

### **FOR SALE**

# 735-741 SHOTGUN ROAD

SUNRISE, FL 33326





## PROPERTY HIGLIGHTS



Broward Lakes Business Park - Building G



735-741 Shotgun Road



9,186 SF Flex Office Condo

- Eleven (11) private offices with the ability to add more
- Three (3) conference rooms
- Two (2) kitchenettes
- Six (6) private restrooms
- Multiple open bullpen areas
- Approximately 1,000 SF of Warehouse
- Four (4) rear grade-level warehouse doors
- Twenty (20) reserved parking spaces with additional non-reserved parking surrounding the building



Easy access to I-75, I-595 and the Sawgrass Expressway

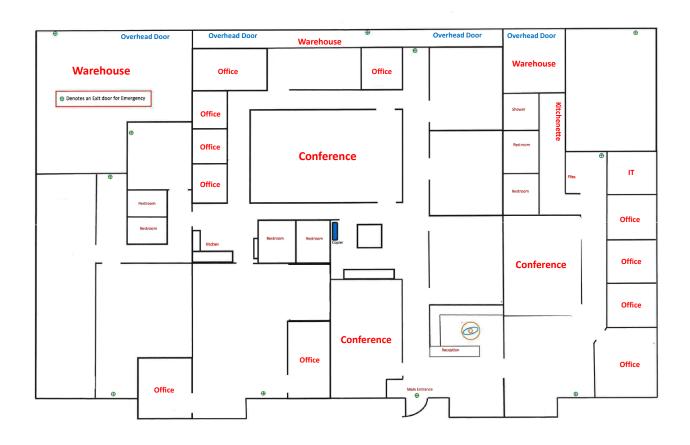


Asking Price: \$3,150,000





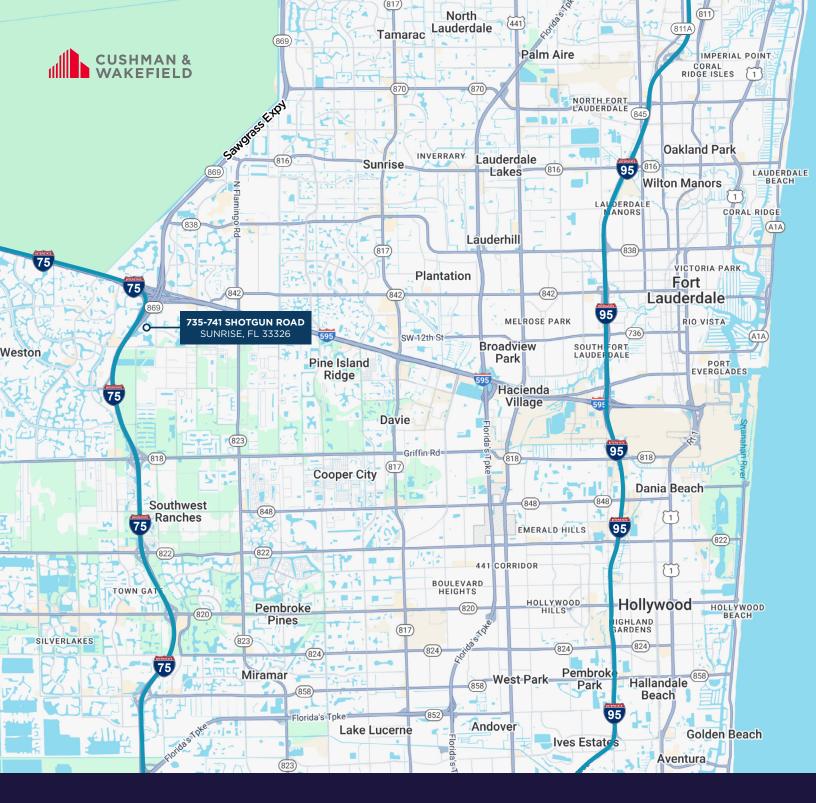
### FLOOR PLAN











#### FOR MORE INFORMATION, PLEASE CONTACT

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