

THE GATEWAY AT SAWGRASS

NW CORNER OF I-595 & 136TH AVENUE
SUNRISE, FLORIDA



Retail Space For Lease

PROPERTY HIGHLIGHTS

- > Space Available from 915 SF up to 2,154 SF
- > Adjacent to Sawgrass Corporate Park and the new 400,000 SF American Express head quarters
- > IKEA is the world's largest furniture retailer; 410 million people visited IKEA stores worldwide last year
- > Immediate access to I-75, I-595, the Sawgrass Expressway (869) and the Florida Turnpike
- > Average income - 3 mile radius \$98,100
- > Anchor 300,000 SF IKEA



FOR ADDITIONAL INFORMATION PLEASE CONTACT

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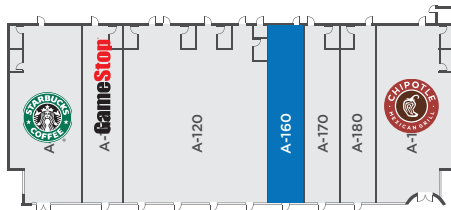
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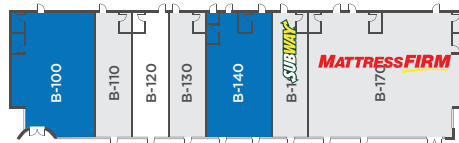
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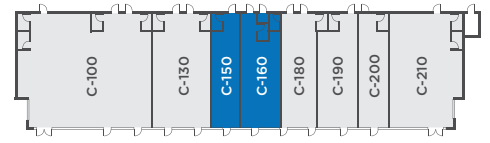
NW corner of I-595 & 136th Avenue
Sunrise, Florida



Retail Bldg A



Retail Bldg B



Retail Bldg C

Suite	Tenant
A100	Starbucks
A110	GameStop
A120	Trek Bicycle
A160	Coming Available: 1,125 sf
A170	YoNutz
A180	UBreakiFix
A190	Chipotle Mexican Grill

Suite	Tenant
B100	Available: 2,065 sf 2nd Generation Restaurant
B110	Vapor Life
B120	Occupied
B130	Pro Sporting Goods
B140	Available: 1,789 sf
B160	Subway
B170	Mattress Firm

Suite	Tenant
C100	Giovanni's Italian
C130	Sawgrass Orthodontics
C150	Available: 915 sf
C160	Available: 1,239 sf
C180	Ben & Johnny's Barber Shop
C190	Vegetable K's
C200	Nail Trix
C210	Lima and Riveros LLC

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