

# Price Reduction!

## Prime Flex / Light Industrial / Office + Warehouse

Shotgun Rd Business Park – Sunrise, FL | Two Move-In Ready Units Available | Professional Business Park | Excellent Highway Access

**735 & 739 Shotgun Rd, Sunrise, FL 33326**

- ✓ Immediate access to I-75, I-95 & I-595
- ✓ Professional, well-maintained business park
- ✓ Freshly painted interiors
- ✓ Exterior improvements in progress
- ✓ Ideal for professional services, logistics, creative, showroom or light industrial

### Unit 739 – Office Space

- 850SF
- \$2,800 / month – Full Service
- Open bullpen + private office (11' x 13')
- Private bathroom
- All utilities included
- Assigned + guest parking

### Unit 735 – Flex / Office

- 2,296 SF
- 19.50 PSF + NNN • ~90% office / 10% warehouse • Overhead door (drive-in loading)
- 2 bathrooms (one with shower)
- Kitchenette, conference room, IT room
- Water included
- Assigned + guest parking

Unit	735 Shotgun Rd	739 Shotgun Rd
Type	Office / Flex / LightIndustrial	Office Space/BusinessPark
Size	2,296 SQ FT	850 SQ FT
Rent	\$19.50 + NNN ~90% office /	\$2,800 monthly / Full service
Usage of Space	~10% warehouse	Large bullpen area + private office (11x13) + bathroom
Overhead Door	Yes	No
Bathrooms	2 (one with shower)	1
Support Spaces	Reception, conference room, IT room, kitchen, private offices	Reception / bullpen, private office.
Parking	Assigned + guest on site	Assigned + guest on site
Utilities	Water Included	Electric, water, taxes, parking, exterior insurance, landscaping & janitorial
Condition	Fresh interior paint, exterior paint pending	Fresh interior paint, exterior improvements upcoming



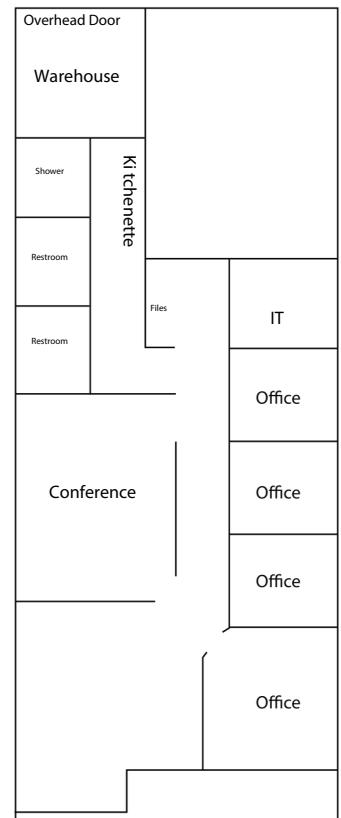
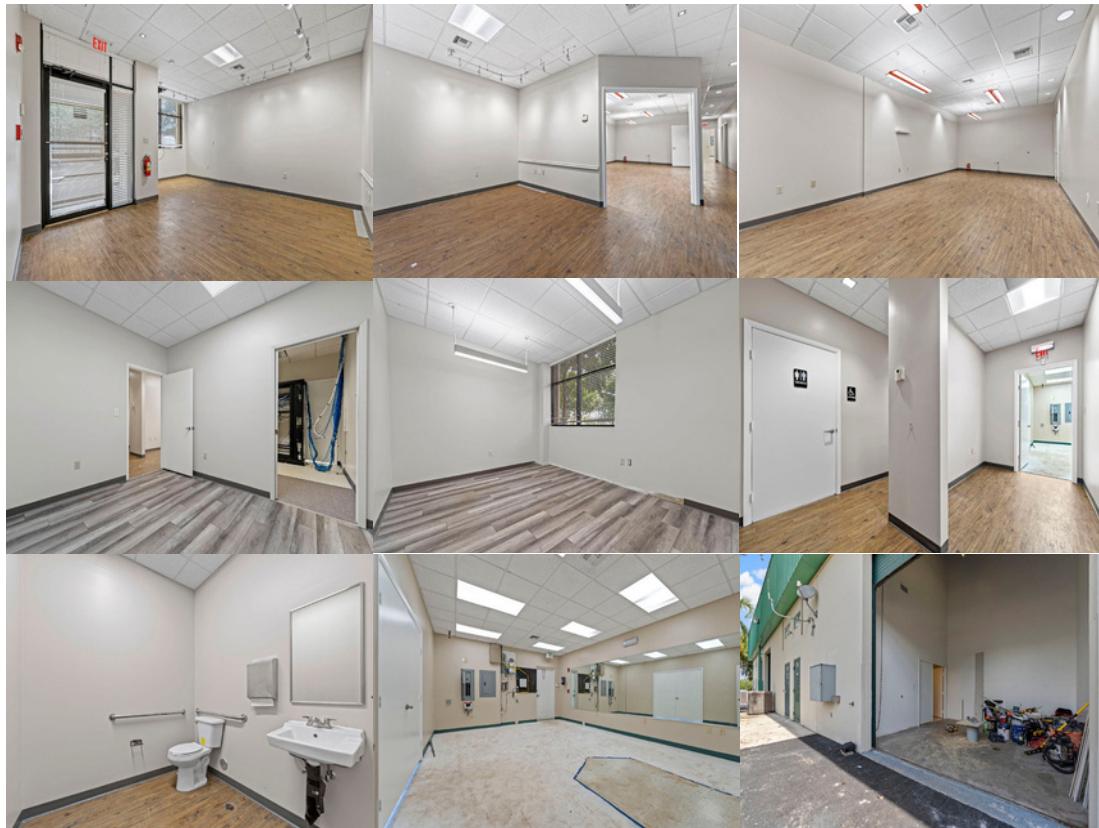
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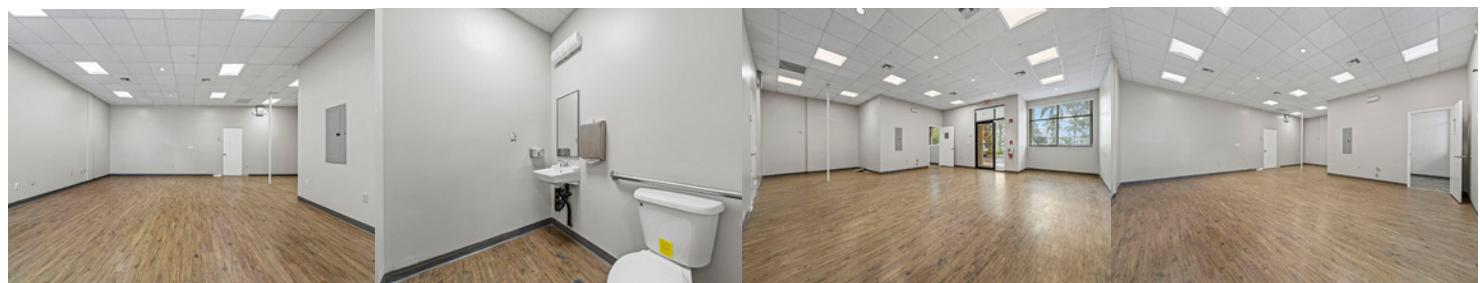
# 735 Shotgun Rd | 2,296 SQ FT

- Turnkey and move-in ready — minimal setup costs
- Flexible configuration supports both administrative and operational needs
- Strategic location for Broward and Miami-Dade businesses



# 739 Shotgun Rd | 850 SQ FT

- Turnkey and move-in ready — freshly painted interior
- Flexible layout with open bullpen + private 11x13 office
- Strategic business-park location near I-75, I-95 and I-595



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