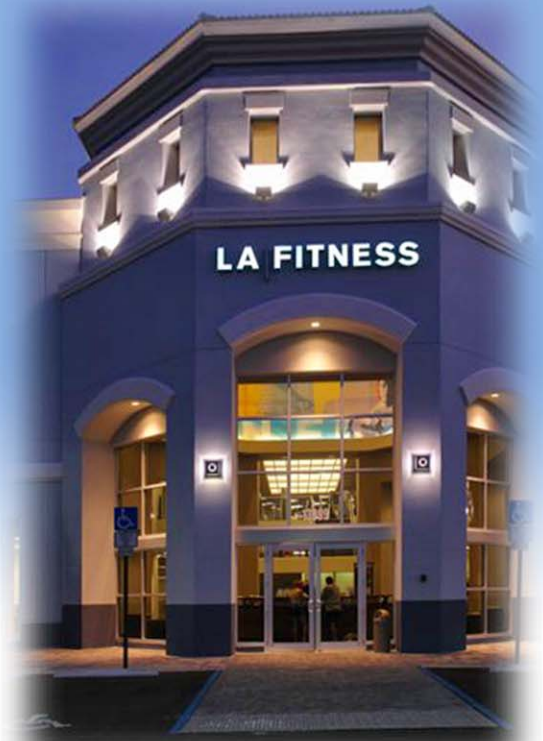


# Sawgrass Landings

## Sunrise, Florida

Property Offering



CO-BROKERAGE BY:

**TRION ROSS**  
REALTY INVESTMENTS



LA | FITNESS.

**EB GAMES**



**FedEx Kinko's**



# Sawgrass Landings

## Summary

A new, class "A" 64,506 square foot multi-tenant center situated in Sunrise, Broward County, Florida

Located near the busy intersection of Sunrise Boulevard and NW 136th Avenue in close proximity to Sawgrass Mills mall ( the largest retail and entertainment center in Florida) and Interstates I-75 and I-595

Encumbered by an assumable 10 year permanent loan of \$18,250,000, 6.67% rate, interest only for the first five years then 30 year amortization.

Net Operating Income of \$1.57 million, with future income growth from scheduled rent increases in tenant leases.

Tenancy includes well known national and regional tenants such as LA Fitness, Kinko's, Starbucks, Panera Bread, EB Games and others.



Melissa Barber Jakopin  
Trion Ventures, Inc.  
4901 N. Federal Highway, Suite 100  
Fort Lauderdale, FL 33308  
(P) 954.491.3848  
(F) 954.491.6610



Gloria Gemayel  
Ross Realty Investments, Inc.  
3325 S University Dr Ste 210  
Davie, FL 33328  
(P) 954.452.5000  
(F) 954.452.4700

