

FOR LEASE

SAWGRASS CENTER

13807

NW 4TH STREET

Sunrise, FL 33324



PROPERTY FEATURES

- + Available SF: $\pm 12,237$ SF
- + Total office: $\pm 2,811$ SF
- + 1 Dock well with edge-o-dock leveler
- + 2 Drive-in doors
- + $\pm 24'$ Clear
- + Fully fire sprinklered
- + ± 2.2 Per 1,000 SF parking ratio
- + ± 400 Amps 600/374, 3 Phase
- + Class "A" building with institutional ownership
- + Easy access to I-595, I-75 and Sawgrass Expressway
- + Lease rate: \$8.50 NNN Plus \$3.89 in Op Ex



CONTACT US

TOM O'LOUGHLIN, SIOR

Senior Vice President
+1 954 356 0468
tom.oloughlin@cbre.com

LARRY GENET

Senior Vice President
+1954 331 1740
larry.genet@cbre.com

OWNED BY:

GLP 

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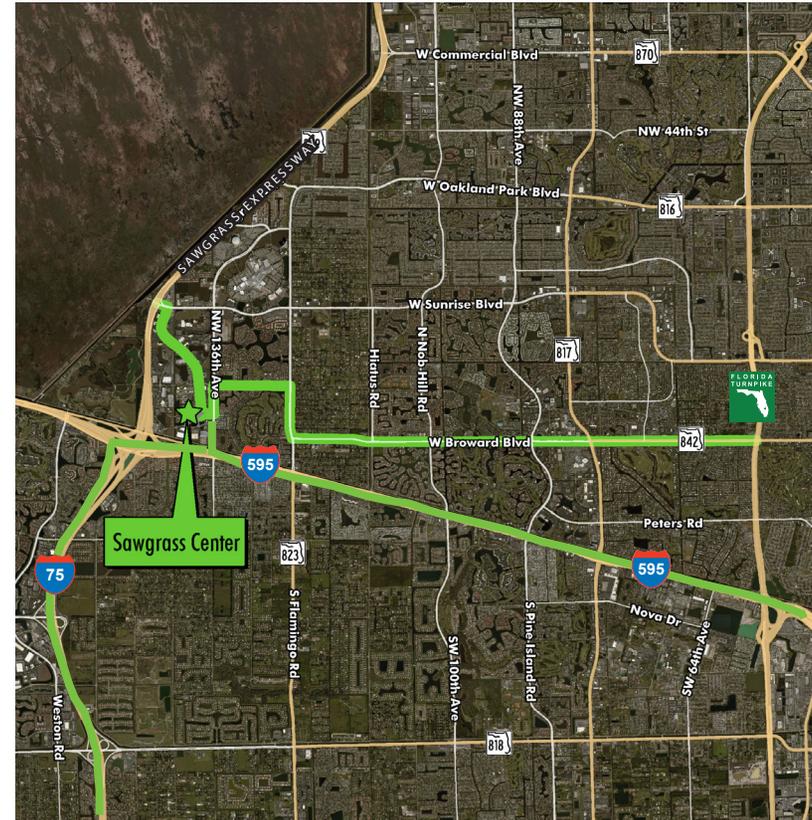
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CLASS "A" WAREHOUSE SPACE

GLP is one of the largest U.S. providers of industrial real estate with over 170 million square feet under management. Sawgrass Center totals $\pm 58,650$ SF with $\pm 12,237$ SF available for lease. The $\pm 12,237$ SF class "A" space offers $\pm 2,811$ SF of offices. The building has $\pm 24'$ clear with 100% fire suppression and dock well loading with grade level access as well. This facility is flex in nature with ± 2.2 per 1,000 SF parking ratio. Glass store fronts lead to functional offices. This corporate headquarters style facility is perfect for hybrid flex or service oriented company as well as a manufacturer or a distributor.



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