

OFFERING MEMORANDUM
6115 Lyons Road

6115 LYONS ROAD
Coconut Creek, FL 33073

PRESENTED BY:

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DISCLAIMER

The material contained in this Proposal is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Proposal. If the person receiving these materials does not choose to pursue a purchase of the Property, this Proposal must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Proposal may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Proposal, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Proposal is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Proposal or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

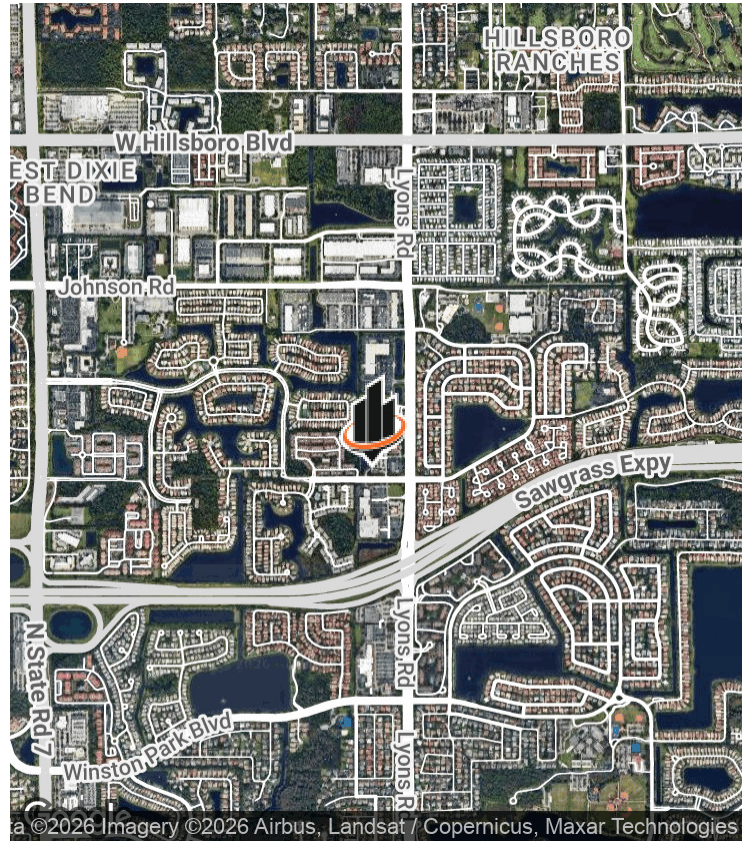
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



SECTION 1
Property
Information

6115

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,350,000
BUILDING SIZE:	9,866 SF
NOI:	\$186,458.09
CAP RATE:	5.57%

PROPERTY DESCRIPTION

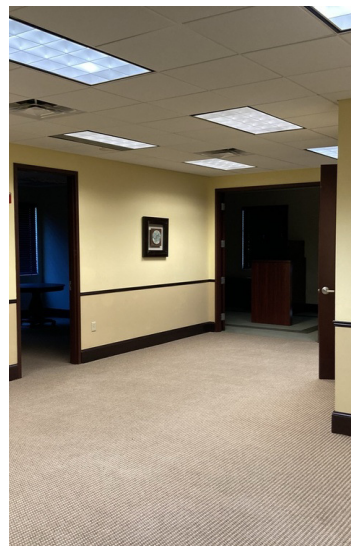
Exciting opportunity to own a fully furnished, free standing class 'A' office building in the Sawgrass Exchange Office Park, Coconut Creek, FL. You can literally move in and start working immediately upon closing. Located less than 1 mile to Sawgrass Expressway and less than 2 miles to Florida's Turnpike.

*Note - 1st floor has been leased.

PROPERTY HIGHLIGHTS

- High End; Class 'A' Office Building
- 2 Story With Elevator Service
- Fully Furnished
- Conference Rooms, Break Room, Kitchen, Reception Area
- 18 Private Offices / Open Work Areas
- Marble Floor Lobby & Hallways
- Impact Glass, LED Lights
- Extensive Use of Wood Trim, Chair Rails and Wood Blinds

ADDITIONAL PHOTOS





SECTION 2
Financial
Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$3,350,000
PRICE PER SF	\$340
CAP RATE	5.57%
CASH-ON-CASH RETURN (YR 1)	5.57%
TOTAL RETURN (YR 1)	\$186,458

OPERATING DATA

NET OPERATING INCOME	\$186,458
PRE-TAX CASH FLOW	\$186,458

FINANCING DATA

DOWN PAYMENT	\$3,350,000
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INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$0
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EXPENSES SUMMARY

OPERATING EXPENSES	\$0
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NET OPERATING INCOME	\$186,458
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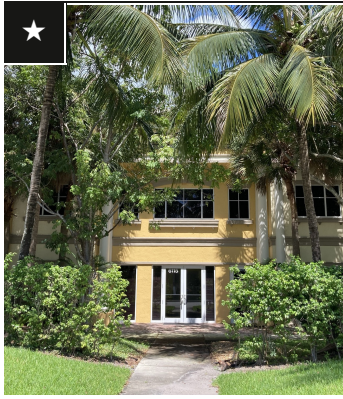
RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END	COMMENTS
100	SCS	4,921 SF	49.88%	\$19.12	\$94,089.52	07/1/2023	06/30/2028	1 (2 yr) option to renew with 3% escalations.
201	MILO	2,177 SF	22.07%	\$19.75	\$42,995.75	07/1/2025	04/30/2028	1 (3 yr) option to renew with 4% escalations.
202	Acrisure	1,697 SF	17.20%	\$20.50	\$34,788.50	07/15/2025	07/14/2028	1 (3 yr) option to renew with 4% escalations.
203	JLM Electrical	633 SF	6.42%	\$23.04	\$14,584.32	10/1/2025	09/30/2027	1 (3 yr) option to renew with 4% escalations.
TOTALS		9,428 SF	95.57%	\$82.41	\$186,458.09			
AVERAGES		2,357 SF	23.89%	\$20.60	\$46,614.52			



SECTION 3
Sale
Comparables

SALE COMPS

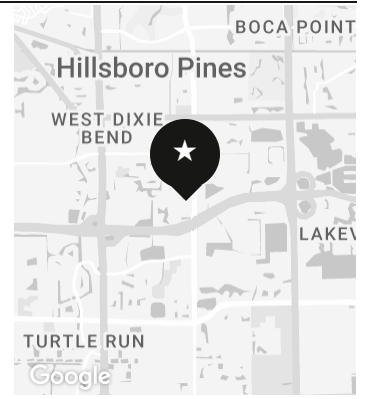


6115 LYONS ROAD

Coconut Creek, FL 33073

Subject Property

PRICE: \$3,350,000 **BLDG SIZE:** 9,866 SF
CAP RATE: 5.57% **YEAR BUILT:** 2006
PRICE/SF: \$339.55 **NOI:** \$186,458

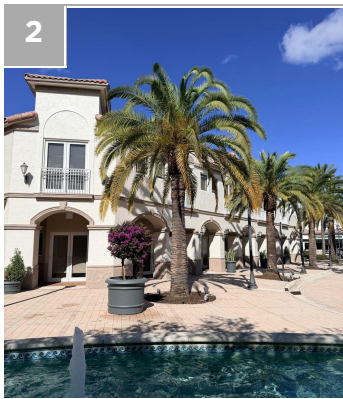
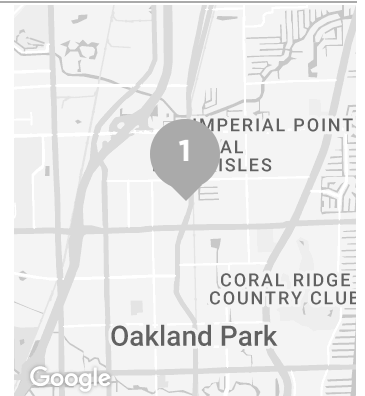


5301 N DIXIE HWY

Fort Lauderdale, FL 33334

Sold 11/24/2025

PRICE: \$6,100,000 **BLDG SIZE:** 19,473 SF
PRICE/SF: \$313.25



1825 MAIN STREET

Weston, FL 33326

Sold 10/16/2026

PRICE: \$2,000,000 **BLDG SIZE:** 11,446 SF
PRICE/SF: \$174.73



2000 N FEDERAL HWY

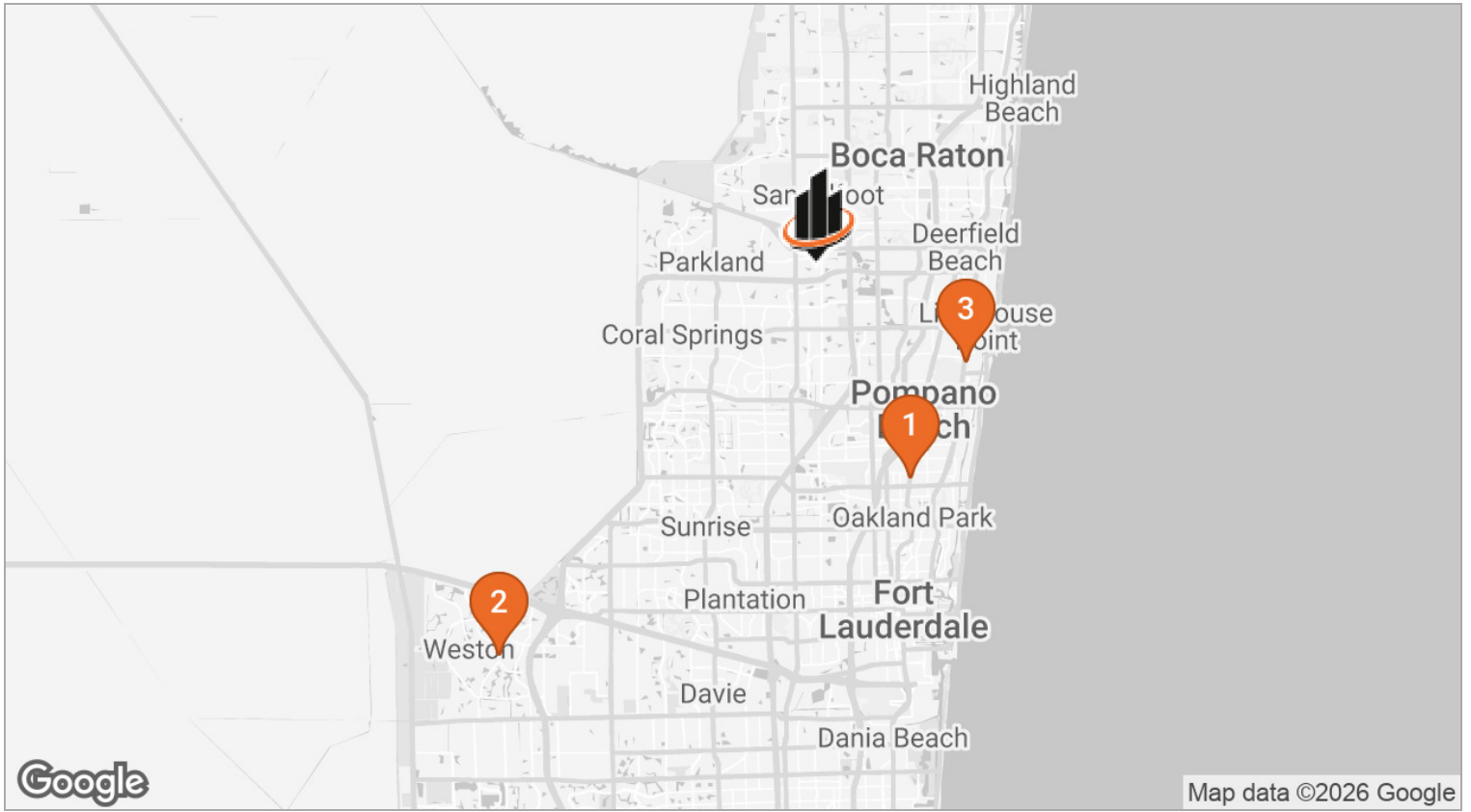
Pompano Beach, FL 33062

Sold 3/17/2026

PRICE: \$2,625,000 **BLDG SIZE:** 10,371 SF
PRICE/SF: \$253.11



SALE COMPS MAP & SUMMARY



	NAME/ADDRESS	PRICE	BLDG SIZE	CAP RATE	PRICE/SF
★	6115 Lyons Road Coconut Creek, FL 33073	\$3,350,000	9,866 SF	5.57%	\$339.55
1	5301 N Dixie Hwy Fort Lauderdale, FL 33334	\$6,100,000	19,473 SF	-	\$313.25
2	1825 Main Street Weston, FL 33326	\$2,000,000	11,446 SF	-	\$174.73
3	2000 N Federal Hwy Pompano Beach, FL 33062	\$2,625,000	10,371 SF	-	\$253.11
AVERAGES		\$3,575,000	13,763 SF	NAN%	\$247.03



SECTION 4
The Team

LES BYRON



LES BYRON, SIOR, CCIM

Managing Director

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PROFESSIONAL BACKGROUND

Les Byron, SIOR, CCIM, serves as a Managing Director for SVN Commercial Realty, specializing in office and industrial properties throughout South Florida for the past 28 years. Prior to joining SVN, Mr. Byron acted as Vice President for Codina Realty Services Oncor International and as Senior Associate for NAI Rauch, Weaver, Norfleet, Kurtz & Co., both located in Fort Lauderdale.

Mr. Byron began his career in real estate as a qualifying agent for his father's development company, who was ranked as the number one commercial builder according to the South Florida Real Estate Journal Book of Lists. Landmark projects included The Gateway Industrial Center, Spectrum Office Park, Enterprise Commerce Center, Crown Center, Turnpike Industrial Center, and more, totaling over 21million square feet of improved space.

In 2025, Mr. Byron participated in closed deals in excess of \$50 million. Noteworthy transactions included the \$11 million office building sale to City College, the \$4.5 million sale of the former Hub Air building, and the \$5 million sale of the former Food Service Refrigeration Building.

EDUCATION

Mr. Byron received his bachelor's degree in Accounting and Economics from Southern Methodist University and his MBA from Nova Southeastern University.

MEMBERSHIPS

Mr. Byron holds a Florida General Contractor's License, the Society of Office and Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM) designations and is a past president of a 35-year-old brokerage group, CIREBA, where he was named Broker of the Year. He also plays major roles in the National Association of Industrial and Office Properties (NAIOP), the South Florida Telecom Forum, the Broward Alliance, and the South Florida Manufacturer's Association.

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KEITH KIDWELL



KEITH KIDWELL, SIOR, CCIM

President

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PROFESSIONAL BACKGROUND

J. Keith Kidwell serves as President and CEO of SVN Commercial Realty. With over 30 years of commercial real estate experience, Kidwell specializes in office, industrial and investment property transactions in South Florida. He has completed over 1,500 career transactions valued at more than one billion.

Throughout his career, Mr. Kidwell has stayed an active member of the commercial real estate community. He is a member of the Society of Commercial Realtors where he served as President in 1998, the Florida Association of Realtors and the National Association of Realtors.

He holds the designations of Society of Office and Industrial Realtors (SIOR) and Certified Commercial Investment Member (CCIM). In 2000 he served as the regional Vice President for the CCIM Florida chapter.

EDUCATION

Mr. Kidwell graduated from the University of Florida, School of Building Construction in 1988 and in 1990 received his State of Florida Building Contractor License.

MEMBERSHIPS

Holds the designation of SIOR, Society of Industrial and Office Realtors
Holds the designation of CCIM, Certified Commercial Investment Member
Member of the Sportfishermen of Broward, Member since 1990
Holds a United States Coast Guard 50 Ton Master Captain's License.

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STEVE DAVIS



STEVE DAVIS

Senior Advisor

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Direct: **954.650.7824** | Cell: **954.650.7824**

PROFESSIONAL BACKGROUND

Steve Davis serves as Senior Advisor with SVN Commercial Realty, specializing in the sale and lease of office, industrial, and investment property transactions in Broward County, Florida. With over 13 years of Commercial Real Estate experience Davis has brokered over 150 transactions with a volume in excess of \$120 million. Throughout his tenure as a commercial real estate specialist, he has been a consistent top producing agent for SVN in Florida as well as a CoStar Power Broker.

He brings professional insight and knowledge to the commercial real estate industry from his vast experience in the construction and development industry. Prior to joining SVN, Steve served as President of Davis Development Group headquartered in Fort Lauderdale, Florida. He was responsible for all phases of development through construction including sales of multifamily residential and commercial projects.

EDUCATION

Mr. Davis received his Bachelor of Science Degree in Building Construction from The University of Florida in 1989 and in 1990 received his Building Contractor License.

MEMBERSHIPS

He is active in the community where he is on the St. Thomas Aquinas sporting clay tournament board, as well as a Broward Bank of Commerce advisory board member, past executive board member and coach for Holiday Park Baseball, current member and past president for the Sportfishermen of Broward, and member of the 2014 Leadership Fort Lauderdale Class. He currently sits on the Coral Ridge Board of Governors and has chaired several committees.

Steve is active in his Church, is married, and is the proud father of two children.

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