

FOR SALE OR LEASE

Office Space 6115 Lyons Road

Coconut Creek, FL 33073

PRESENTED BY:

LES BYRON, SIOR, CCIM

C: 954.401.4713

les@svncr.com

KEITH KIDWELL, SIOR, CCIM

C: 954.234.8777

keith@svncr.com

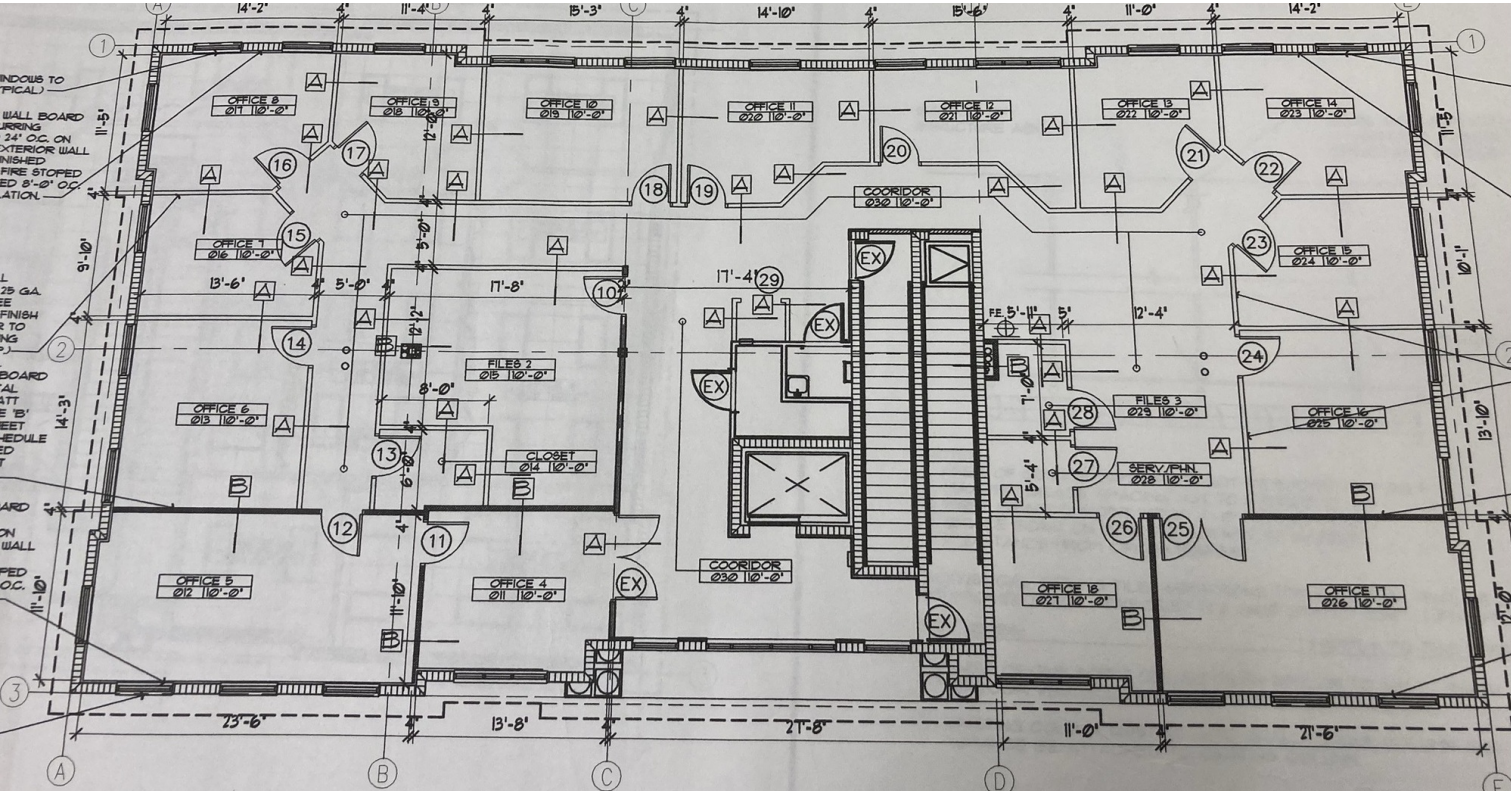
STEVE DAVIS

C: 954.650.7824

steve@svncr.com



PROPERTY SUMMARY



OFFERING SUMMARY

BUILDING SIZE:	9,866 SF
AVAILABLE SF:	5,399 SF
YEAR BUILT:	2006
BUILDING CLASS:	A
LEASE RATE:	\$18.50/SF yr (NNN)
SALE PRICE:	\$3,849,000

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PROPERTY OVERVIEW

Exciting opportunity to lease the 2nd floor of a fully furnished, free standing class 'A' office building in the Sawgrass Exchange Office Park, Coconut Creek, FL. You can move in and start working immediately. Located less than 1 mile to Sawgrass Expressway and less than 2 miles to Florida's Turnpike. Building is also available for sale.

PROPERTY HIGHLIGHTS

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