

# 55 Weston

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



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# 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.

## Building Features



49,000 SF Office Building



5.0/1,000 SF Ample Parking



Newly Renovated Common Areas



Asking Rate: \$34.00 / Gross



Floor to Ceiling Glass



OPEX Estimated \$10.34  
(Net of electric and janitorial)



Located at Intersection of 1-595  
and 1-75 and the Sawgrass Expressway  
Immediately off 1-595 at the Weston  
Road Interchange

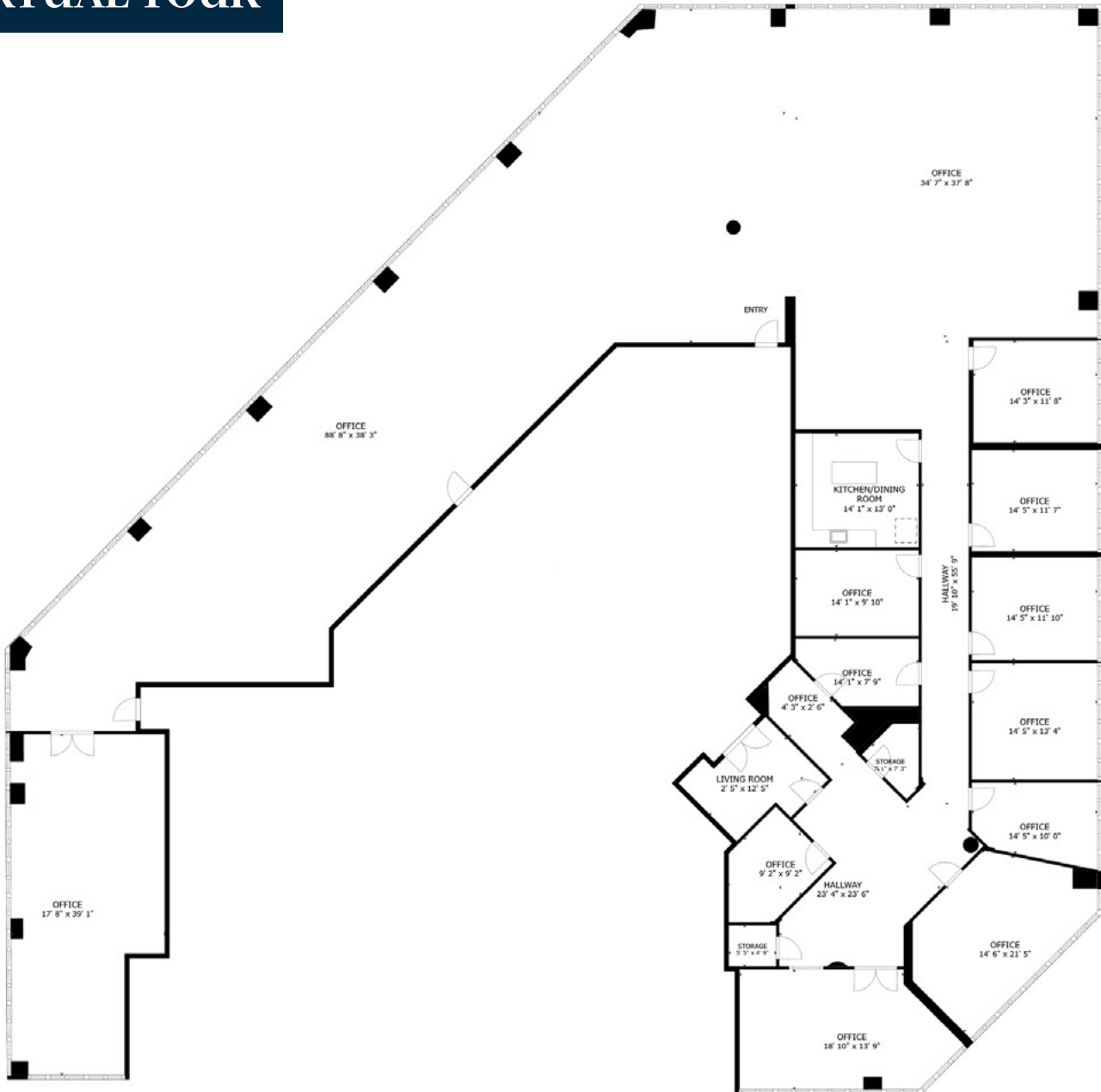


# Suite 300 | 9,343 SF

Asking Rate: \$34.00 / Gross

Sublease term through July 31, 2027

## VIRTUAL TOUR



# 55 Weston

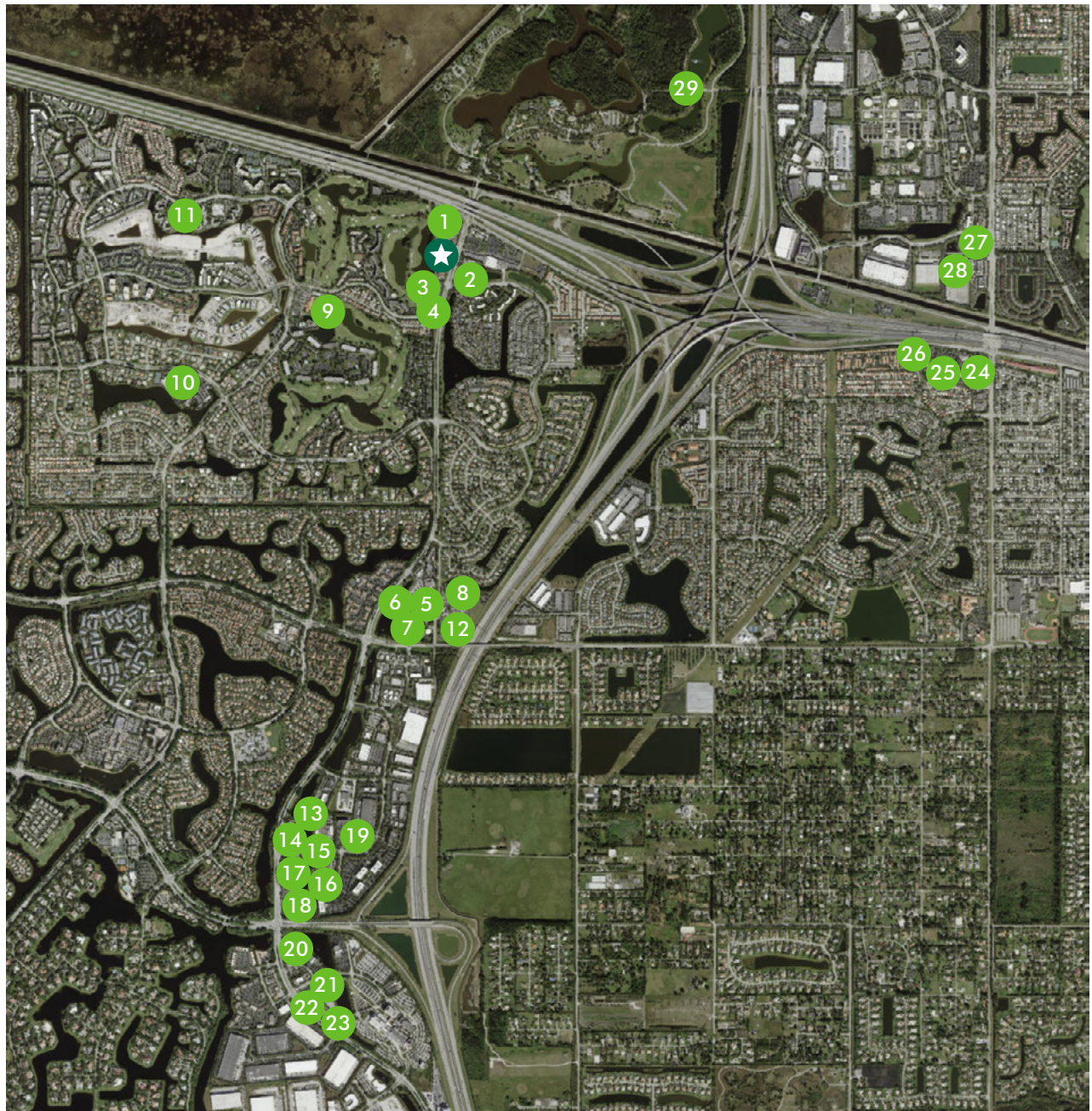
55 Weston Road | Sunrise FL 33326

# For Sublease



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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 Acqulina
- 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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