

CLASS A DISTRIBUTION ON LUSH CAMPUS
56,876 SF » 162,800 SF » 155,234 SF » AVAILABLE FOR LEASE

4733 | 4763 | 4851
WEST ATLANTIC BOULEVARD
COCONUT CREEK, FL 33063

GREYSTAR



DELIVERY
BUILDING A » DELIVERED
BUILDING B & C » 3Q 2026

COCONUT CREEK'S NEW BUSINESS PARK

DEVELOPMENT

GREYSTAR

 **WHITMAN PETERSON**

FOR MORE INFORMATION CONTACT

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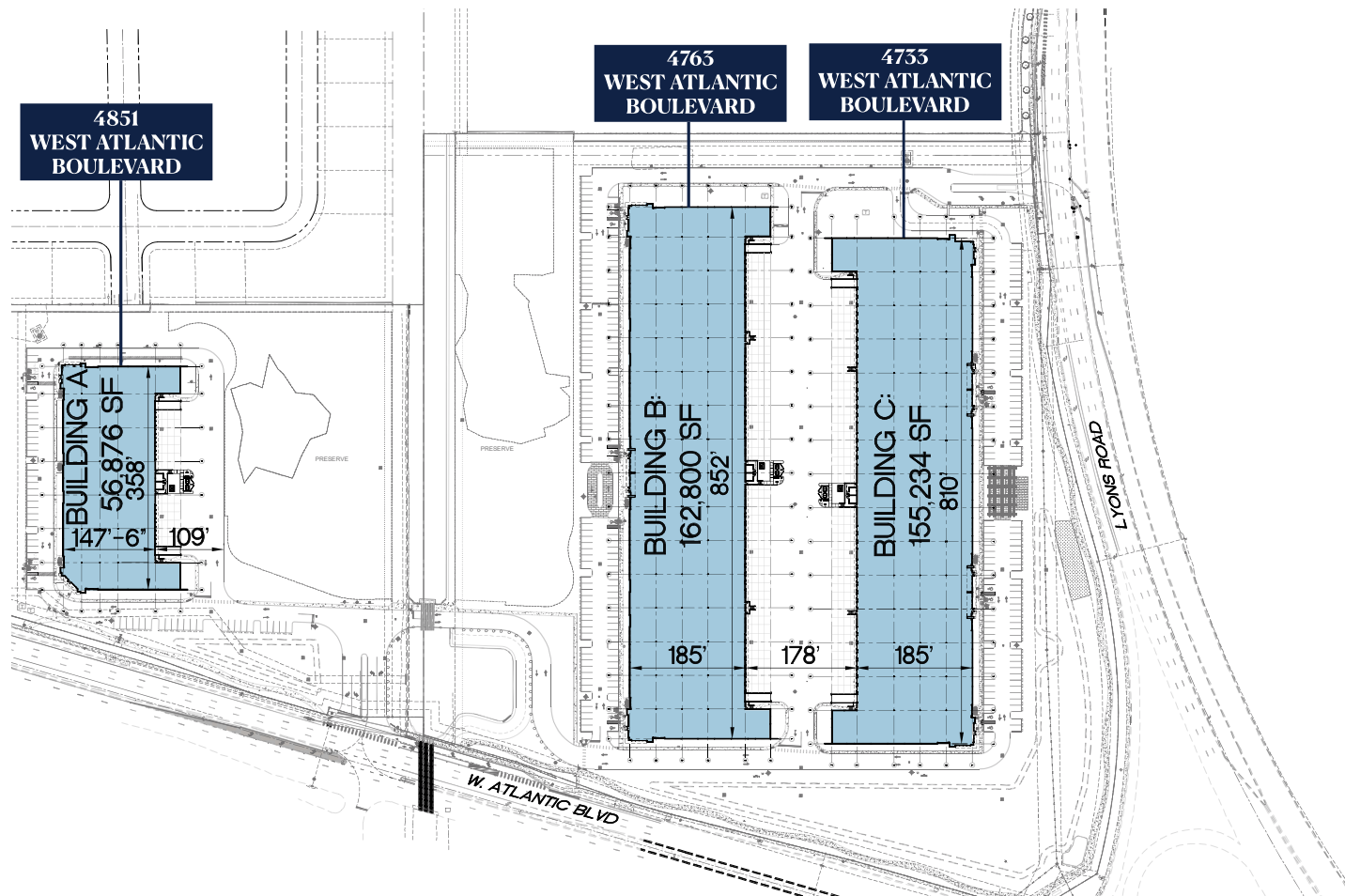
PROPERTY HIGHLIGHTS

- » Located along West Atlantic Boulevard and South Lyons Road in Coconut Creek
- » Strong visibility with efficient access and connectivity to both Florida's Turnpike and I-95, the major South Florida Commercial arteries
- » Central North Broward location within an established commercial and industrial hub
- » Well-suited for a range of shallow bay industrial-distribution users
- » Proximity to surrounding retail and service amenities supporting tenant convenience and workforce accessibility
- » Core, infill location offering long-term operational efficiency

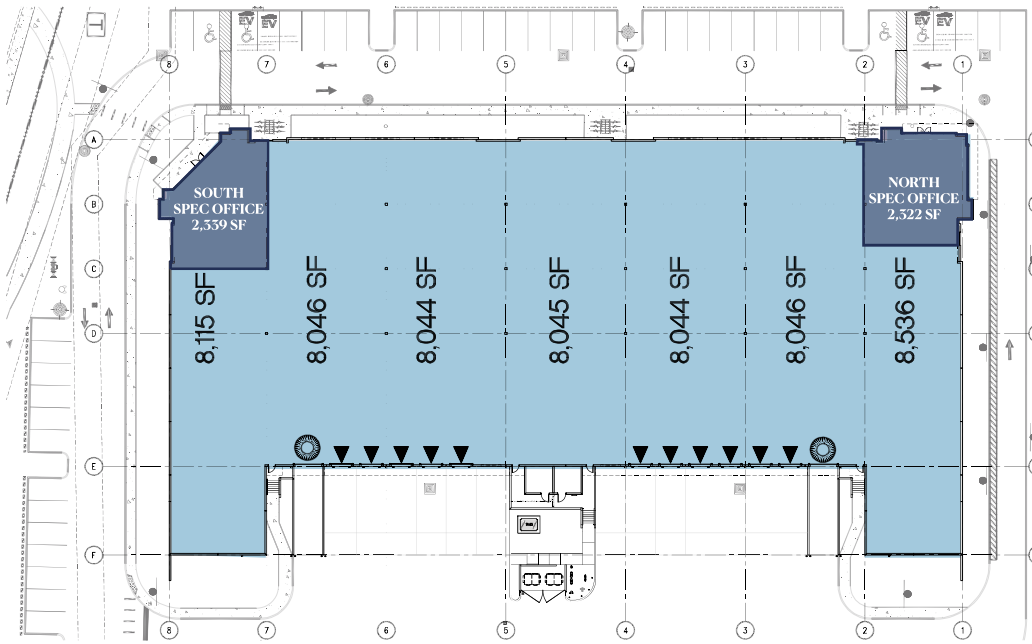


MASTER PLAN

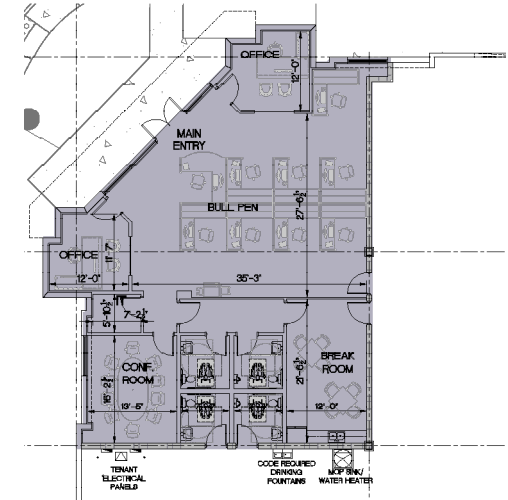
Cocomar Business Park is a three-building, rear-loaded Class A industrial business park totaling ±374,910 SF. The project features 32' clear heights, 54' column spacing, 6" slab floors, ESFR fire protection, R-19 insulated roofing, and two spec offices per building. Each building is equipped with 400 amps of existing power, with the ability to expand by an additional 2,800 amps. The site offers 78 dock-high doors, 6 drive-in doors, truck courts up to 178', and balanced on-site parking with average ratios of 1.02 Buildings A, 1.20 Building B and 1.28 Building C, supporting efficient single- or multi-tenant operations.



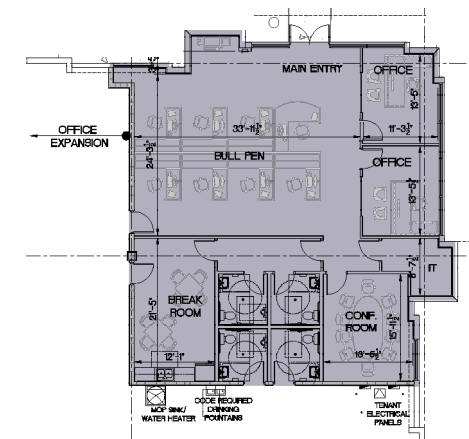
BUILDING A » 56,876 SF 4851 WEST ATLANTIC BOULEVARD



SOUTH SPEC OFFICE » 2,539 SF



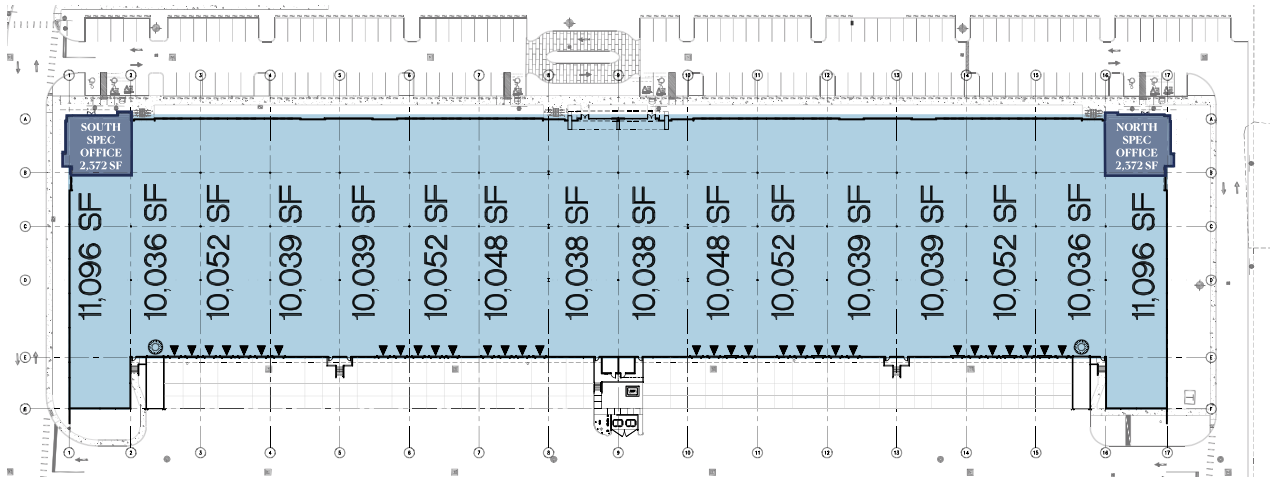
NORTH SPEC OFFICE » 2,522 SF



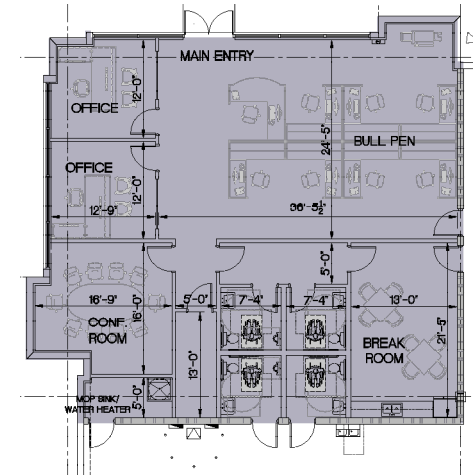
BUILDING SPECIFICATIONS

» BUILDING SF:	56,876	» DRIVE-IN DOORS-RAMPS:	2
» CLEAR HEIGHT:	32'	» CONSTRUCTION:	Type II-8
» BUILDING DIMENSIONS:	358' X 147'-6"	» ROOF SYSTEM:	R19
» LOADING:	Rear-Loading	» FIRE & LIFE SAFETY:	ESFR
» TRUCK COURT DEPTH:	109'	» SPEC OFFICE:	2,539 SF (S) 2,522 SF (N)
» PARKING:	56	» COLUMN SPACING:	54'
» PARKING RATIO:	1.02	» SLAB THICKNESS:	6"
» DOCK DOORS:	11	» DELIVERY:	Delivered
» POWER: 400 amps of existing power, with the ability to expand by an additional 2,800 amps			

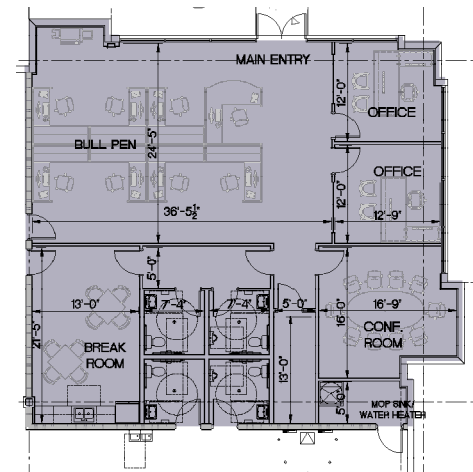
BUILDING B » 162,800 SF 4763 WEST ATLANTIC BOULEVARD



SOUTH SPEC OFFICE » 2,372 SF



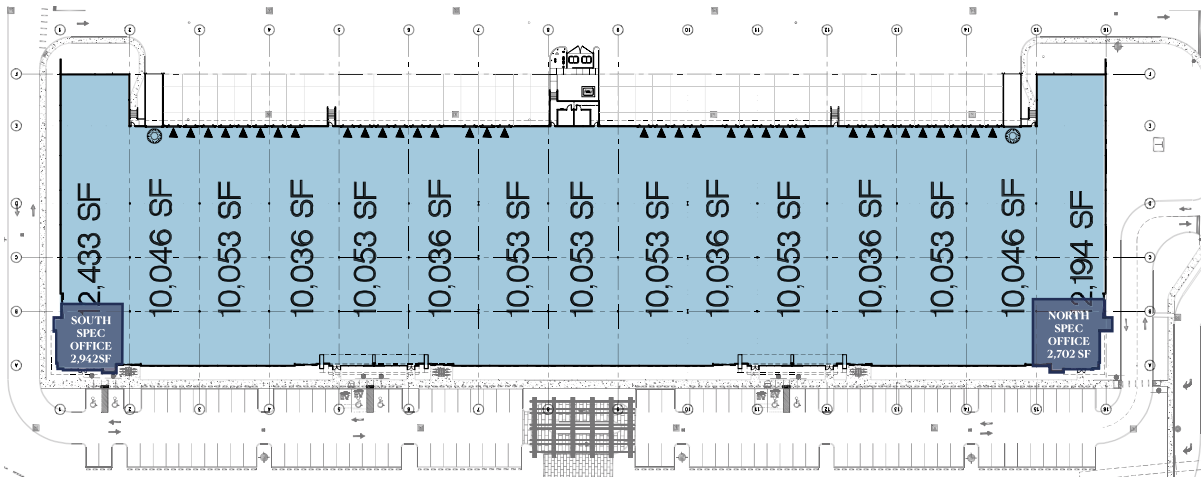
NORTH SPEC OFFICE » 2,372 SF



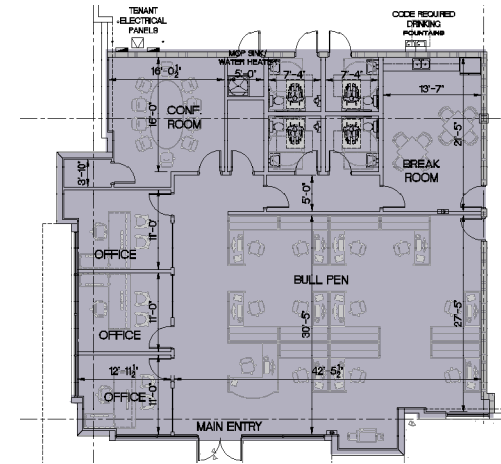
BUILDING SPECIFICATIONS

» BUILDING SF:	162,800	» DRIVE-IN DOORS-RAMPS:	2
» CLEAR HEIGHT:	32'	» CONSTRUCTION:	Type 11-8
» BUILDING DIMENSIONS:	852' X 185'	» ROOF SYSTEM:	R19
» LOADING:	Rear-Loading	» FIRE & LIFE SAFETY:	ESFR
» TRUCK COURT DEPTH:	178'	» SPEC OFFICE:	2,372 SF (S) 2,372 SF (N)
» PARKING:	136	» COLUMN SPACING:	54'
» PARKING RATIO:	1.20	» SLAB THICKNESS:	6"
» DOCK DOORS:	32	» DELIVERY:	3Q 2026
» POWER: 400 amps of existing power, with the ability to expand by an additional 2,800 amps			

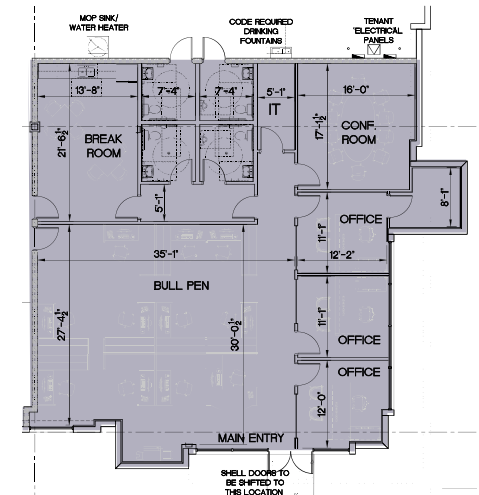
BUILDING C » 155,234 SF 4733 WEST ATLANTIC BOULEVARD



SOUTH SPEC OFFICE » 2,942 SF

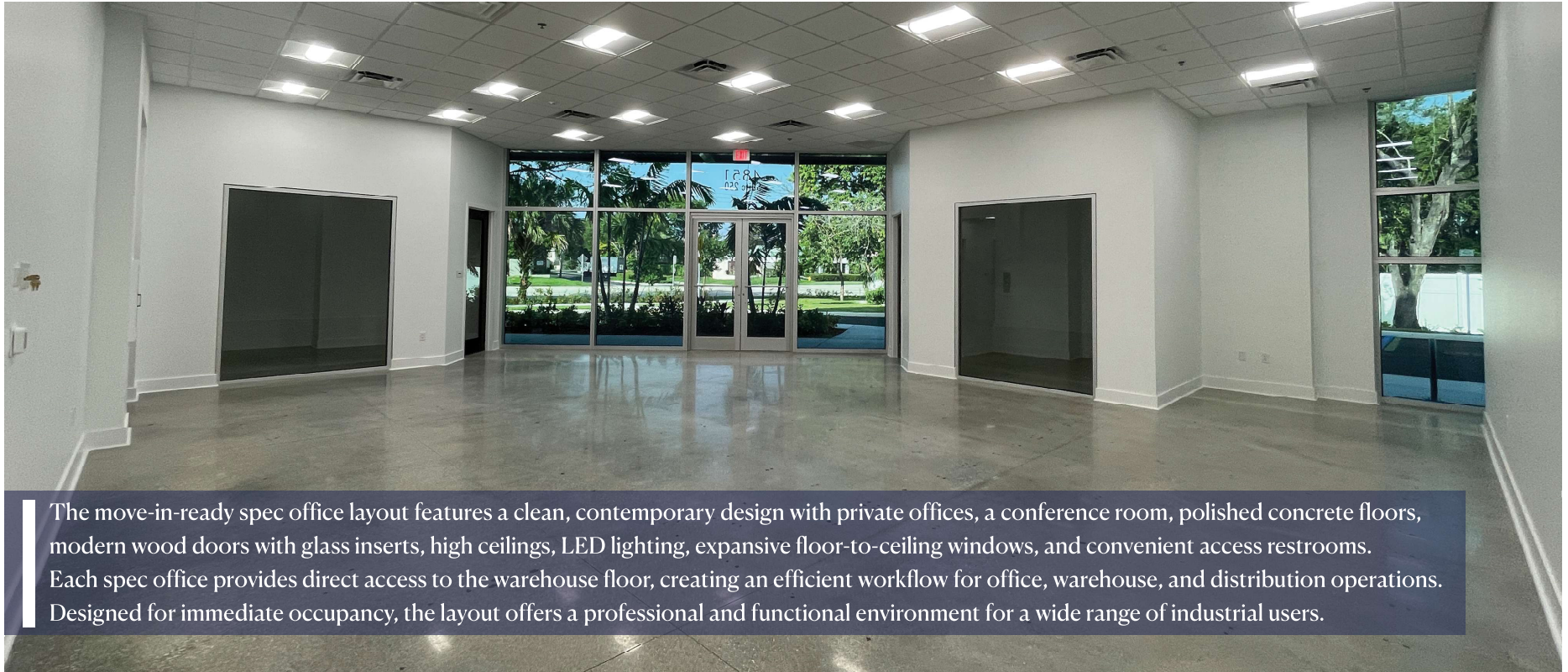


NORTH SPEC OFFICE » 2,702 SF



BUILDING SPECIFICATIONS

» BUILDING SF:	155,234	» DRIVE-IN DOORS-RAMPS:	2
» CLEAR HEIGHT:	32'	» CONSTRUCTION:	Type 11-8
» BUILDING DIMENSIONS:	810' X 185'	» ROOF SYSTEM:	R19
» LOADING:	Rear-Loading	» FIRE & LIFE SAFETY:	ESFR
» TRUCK COURT DEPTH:	178'	» SPEC OFFICE:	2,942 SF (S) 2,702 SF (N)
» PARKING:	121	» COLUMN SPACING:	54'
» PARKING RATIO:	1.28	» SLAB THICKNESS:	6"
» DOCK DOORS:	35	» DELIVERY:	3Q 2026
» POWER: 400 amps of existing power, with the ability to expand by an additional 2,800 amps			



The move-in-ready spec office layout features a clean, contemporary design with private offices, a conference room, polished concrete floors, modern wood doors with glass inserts, high ceilings, LED lighting, expansive floor-to-ceiling windows, and convenient access restrooms. Each spec office provides direct access to the warehouse floor, creating an efficient workflow for office, warehouse, and distribution operations. Designed for immediate occupancy, the layout offers a professional and functional environment for a wide range of industrial users.



MOVE - IN READY SPEC OFFICE



FLOOR-TO-CEILING WINDOWS



CONFERENCE ROOM & IT ROOM ACCESS





MODERN KITCHEN
WITH WAREHOUSE ACCESS DOOR



DESIGNED FOR EMPLOYEE COMFORT AND CONVENIENCE



CONVENIENTLY LOCATED & ADA-COMPLIANT RESTROOMS





Cocomar Business Park is a Class A industrial development designed to meet the standards of modern industrial and logistics users. The project features 32' clear heights, ESFR sprinklers, wide truck courts, as well as ample parking and dock-doors. The park is verdantly landscaped, complementing the modern, functional design, making Cocomar Business Park an ideal place to operate a business.

The highly functional site plan features wide internal roadways, full circulation, curb appeal, and frontage on West Atlantic Boulevard. The project is prominently positioned within the Broward Industrial Submarket.



Cocomar Business Park the last new Class A industrial development in **Coconut Creek**. Set within a professionally designed business park featuring dense, robust landscaping and prominent West Atlantic Boulevard frontage, it represents a limited opportunity to secure modern industrial space in the fully built-out, high-demand Broward submarket.

PREMIER LOCATION ADVANTAGES

- » **Florida's Turnpike** – providing efficient north-south regional access
- » **I-95 and Sawgrass Expressway** – convenient connectivity across Broward, Palm Beach and Miami-Dade counties
- » **Port Everglades** – supporting regional and international distribution
- » **Fort Lauderdale-Hollywood International Airport**
- » **The Promenade at Coconut Creek** – retail, dining, and service amenities
- » Major North Broward labor pool and surrounding industrial submarket

- » **Fort Lauderdale-Hollywood International Airport**: ~11 miles | 20 minutes
- » **Port Everglades**: ~10 miles | 25 minutes
- » **Downtown Fort Lauderdale**: ~9 miles | 25 minutes
- » **The Promenade at Coconut Creek (4443 Lyons Rd)**: ~5 miles | 10 minutes
- » **Florida's Turnpike**: ~0.5 miles | 2 minutes
- » **I-95 (nearest interchange)**: ~5 miles | 10 minutes
- » **SR-441**: ~1 mile | 3 minutes
- » **Sawgrass Expressway (SR-869)**: ~7 miles | 12 minutes

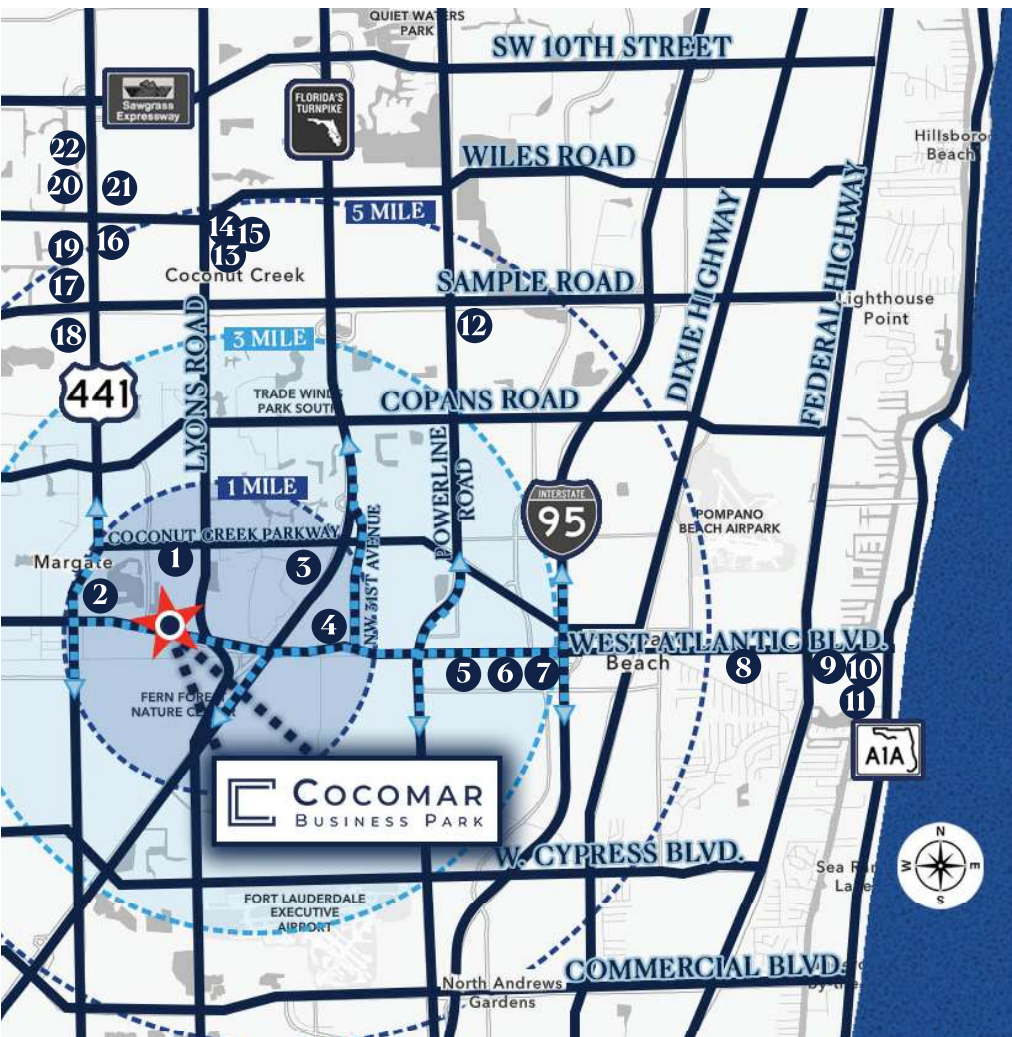
AREA DEMOGRAPHICS	1 MILE	5 MILE	5 MILE
2029 Population Projection	17,844/ 8.28%	175,198/ 6.29%	469,617/ 6.12%
Households Owner Occupied	3,273/ 53.19%	40,877/ 63.74%	99,120/ 59.07%
2024 Avg Household Income	\$83,882	\$84,661	\$87,694

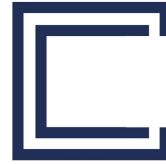
AREA TRAFFIC COUNTS

West Atlantic Boulevard	52,027
Lyons Road	29,559

WHAT'S NEAR BY

- | | |
|----------------------------|-------------------------|
| 1. Publix | 12. Costco |
| 2. Walmart | 15. The Promenade Shops |
| 3. BCC-North Campus | 14. Cheesecake Factory |
| 4. Shell Gas Station | 15. Starbucks |
| 5. Floor and Decor | 16. Home Depot |
| 6. Top Golf | 17. Lowes |
| 7. Wawa | 18. HomeGoods |
| 8. Flanigans | 19. Target |
| 9. Houston's | 20. Dunkin Donuts |
| 10. Lucky Fish Bar & Grill | 21. Chick-fil-A |
| 11. Oceanic | 22. Fedex |





COCOMAR

STRATEGICALLY LOCATED FOR PERFORMANCE

DEVELOPMENT

GREYSTAR[®]



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