

55 Weston

55 Weston Road
Sunrise, FL 33236
www.cbre.com/55weston



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55 Weston

55 Weston Road | Sunrise FL 33326

For Lease



Professional & Medical Offices

MOVE-IN READY SPEC SUITES

Fully renovated, brand new spec suites available for immediate occupancy with high-end finishes.

EASE OF ACCESS IS COMPETITIVE ADVANTAGE

Strategically located at intersection of I-595, I-75, and Sawgrass Expressway.

EXTENSIVE NEARBY AMENITIES

Prime location with nearby amenities including three adjacent retail centers.

WELL-LIT ABUNDANT PARKING

Abundantly park at NO additional cost with a 5.00:1,000 SF ratio.

COMPLETELY RENOVATED

High-end finishes used to renovate elevators, common corridors, bathrooms, and lobby. Interior renovations complemented by beautiful and clean exterior landscaping and parking lot.

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Building Features

-  49,000 SF Office Building
-  5/1000 Ample Parking
-  Prime Central Broward Location
-  Building Signage for Large Corporate Users
-  New Ownership
-  Newly Renovated Common Areas
-  Asking Rate \$27.00 NNN
-  Above Market TI Package
-  Floor to Ceiling Glass
-  OPEX Estimated \$12.18
(Net of electric and janitorial)
-  4-Story Full User Building
(Will Subdivide by Floor – 13,031 RSF
Floor Plates)
-  Located at Intersection of 1-595 and 1-75
and the Sawgrass Expressway
Immediately off 1-595 at the Weston Road
Interchange

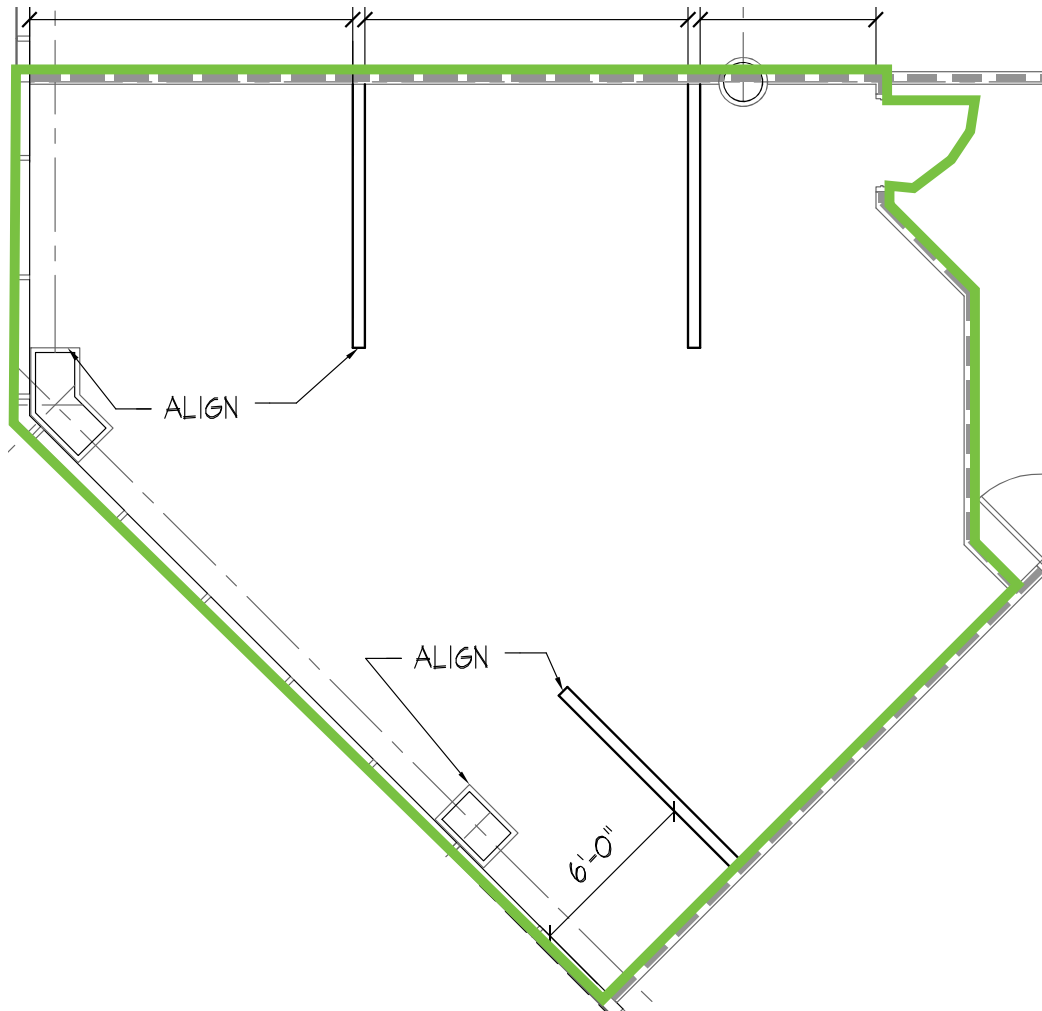


Suite 104 | 1,457 SF



Suite 206 | 933 SF

Available 8/1/2026



Suite 407 | 1,600 SF



Play Virtual Tour



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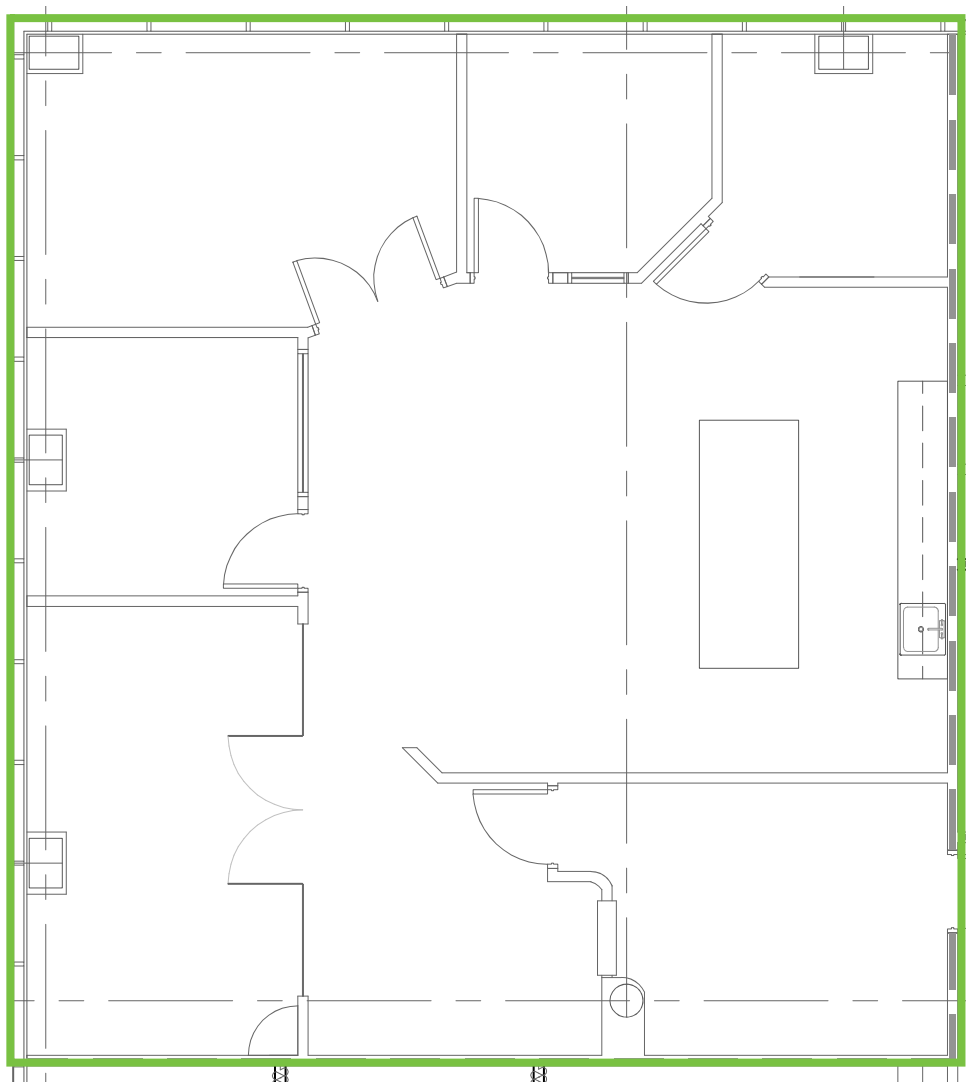
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Suite 408 | 1,871 SF

Available 7/1/2026



Play Virtual Tour



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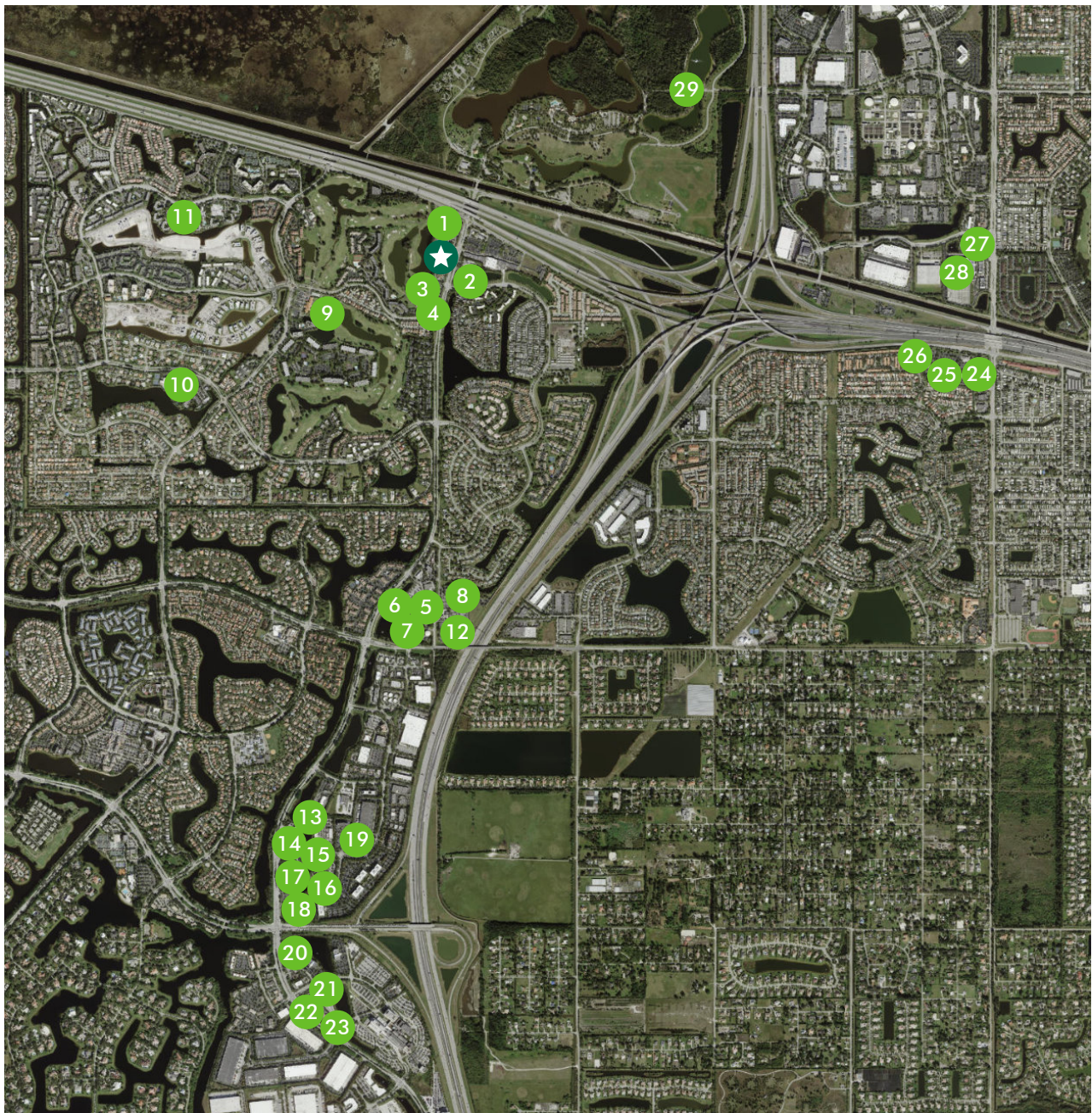
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Building Location

- ★ 55 Weston Rd

Nearby Locations

- | | | | |
|--------------------|---------------------------------|--------------------------|---------------------------|
| 1 Wells Fargo | 9 Bonaventure Golf Club | 16 Acqulina | 24 BB&T Bank |
| 2 Dunkin Donuts | 10 Bonaventure Town Center Club | 17 Pizza Fusion | 25 Subway |
| 3 Zona Blu Italian | 11 Bonaventure Resort & Spa | 18 Flanigan's Seafood | 26 Publix |
| 4 Walgreens | 12 La Perla Seafood | 19 El Colombiano Cuisine | 27 Chipotle Mexican Grill |
| 5 Publix | 13 Baires Grill Weston | 20 Carolina Ale House | 28 Ikea |
| 6 SunTrust bank | 14 Lucille's American Cafe | 21 PANNA Weston | |
| 7 Citibank | 15 Ke-uh | 22 BurgerFi | |
| 8 AMC Weston 8 | | 23 Moon Thai & Japanese | |

Contact

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