St/
Sawgrass East



BUILDING OVERVIEW

Bldg Size: 101,405 RSF
Floors: 2
Floorplate ±50,700 RSF
Parking: 9.5/1,000 RSF
Ceiling Height: 10+'
Rent: \$19 Net, \$7.92 Opex

Potential Single Tenant
Advantages

NEW: Common Areas,
Break Rooms, Carpets,
Outdoor Break Areas

Signage & Building Naming
Right Opportunities for
Anchor Tenant

Built to Hurricane Code

1,150 KVA Generator on Site



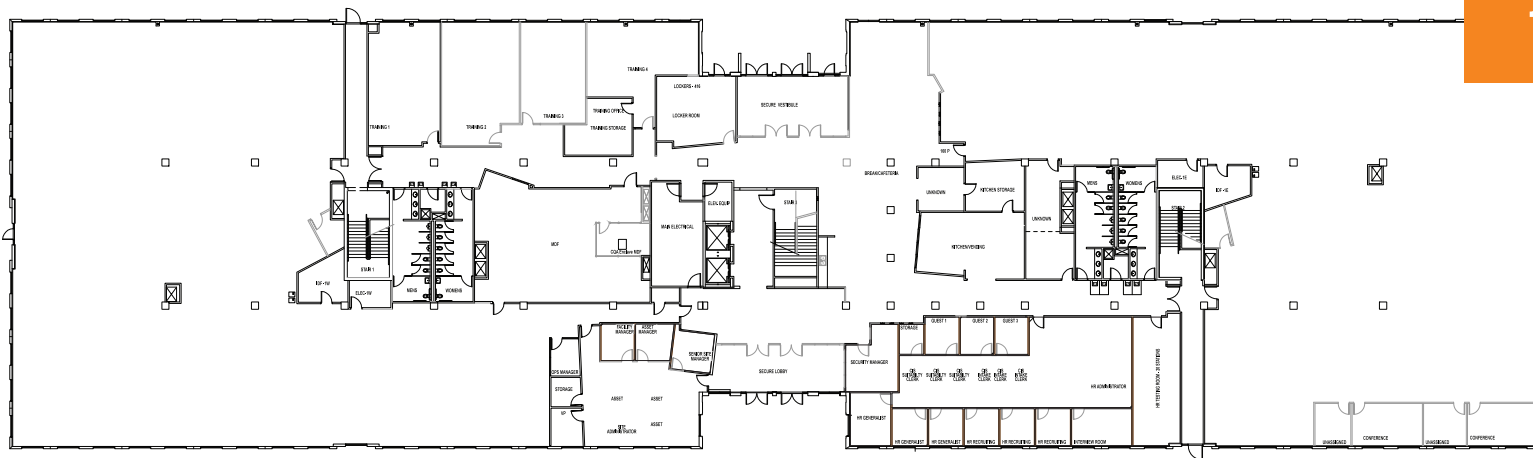
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50,703 RSF

Floor Plan
1



50,702 RSF

Floor Plan
2

