

Sawgrass Commerce Center - A 13800 NW 14 Street SUNRISE, FL 33323

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AVISON Sawgrass Commerce Center - A 13800 NW 14 Street YOUNG

Sunrise, FL 33323

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



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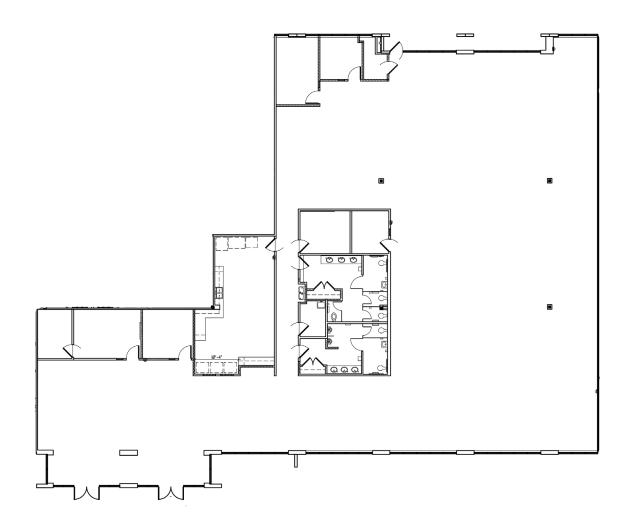
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PROPERTY LOCATION



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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