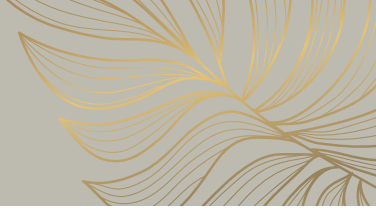


6820 Lyons Technology Circle
Suite 100
Coconut Creek, FL 33073



ELEVATE YOUR BUSINESS HIGH-END OFFICE SPACE AVAILABLE @ LYONS TECHNOLOGY CENTER

Total 6,249 SF Available



Discover the Space – Contact Us for a Tour



Sky Butters
Vice President
954.464.0402
sky@butters.com



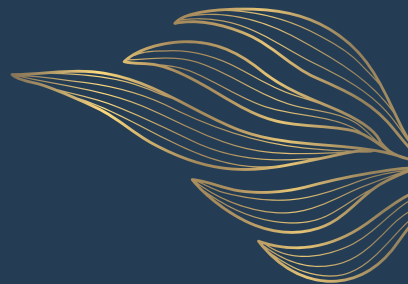
BUTTERS
REALTY
&
MANAGEMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms or sale or lease or availability are subject to change or withdrawal without notice.

WHY THIS SPACE MAKES BUSINESS SENSE

From layout to location, this office offers the features today's businesses need to thrive in a competitive market

- » **Total ±6,249 SF** suite with high-end interior finishes
- » **Suites 100-200: 6,249 sf**
- » Abundant natural light throughout
- » Flexible layout – ideal for corporate headquarters, creative firms, or fast-growing teams
- » Newer construction with hurricane impact glass
- » 24/7 Access in a beautifully maintained business park
- » Ample parking
- » Prime location – just off the Sawgrass Expressway, close to Parkland, West Boca Raton & Coral Springs
- » Asking rate is \$37-\$38 psf (net of janitorial)
- » *Call to schedule a tour*



MODERN WORKSPACE WITH STREET-LEVEL ACCESS

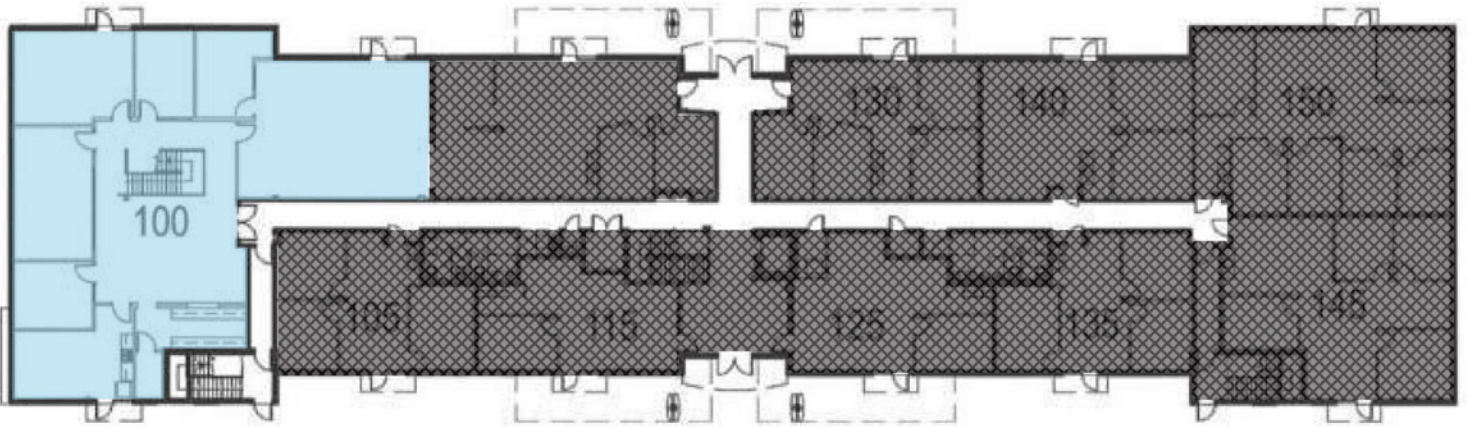




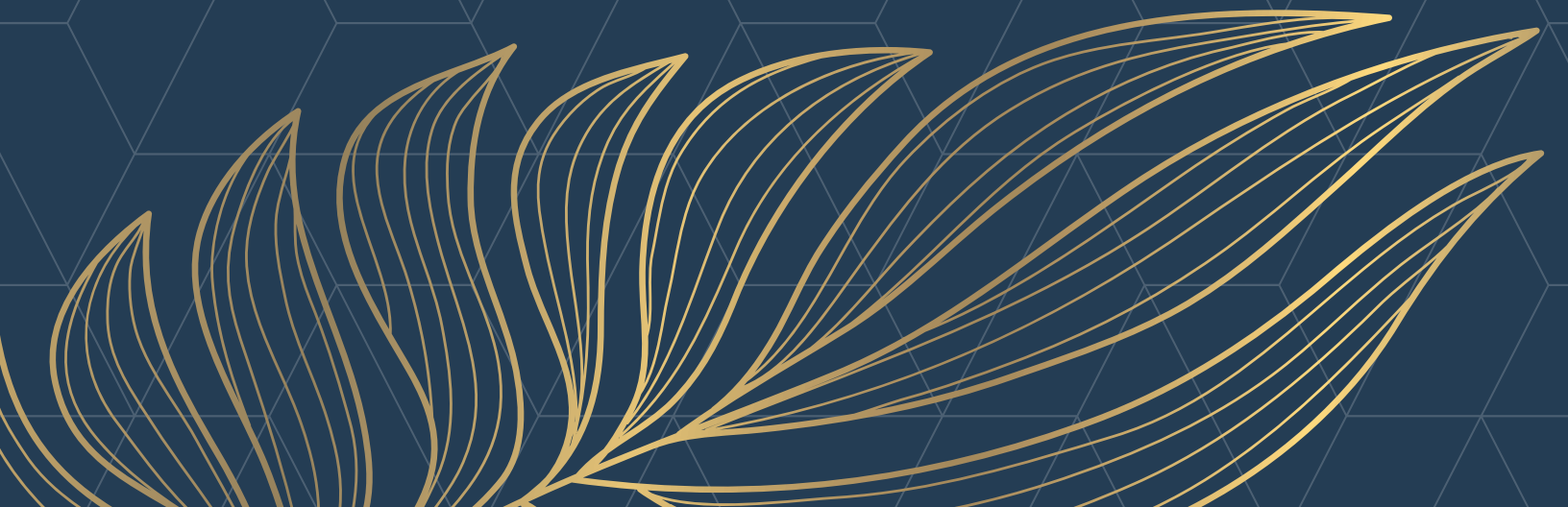
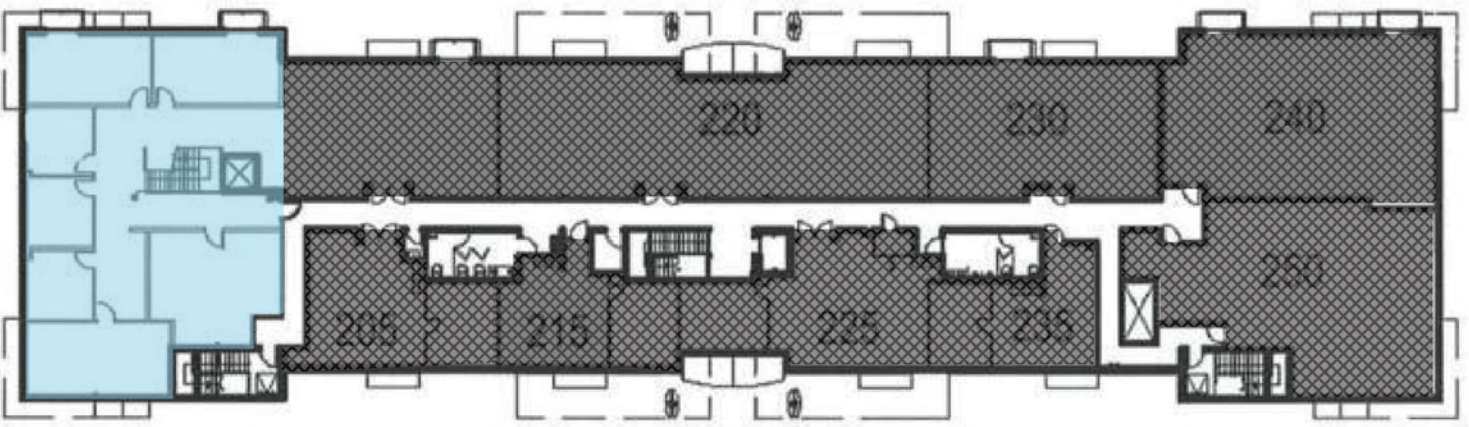
OFFICE LAYOUT



SUITE 100



SUITE 200



WHERE ACCESS MEETS ADVANTAGE

Located just moments from The Promenade at Coconut Creek, Lyons Technology Center puts you at the heart of convenience and connection. Imagine stepping out for lunch with countless dining options, catching a movie after work, or running errands at Publix — all just around the corner. Plus, with direct access to Florida's Turnpike, the Sawgrass Expressway, and I-95, getting here is effortless from anywhere in the region. Convenience, visibility, lifestyle — it's the ultimate power move for business owners who want more than just office space.

