



Sawgrass Commerce Center - A

**13800 NW 14 STREET
SUNRISE, FL 33323**

Contact Us: 954.903.3900



Greg Martin
Principal
greg.martin@avisonyoung.com



Justin Cope
Vice President
justin.cope@avisonyoung.com



Lisa Hernandez
Associate
lisa.hernandez@avisonyoung.com

PROPERTY HIGHLIGHTS

- 69,814 sf, one-story office building
- Great access to Sawgrass Expressway, I-595, Florida's Turnpike, and I-95
- Parking Ratio 5/1,000 sf
- Separately metered suites
- No loss factor
- Efficient floor plans

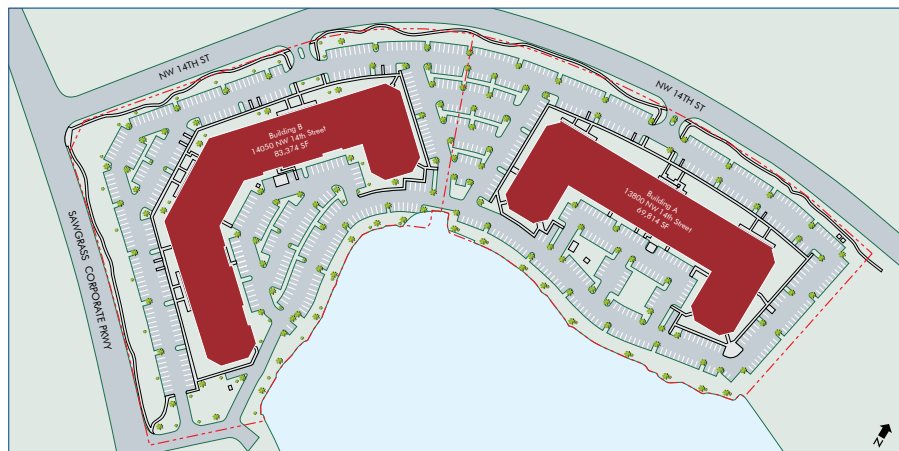
AVAILABLE SUITES

Suite 130: 10,207 SF

RENTAL RATE: \$18.00 NNN

OPERATING EXPENSES: \$7.86

**** Net of Janitorial and Electric**



For more Information, Contact:

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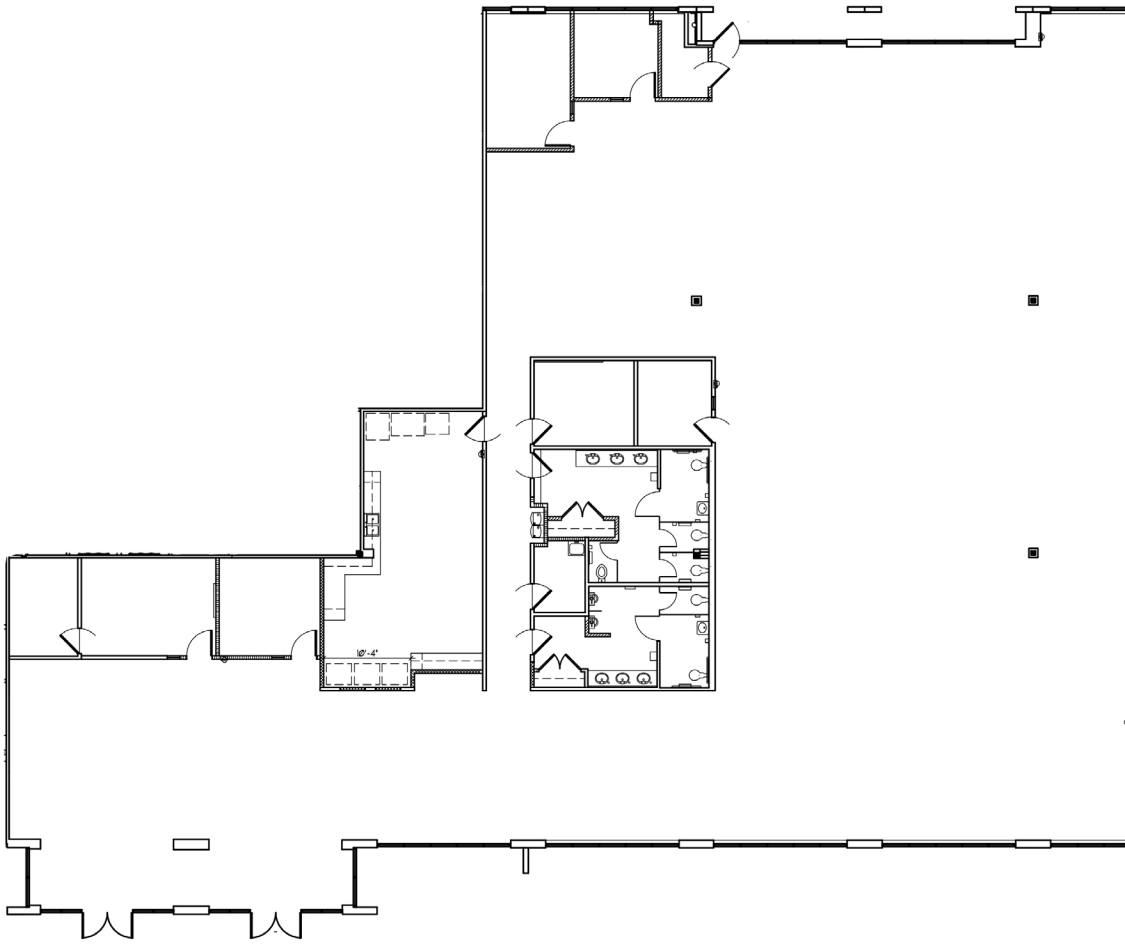
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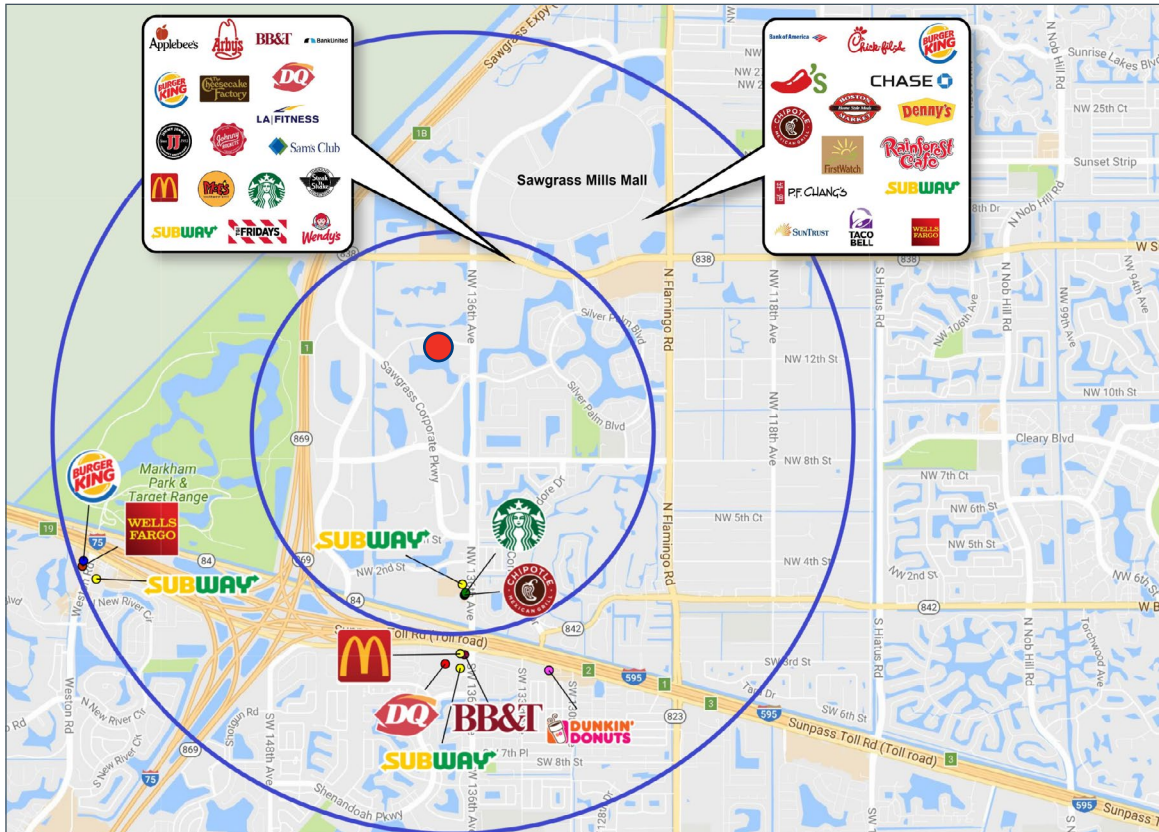
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PROPERTY LOCATION



Located just off Sawgrass Expressway in Sunrise's business community. Excellent access to I-75, the Florida Turnpike, I-595 and I-95, and be just 12 miles from Ft. Lauderdale international Airport. Nearby amenities such as numerous restaurants and shops within walking distance and four hotels within two miles.

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