

# Lyons Technology Center

## FOR LEASE | SMALL BAY WAREHOUSE



4811 - 4911 Lyons Technology Parkway, Coconut Creek, Florida 33073

### PROPERTY HIGHLIGHTS

- > Class "A" Business Park Environment
- > ±99,970 Total SF (2 Buildings)
- > Ready to Move In Suites
- > 18' Clear Ceiling Height
- > 12' x 14' Overhead Doors
- > 100% Air-conditioned Warehouse
- > Hurricane Impact Glass
- > Built in 2003
- > Zoned: PCD (Planned Commerce District)
- > Located just North of Sawgrass Expressway at the Lyons Road exit

### AVAILABLE FOR LEASE

#### Building 4811 | Suite 2

- > ±1,562 SF Available - Available Immediately
- Asking Lease Rate: **\$15.75 Per SF IG**

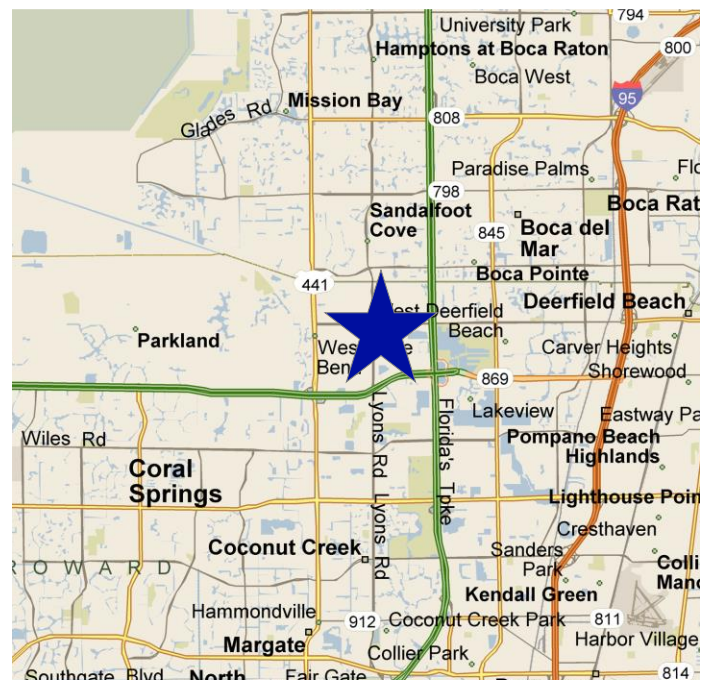
#### Building 4911 | Suites #10 & 11

- > ±3,124 SF Available - Available Immediately
- #### Building 4911 | Suites #19 & 20
- > ±3,124 SF Available - Available Immediately
  - Asking Lease Rate: **\$15.50 Per SF IG**

### Leasing contact

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### LOCATION MAP



**NEWMARK**

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