

Office Suite For Lease

Modern Office Suite in Prime Sunrise Location

14201 West Sunrise Boulevard Suite 202, Sunrise, FL 33323

GUS MARTINEZ

Managing Director
954.394.7078
gus@martinezteamcommercial.com

ERIC UBIERA

Commercial Associate
954.882.8762
eric@martinezteamcommercial.com



Property Summary

Modern Office Suite in Prime Sunrise Location • For Lease



PROPERTY DESCRIPTION

Discover a modern and well-maintained 1,642 SF office suite for lease at 14201 W Sunrise Blvd, Suite 202, ideal for professional services, small firms, or satellite offices seeking a clean and efficient workspace. Located within a two-story Class B office building built in 2003, the property offers controlled access, 24-hour availability, and ample surface parking with a generous 4.5/1,000 SF ratio, making daily operations easy for both staff and clients. The layout is well-suited for legal, real estate, consulting, or corporate teams looking to establish a polished presence in a central Sunrise location. With high visibility on Sunrise Blvd and convenient access to major roadways, the suite provides excellent connectivity for commuting and client appointments. This is a standout opportunity for a growing business to secure a professional office environment without the premium price tag of Class A space. Contact us today to schedule a tour, as suites in this location do not stay available for long.

PROPERTY HIGHLIGHTS

- Clean, professional layout suitable for legal, real estate, consulting, or corporate offices.
- Access to ample surface parking with a parking ratio of approx. 4.5/1,000 SF – convenient for staff and clients.
- Two-story office building with controlled entry and 24-hour access – ideal for businesses with extended hours or flexible schedules.
- Located on Sunrise Blvd: high visibility and easy access to major thoroughfares, making commutes and client visits straightforward.
- This suite represents a great opportunity for a growing small business to establish an efficient, professional presence in Sunrise – without the premium cost of Class A space.

OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (MG)
Available SF:	1,642 SF
Building Size:	29,545 SF



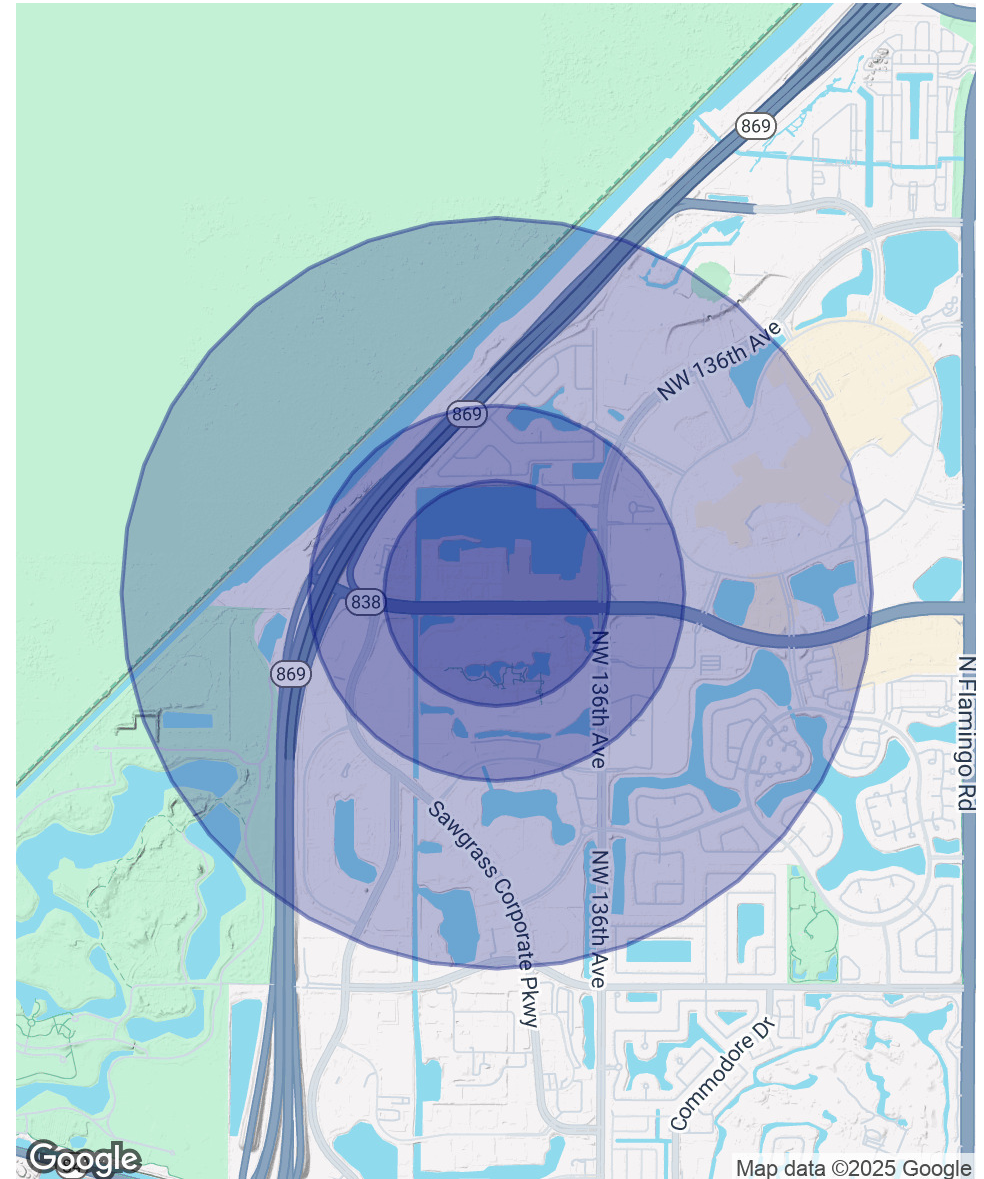
Demographics Map & Report

Modern Office Suite in Prime Sunrise Location • For Lease

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	299	1,043	3,444
Average Age	39	39	39
Average Age (Male)	40	40	39
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	124	430	1,326
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$132,488	\$131,996	\$135,612
Average House Value	\$564,873	\$559,132	\$521,685

Demographics data derived from AlphaMap



Retailer Map

Modern Office Suite in Prime Sunrise Location • For Lease



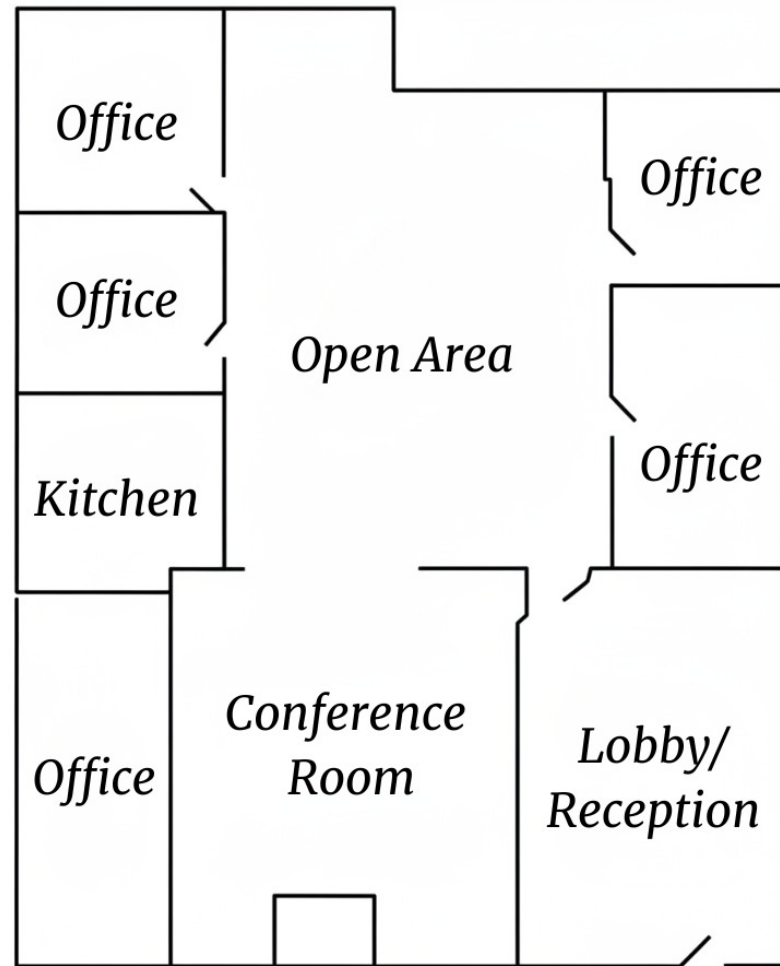
Interior Photos

Modern Office Suite in Prime Sunrise Location • For Lease



Floor Plans

Modern Office Suite in Prime Sunrise Location • Office Building For Lease



Disclaimer: Floor plan is not to scale and is provided for marketing and illustrative purposes only. Layouts, dimensions, and features are approximate and subject to change.