

Lyons Technology Center Lakeview Office Suite

1,333 SF – FOR LEASE

6850 Lyons Technology Circ, Coconut Creek, FL 33073



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6850 LYONS TECH CIR
COCONUT CREEK, FL 33073

PROPERTY FEATURES



- **Leaseable Area:** 1,333 SF (Private Suite in Multi-Tenant Office Building)
- Purpose-built for **design, real estate, and agency professionals**
- **Central Air Conditioning**
- **Signage**
- **10-15 parking spaces**
- **24/7 access**
- **Full-Service Elevator and Staircase**
- Office build-out includes **conference room, breakroom, and common area restrooms**

BEST-SUITED USES



Design

Interior Design • Architect • General Contractor • Ground/FAA Support • Charter Services

Real Estate

Investor • Property Management • Homestaging

Services & Agencies

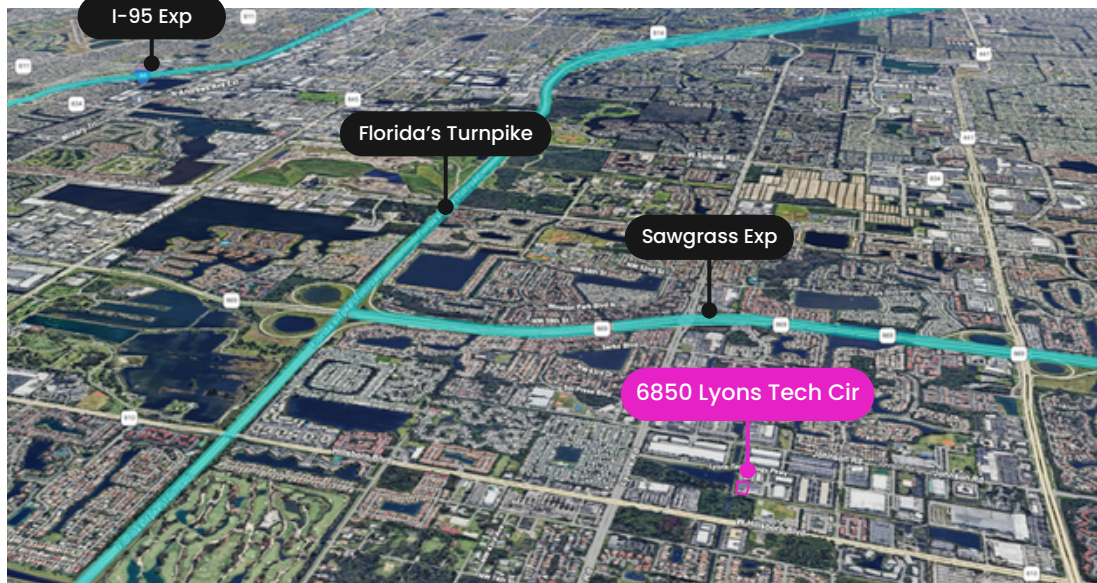
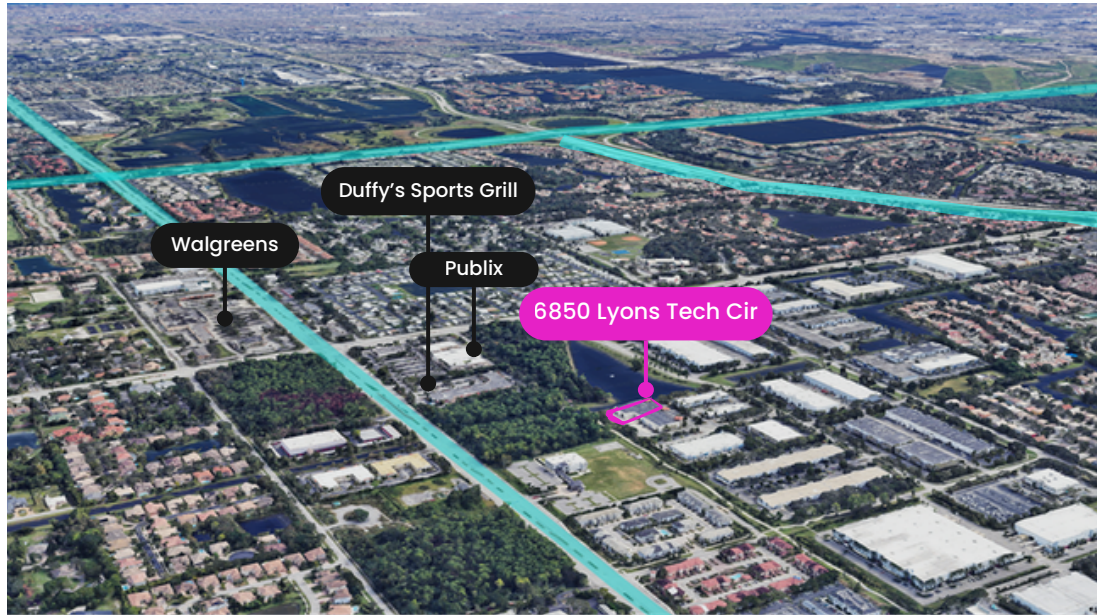
Insurance • Marketing • Accounting • Medical Sales



Lease Rate: \$18/SF NNN



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

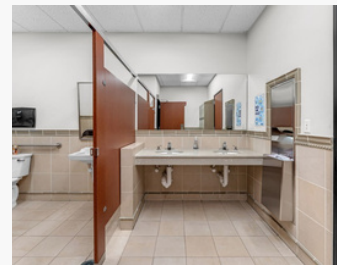
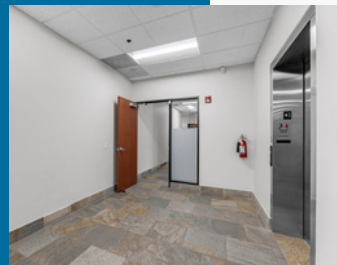
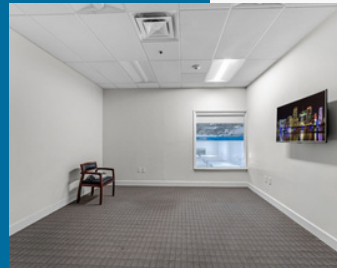
Direct connection to the tri-county coastline and downtowns.

Distance / time:

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

PROPERTY PHOTOS

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CONTACT US

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