

FOR LEASE

4,640 SF

6850 LYONS TECH CIR | COCONUT CREEK, FL 33073



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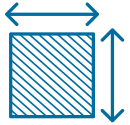
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PROPERTY HIGHLIGHTS



Leasable Area: 4,640 SF
(Private Suite in Multi-Tenant Office Building)



1st & 2nd Floor Office



Central Air Conditioning



Signage



Full-Service Elevator

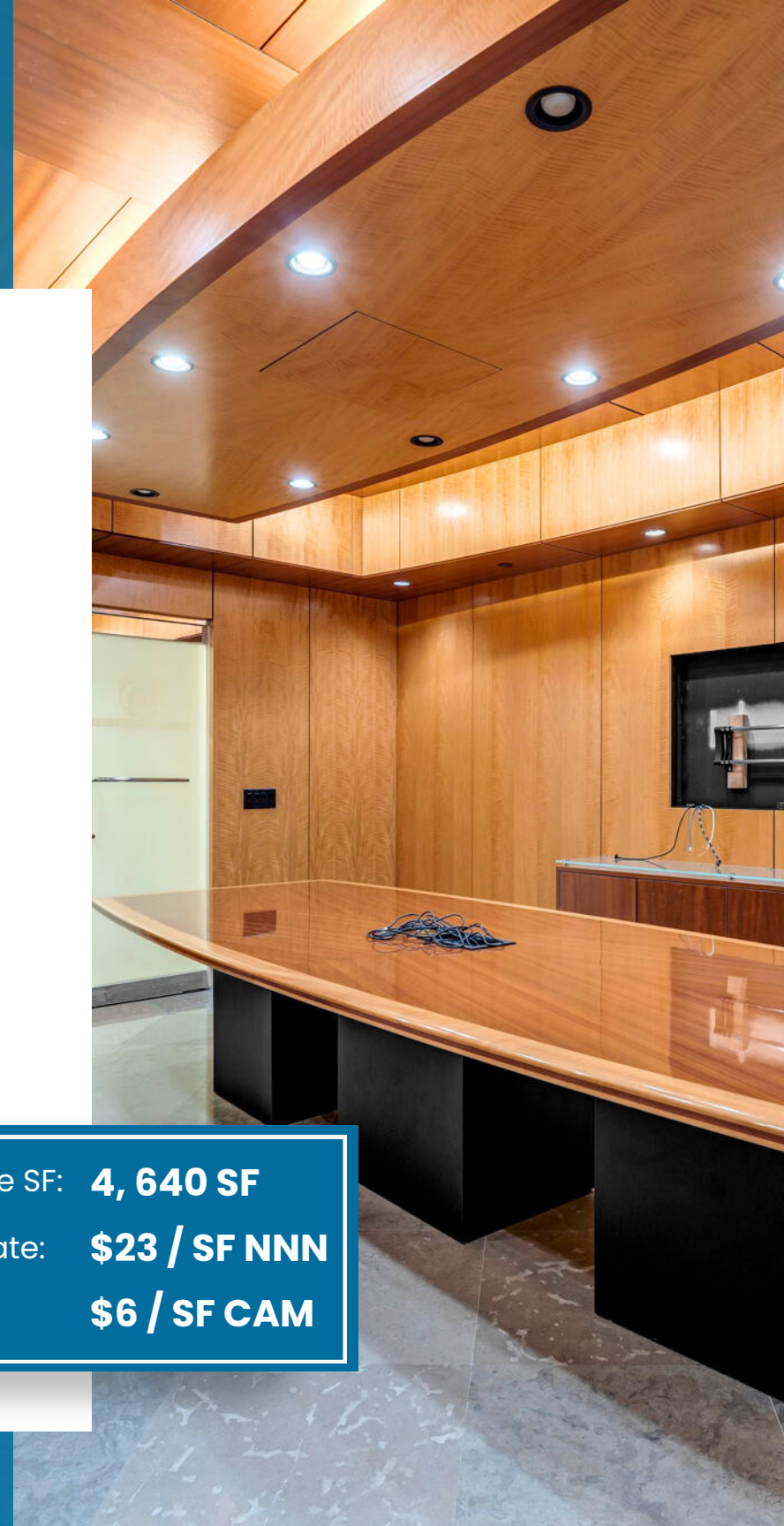


Partial Build Out

Available SF: **4,640 SF**

Lease Rate: **\$23 / SF NNN**

NNN: **\$6 / SF CAM**



PROPERTY FEATURES

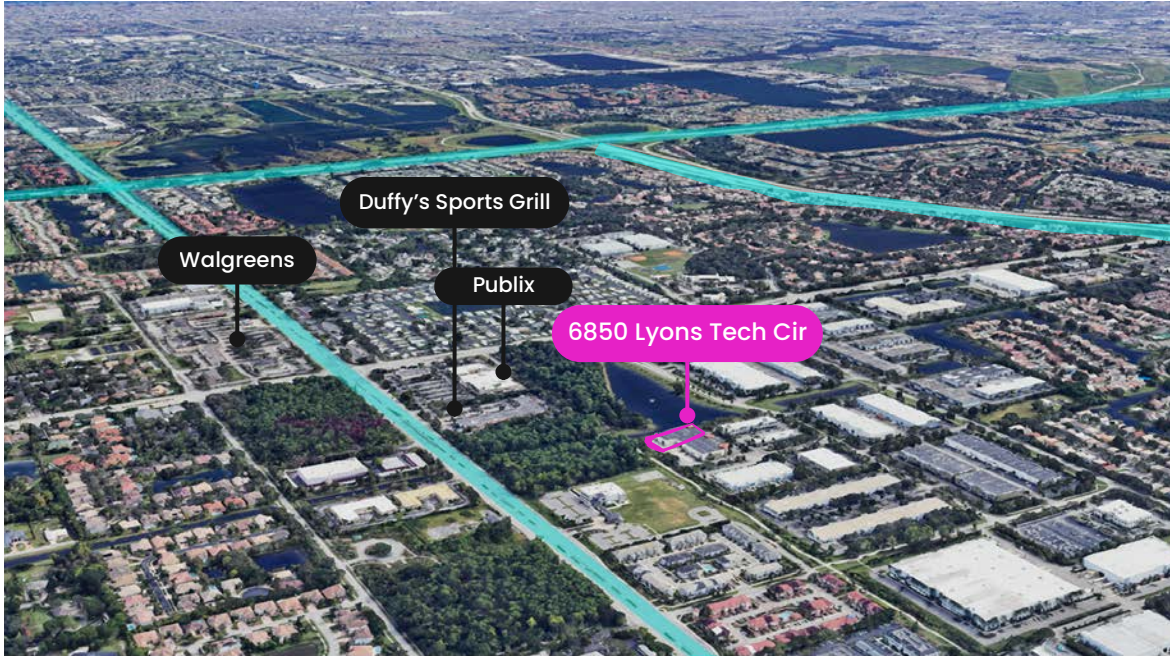
- **Mix of Private Offices & Open Work Areas**
- **(2) Conference Rooms**
- **(2) Break Rooms w/ Kitchen Area**
- **25+ Parking Spaces**
- **Easy Access to Sawgrass Expy, Florida's Turnpike & I-95**
- **Near Publix, Walgreens, Dunkin' & Duffy's**



PROPERTY PHOTOS



LOCATION HIGHLIGHTS



Everyday Essentials & Dining

Walgreens — Hillsboro & Lyons

Quick pharmacy & convenience runs along the Lyons/Hillsboro corridor.

Distance / time:

- ~1.6–1.8 mi | ~5–7 min via Lyons Rd → W Hillsboro Blvd

Publix — Grocery & Daily Needs

Full-service grocer minutes away for team and client convenience.

Distance / time:

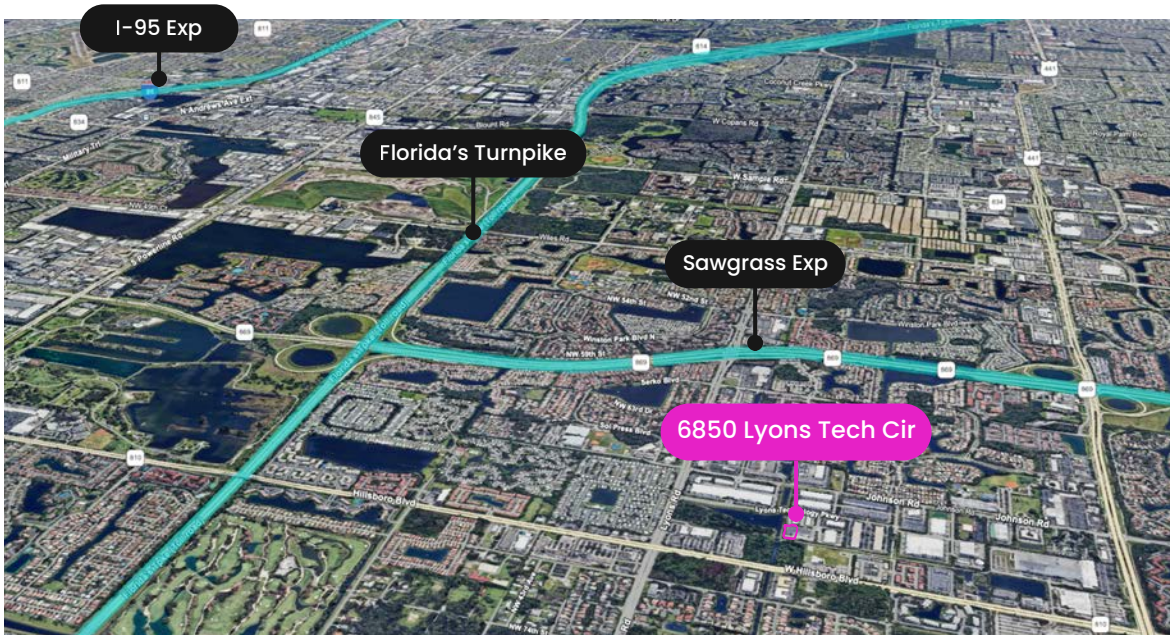
- ~0.7–0.9 mi | ~3–5 min via Lyons Rd

Duffy's Sports Grill — Dining & Client Lunches

Casual sit-down option for team meals and informal meetings.

Distance / time:

- ~1.7–2.0 mi | ~6–8 min via Lyons Rd → W Hillsboro Blvd



Regional Access & Highways

Florida's Turnpike — Fastest Entrance (Sample Rd)

Rapid north-south regional access for staff and clients.

Distance / time:

- ~4–5 mi | ~8–12 min via W Sample Rd to Turnpike ramps

Sawgrass Expressway (SR-869) — West Corridor

Quick link to Broward's west/northwest suburbs and logistics nodes.

Distance / time:

- ~0.8–1.2 mi | ~3–5 min via Lyons Rd to on-ramps

I-95 Express — Regional Mobility

Direct connection to the tri-county coastline and downtowns.

Distance / time:

- ~5–7 mi | ~12–16 min via W Hillsboro Blvd (or Sample Rd) to I-95, then Express entrance

CONTACT US

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