



**3 Year NNN Lease**  
**Starting @ \$14 Sq Ft**

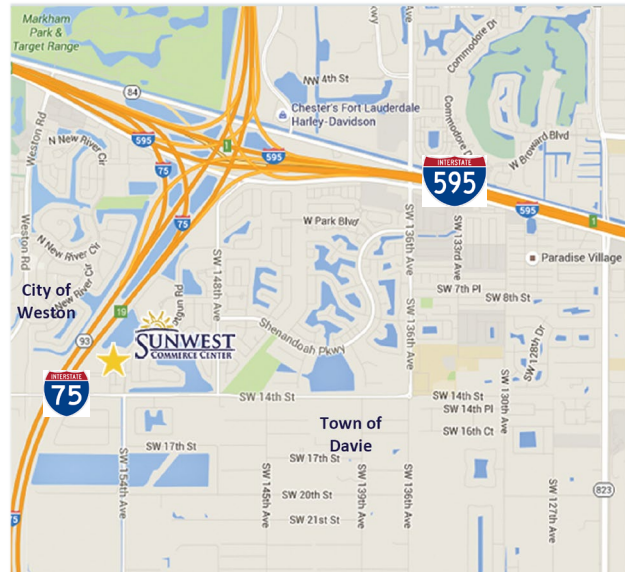
## Prime Location

### Great access with visibility from I-75

- Only ½ mi south of SR 84/I-595 interchange
- 3 Minutes to Sawgrass Expressway
- Just 17 minutes to Port Everglades and Ft. Lauderdale International Airport

## Building Specs

- 19' Clear Ceiling Height
- Impact rated storefront windows & doors
- Tilt-Wall Construction & Twin-T roof system
- 10'x14' at-grade Bay Doors (2 per unit)
- 200 Amp Three Phase Electric
- Up to 40% Office Space – Ample Parking
- Fire Sprinkled, Trash and Water Included
- Build to Suit Options Available



**Sunwest Commerce Center**  
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**SCAN ME**



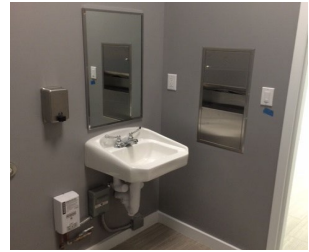
## PROPERTY HIGHLIGHTS:

- ✓ Grade Level Loading
- ✓ Concrete Twin-T Roof
- ✓ Two 10'x14' Roll Up doors
- ✓ Parking Spots



## BUILDING D

3,500 SF. Unit 406



## LEASING AVAILABILITY

## PROPERTY HIGHLIGHTS:

- ✓ Under Construction
- ✓ Flex Units; Built to Suit
- ✓ 32,000SF + Contiguous Available

## BUILDING E

(Final Closeout Phase)



Leased