

OFFICE BUILDING FOR LEASE



Sawgrass Business Plaza

**13790-13794-13798 NW 4th Street, Sunrise, FL
33325**



For More Information:

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OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Available SF: | 2,700 SF |
| Lot Size: | 0.0 Acres |
| Year Built: | 1988 |
| Building Size: | 60,555 |

PROPERTY OVERVIEW

Sawgrass Business Plaza consists of three single-story campus style office buildings located minutes from the numerous restaurants of Sawgrass Mills and just around the corner from IKEA store. Spaces are available from 750-5000 square feet.

PROPERTY HIGHLIGHTS

- Immediate availability
- Rates starting at \$15.00 per square foot with 2017 estimated operating expenses of \$8.27 per square foot
- Floor plans available upon request
- Lakefront Offices in park like setting



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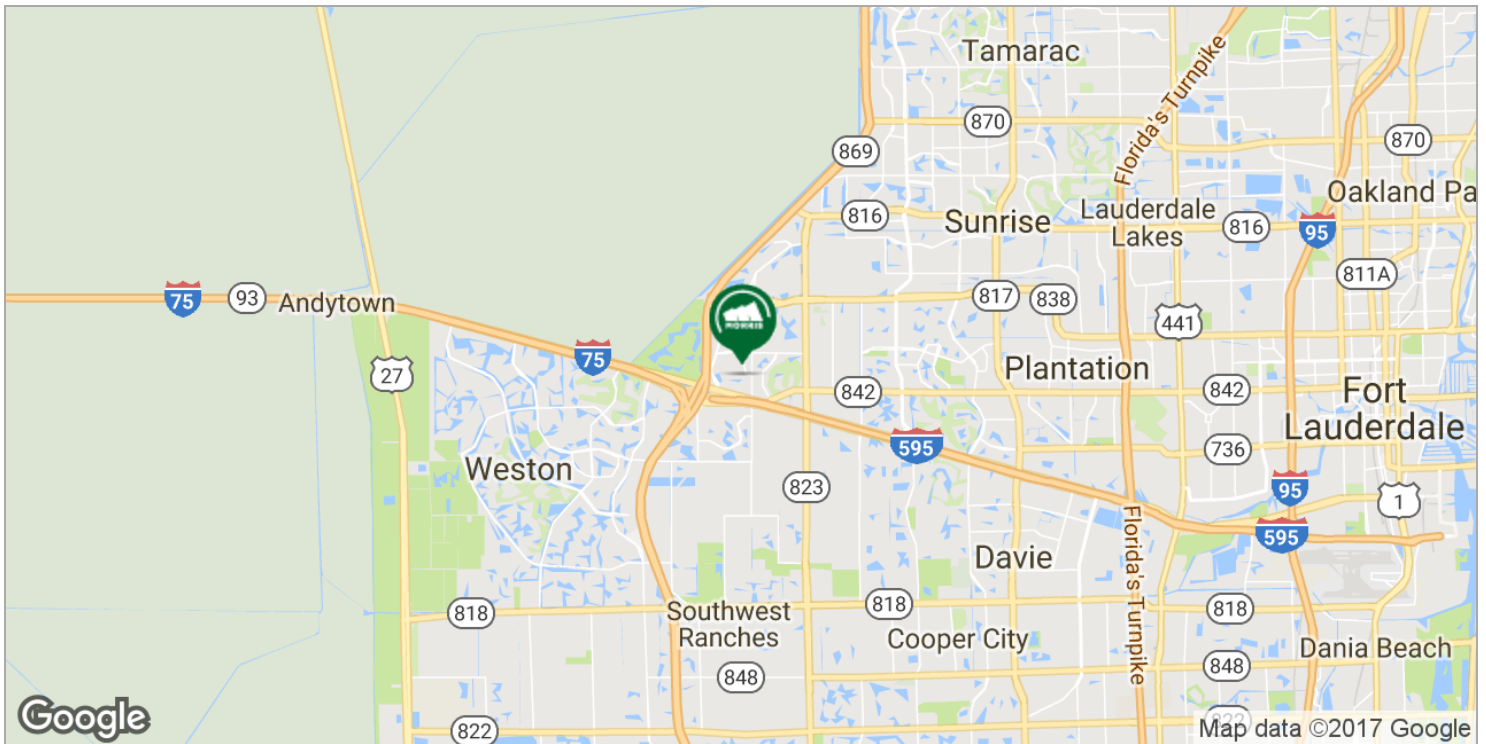
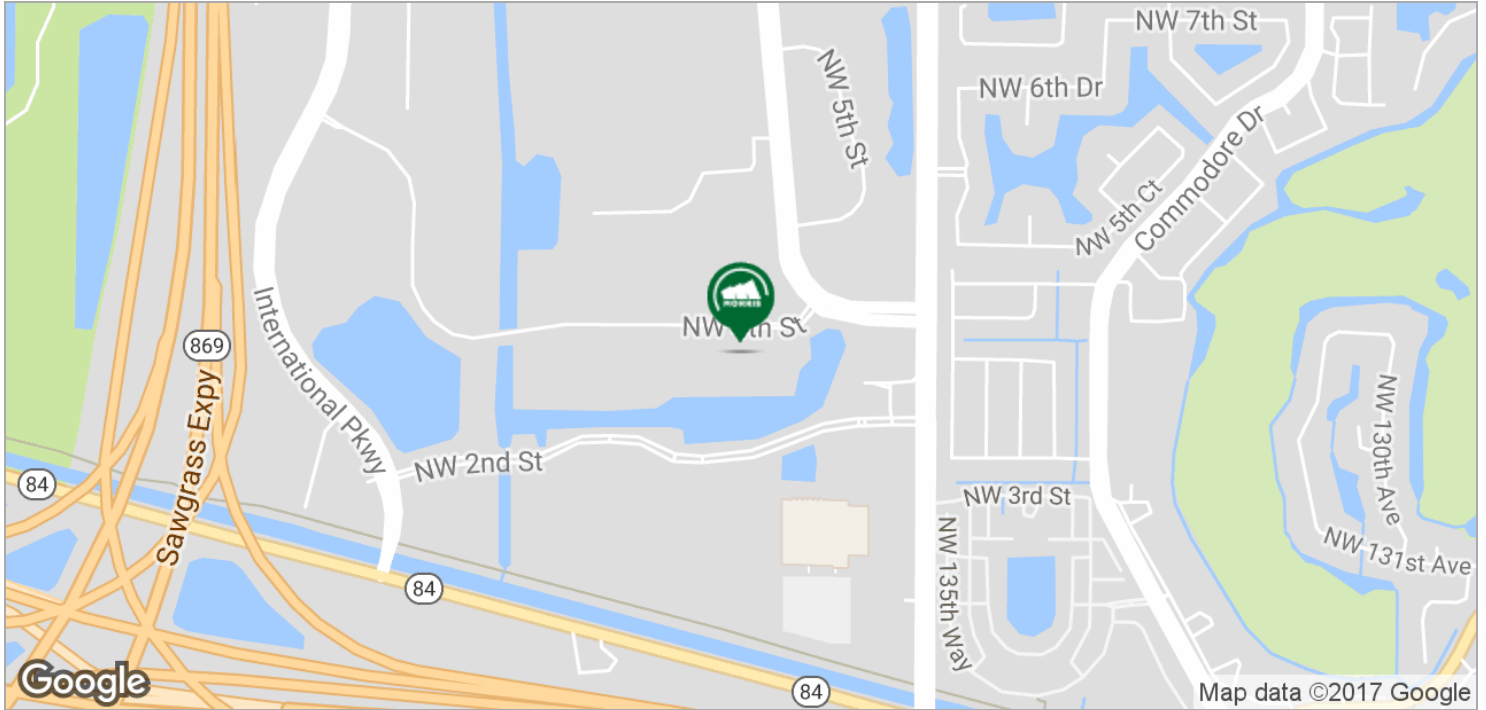


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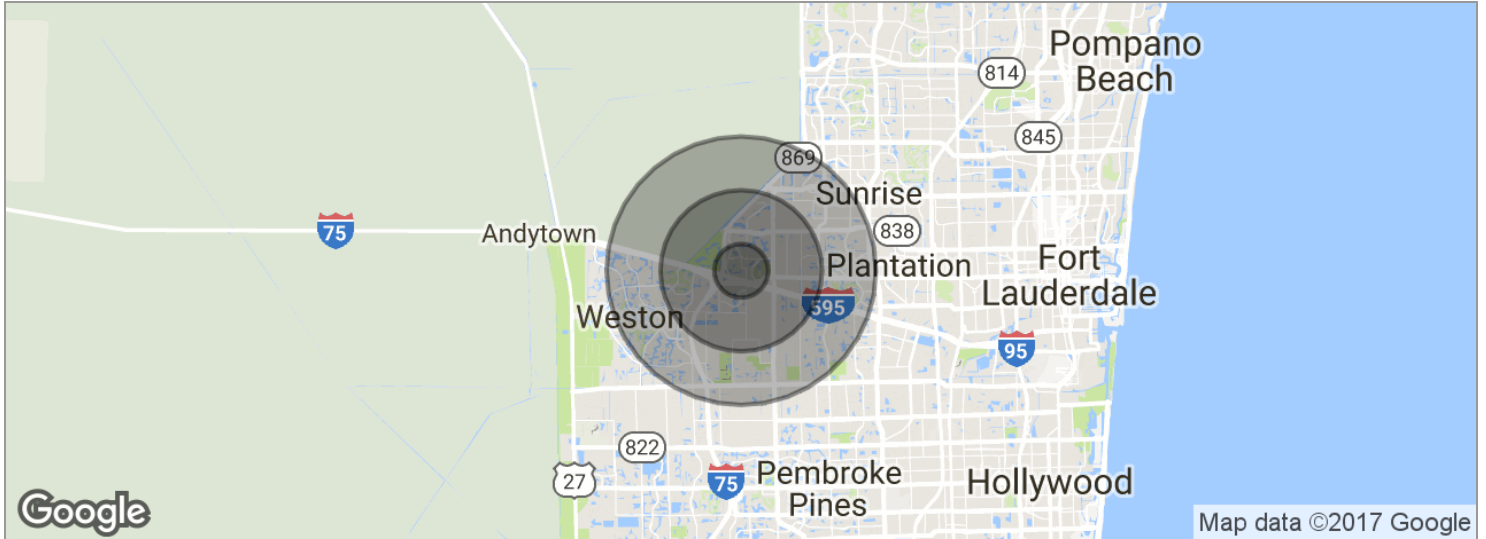


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POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 8,425 | 60,239 | 187,316 |
| Median age | 36.4 | 37.4 | 39.3 |
| Median age (male) | 34.0 | 35.4 | 37.3 |
| Median age (Female) | 37.3 | 38.7 | 40.6 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 3,032 | 21,030 | 69,964 |
| # of persons per HH | 2.8 | 2.9 | 2.7 |
| Average HH income | \$86,053 | \$95,576 | \$91,828 |
| Average house value | \$369,441 | \$469,458 | \$327,307 |

* Demographic data derived from 2010 US Census



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