



7771 W. OAKLAND PARK BLVD
SUNRISE, FLORIDA



Population (3-mile)

209,542



Median age (3-mile)

34



Total employees (3-mile)

211,065



Avg. hh income (3-mile)

\$61,882

McGuire Real Estate Services (MRES) is pleased to present Atrium West, a beautifully renovated 96,701 SF class B office building sitting on 7.04 acres located in Sunrise, FL.

Atrium West is a professionally owned and managed office building offering tenants and their employees a Class A office experience in a convenient, suburban location. High-end finishes and a stunning multi-story atrium with abundant natural light, tropical landscaping, and a sculptural water fountain centerpiece set this office building apart. Parking is plentiful and management is on-site daily.

Atrium West's offerings and competitive rental rates make it the best value in Central Broward. Access the FL Turnpike, I-595, the Sawgrass Expressway, and I-95 within minutes and enjoy the convenience of having retailers such as Walmart, Starbucks, LA Fitness, Lowe's, FedEx Office, as well as multiple banks and hotels, in the immediate vicinity.



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06. Area overview

Roadways



Florida's Turnpike is the state's most traveled toll road connecting the Miami area to Central Florida.



I-595, also known as the Port Everglades Expressway, is one of the most heavily travelled roadways in South Florida. It connects I-75 and Alligator Alley through Broward County ending at Port Everglades. The interstate serves over 126.5k cars on a daily basis.



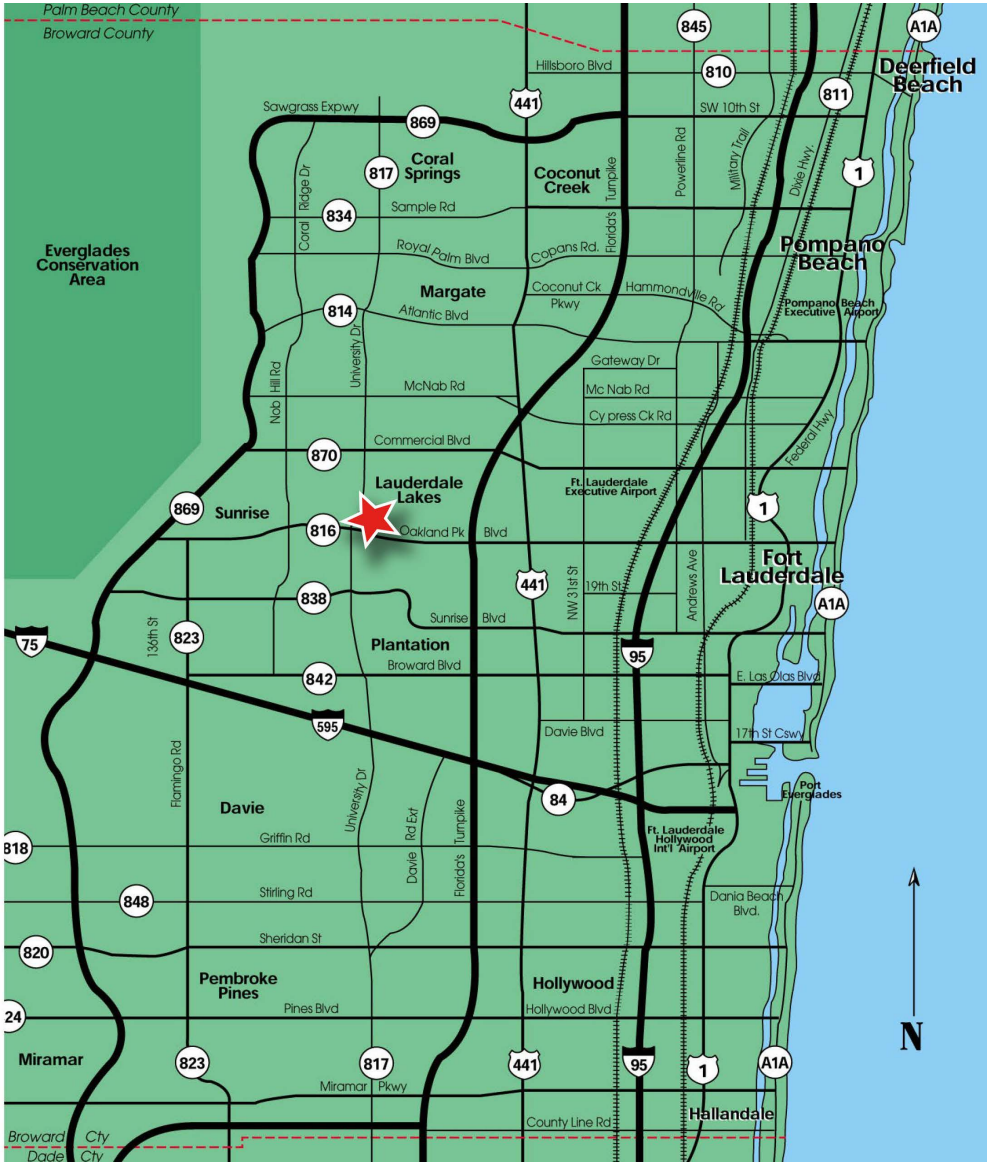
I-95 is Florida's largest interstate highway and extends from Florida all the way up the eastern seaboard of the United States.



I-75, whose daily traffic count is upwards of 148.5k vehicles per day, is the gateway to Southwest Florida. The interstate extends from northern Miami-Dade County, west to Naples and up the United States.



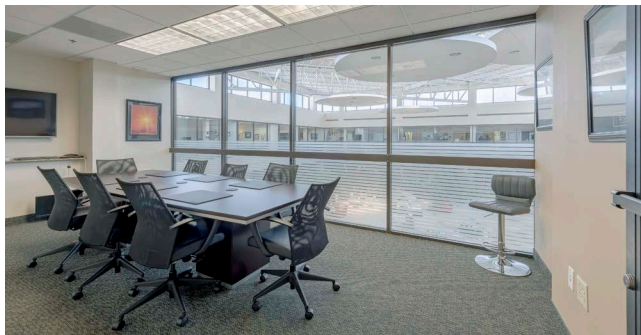
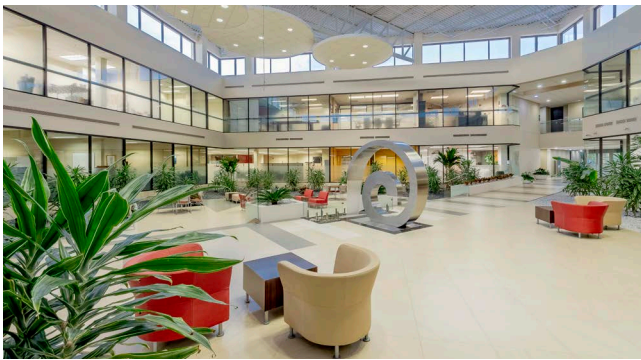
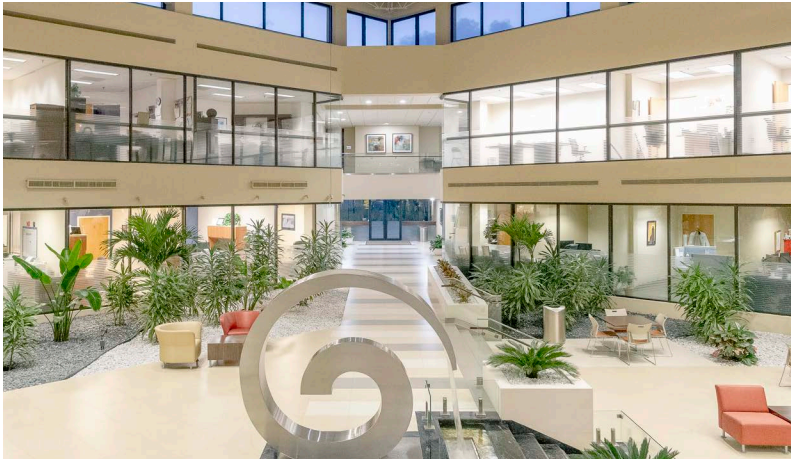
The Sawgrass Expressway, one of the busiest state roads in the region, serves upwards of 105k vehicles daily connecting drivers from I-595 in the Southwest to north central Broward County.



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