



SAWGRASS
TECHNOLOGY PARK

New Ownership
Renovations Underway



A 56 Acre Campus-style 515,000 SF Office
Park in the Sawgrass Submarket of Broward

**BRIDGE
COMMERCIAL
REAL ESTATE**

1601-1649 NW 136th Ave.
Sunrise, FL 33323



**CUSHMAN &
WAKEFIELD**



Coming in 2019



State-of-the-Art
Fitness Center



Modern
Café



Tenant Lounge/
Game Room

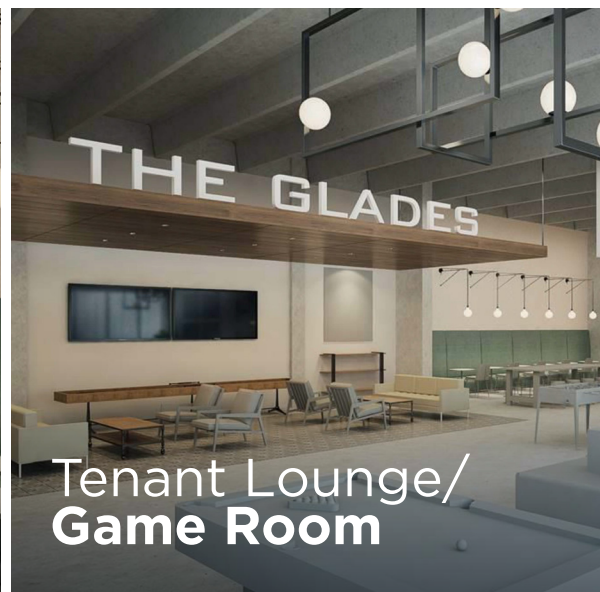
PREMIER SAWGRASS
LOCATION



NEW TENANT AMENITY



Modern
Café



Tenant Lounge/
Game Room



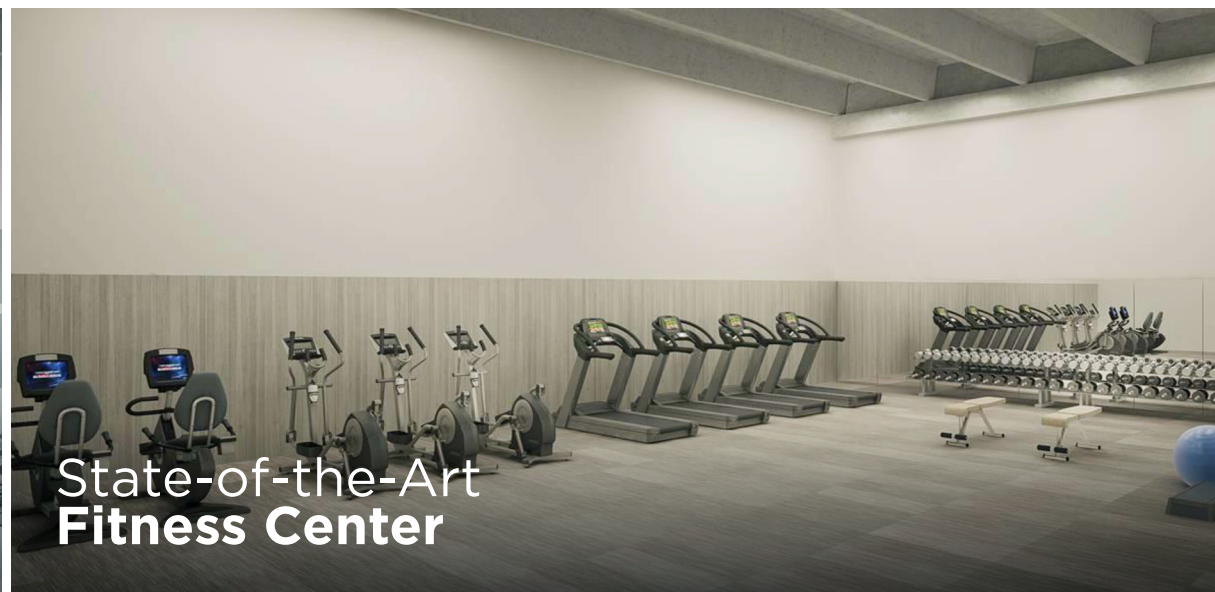
OFFICE SPACE FOR LEASE



PROPERTY FEATURES

- New Ownership
- Up to 65,000 SF available
- Located in one of Broward County's premier suburban office parks
- Excellent access to the Sawgrass Expressway, I-75, I-595, and the entire Tri-County area
- Within close proximity to the Sawgrass Mills Mall, BB&T Center, numerous restaurants, and other retail amenities
- Separately metered electric providing 24/7 tenant controlled HVAC
- Ample parking
- Dual feeds providing excessive and redundant power

CENTER COMING IN 2020



State-of-the-Art Fitness Center

LOCATION



SAWGRASS
TECHNOLOGY PARK



For more information, please contact:



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**BRIDGE
COMMERCIAL
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