

# Portfolio of 2 For Sale



Presented By:  
Lifestyle International Realty

Portfolio of 2 Properties for Sale



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## Portfolio Properties



**Property Name / Address, City, State**

Phase II/Bldg G,  
Sunrise, FL

**Property Type**

Office Condo

**Size**

2,296

**Year Built**

**Individual Price**



Phase II/Bldg G,  
Sunrise, FL

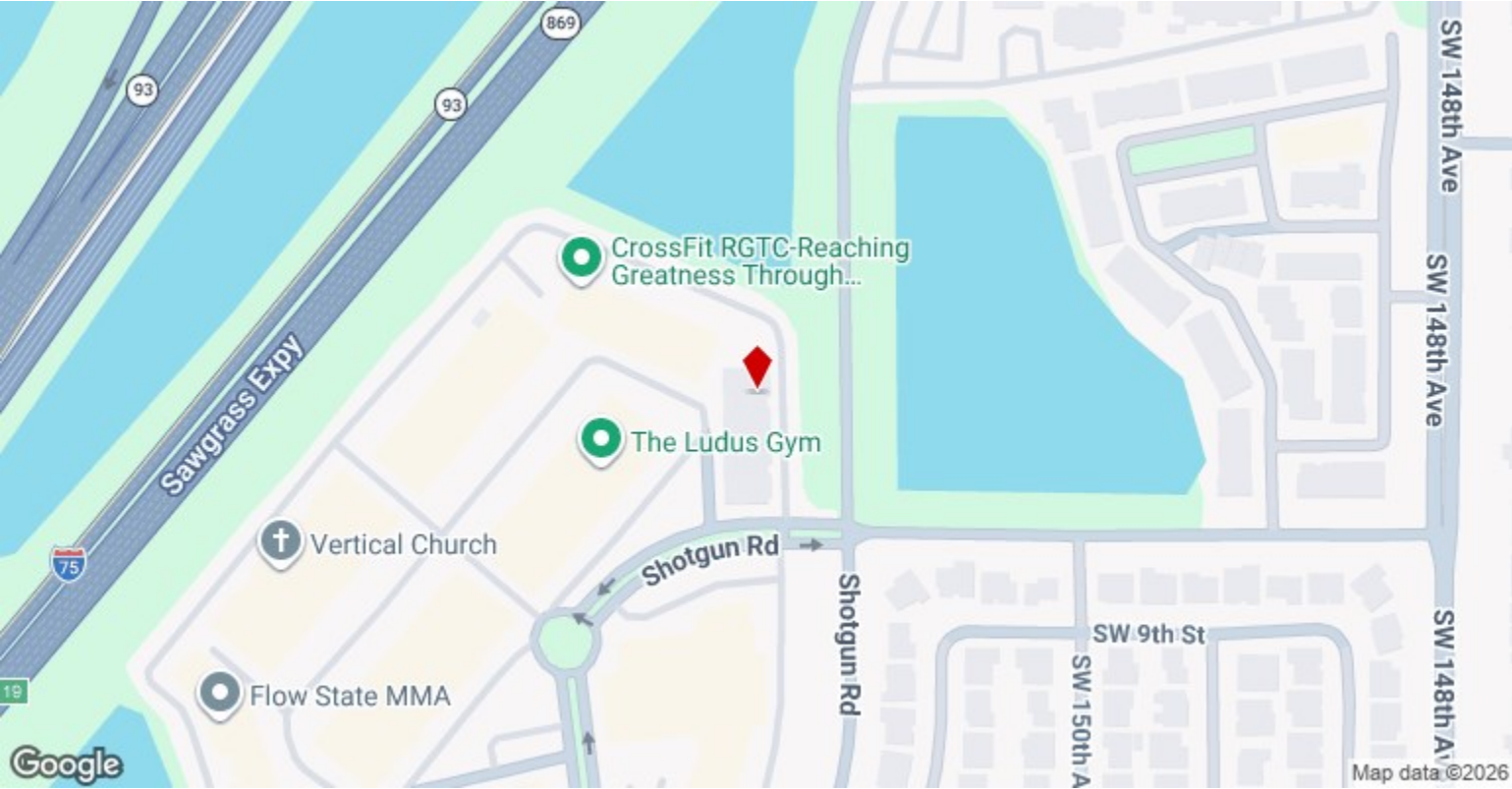
Office Condo

2,296

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## Location



# Portfolio of 2 For Sale

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## Property Photos



Primary Photo



DJI\_0547

# Portfolio of 2 For Sale

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## Property Photos



DJI\_0551



DSC00738

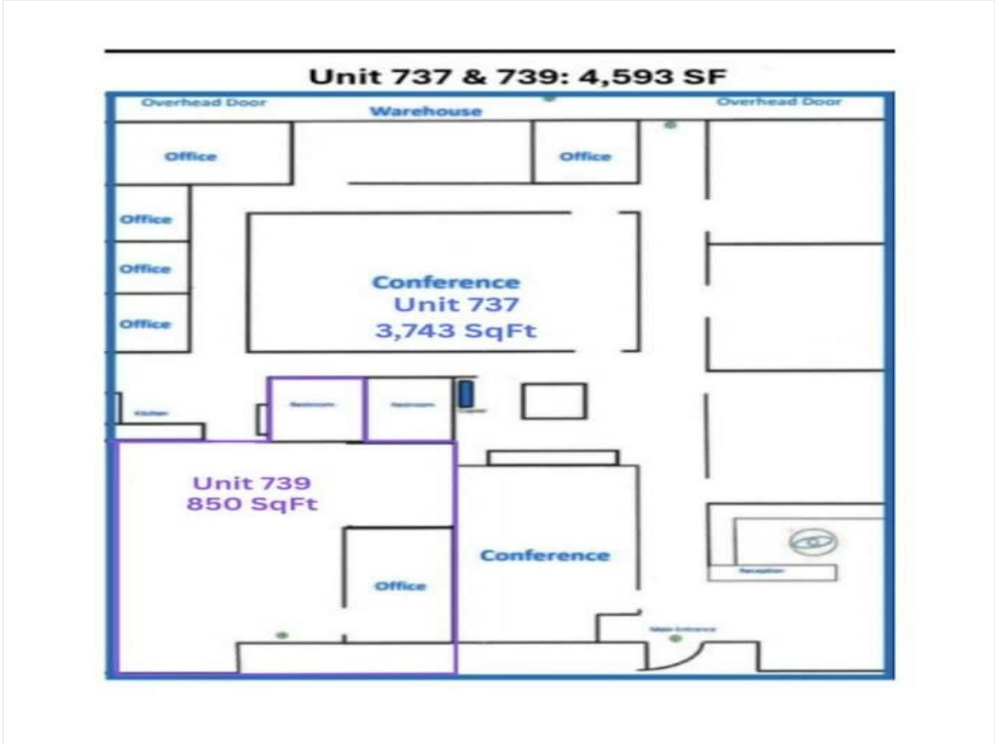
# Portfolio of 2 For Sale

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## Property Photos



2J9A0261



floorplan\_page\_1

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



2J9A0281



2J9A0251

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



2J9A0256



2J9A0286

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



2J9A0291



2J9A0301

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



2J9A0306



2J9A0311

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



2J9A0316



2J9A0331

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



2J9A0336



2J9A0341

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Portfolio of 2 Properties for Sale

## Property Photos



2J9A0346



2J9A0361

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## Property Photos



2J9A0351



2J9A0356

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## Property Photos



2J9A0371



2J9A0376

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Portfolio of 2 Properties for Sale

## Property Photos



2J9A0326



2J9A0366

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



DSC00705



DSC00710

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



DSC00715



DSC00720

# Portfolio of 2 For Sale

Portfolio of 2 Properties for Sale

## Property Photos



DSC00725



DSC00730

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## Property Photos



DSC00735

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Exceptional opportunity to acquire a portfolio of updated flex spaces in the highly desirable Sunrise business corridor, ideally located just minutes from I-75, SR 595, and the Sawgrass Expressway. This centrally positioned hub offers seamless access to all of South Florida while allowing you to benefit from lower costs just outside of Weston. The offering consists of three separate folios, each with five assigned parking spaces, providing flexibility for both owner-users and investors. Each unit features full air-conditioned space, high ceilings, and high bay doors, offering versatility for a variety of business uses. Spaces can be configured for open warehouse operations or built out to suit office-heavy users, with existing layouts that include large conference rooms, private offices, reception areas, kitchens, and updated bathrooms. All units are equipped with bay doors for convenient loading and delivery, and one unit includes a standby generator hookup. Interiors have been freshly painted, AC systems have been recently serviced, and the building features a newer roof with all assessments paid in full. Exterior painting has already been covered, offering true peace of mind for the next owner. Seller is open to selling units individually or as a portfolio. For investors, there is immediate upside with tenants ready to lease remaining spaces, allowing for income generation from day one. PRIME LOCATION

Unit 739 is vacant. 737 is owner occupied. Unit 735 is also vacant but available For Sale either individually or as a Portfolio. Please send showtime request. All offers to be sent to [2cnavarro@gmail.com](mailto:2cnavarro@gmail.com) with POF.

Condo Fees Incl (7.81 Per Sq Ft) ( Roof, Common Area maintenance, landscape, exterior insurance, Water/ Sewer, 24 hr Security, Managment, Reserves, Fertilizer, Irrigation, Mulch, Tree and Palm Trimming, Trash Removal)

- Close to major highways, Ample Parking, Turn Key, New roof, Freshly upgraded, Prime Flex

Price:	\$1,741,000
Price / SF:	\$379.14 / SF
Sale Type:	Investment
Status:	Active
Number of Properties:	2
Total Building Size:	4,592 SF



**Chris Navarro**

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### Lifestyle International Realty

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