

FOR LEASE

# LYONS TECH CENTER II

4801 JOHNSON RD, COCONUT CREEK, FL 33073

Colliers  
INTERNATIONAL



## Contact Us

### ERIN BYERS

Vice President  
erin.byers@colliers.com  
+1 786 493 3178

### MELANIE BRYDGER

Associate  
melanie.brydger@colliers.com  
+1 954 652 4623

### COLLIERS INTERNATIONAL SOUTH FLORIDA LLC.

200 East Broward Blvd, Suite 120  
Fort Lauderdale, FL 33301  
+1 954 652 4600

colliers.com

## Property Overview

Located just off of the Sawgrass Expressway, close to Parkland, West Boca Raton, and Coral Springs, The Lyons Tech Center II is a 48,729 SF building and is ideal for an office, showroom, manufacturing distribution or sales and service.

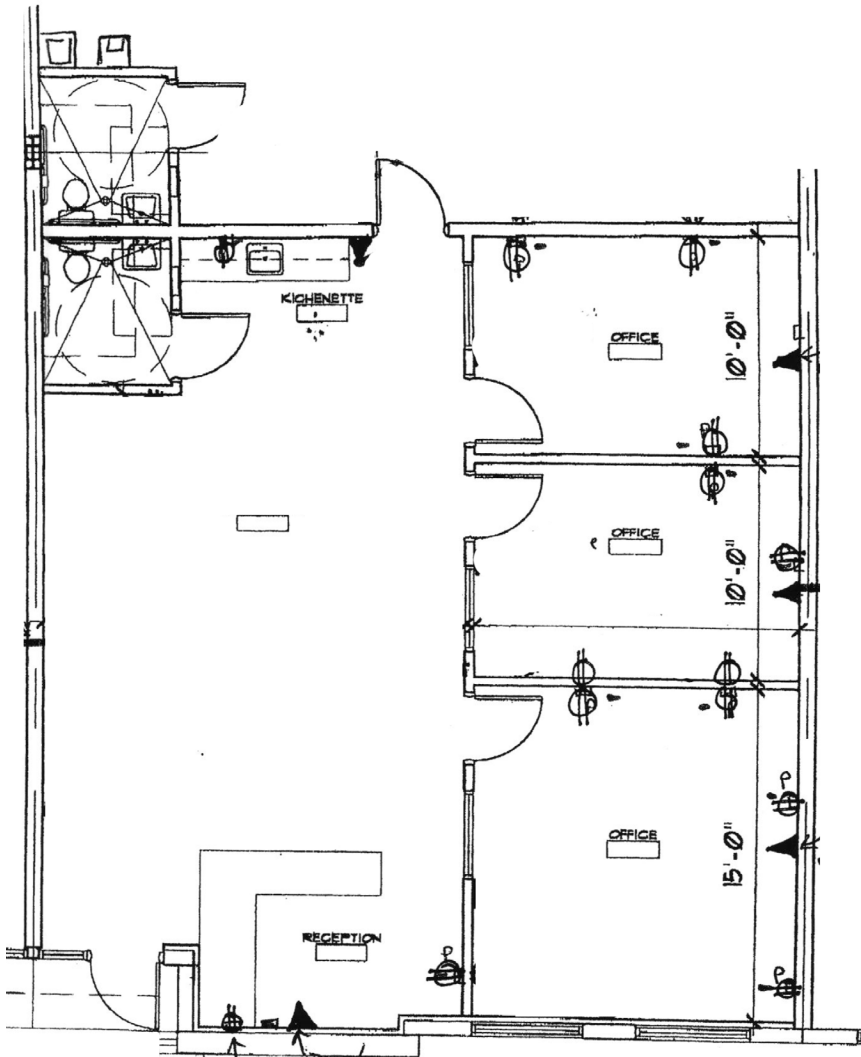
### FEATURES

- > Hurricane impact glass
- > 2.40/1,000 SF parking ratio

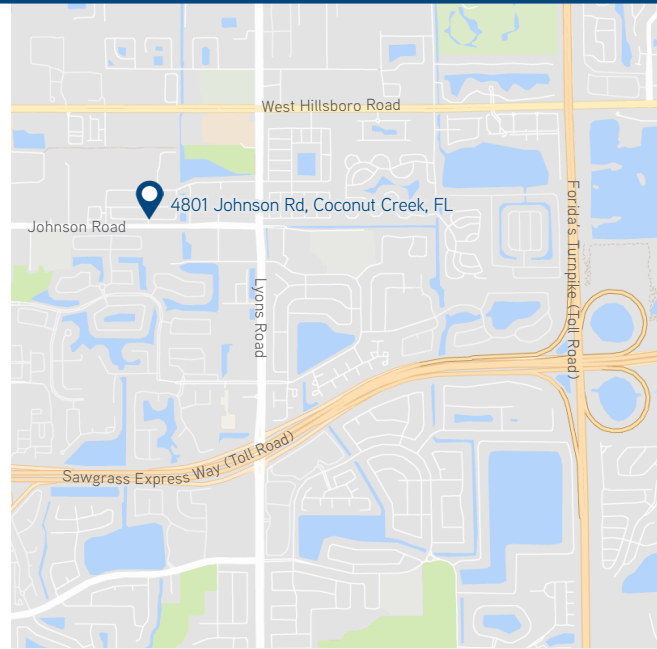
## Availabilities

- |                                                                                                                              |                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| > Suite 3: 2,973 SF                                                                                                          | > Suite 10: 3,060 SF                                                                                                                                                 |
| <ul style="list-style-type: none"><li>• Available immediately</li><li>• Dock high loading</li><li>• 100% warehouse</li></ul> | <ul style="list-style-type: none"><li>• Available May 2018</li><li>• Includes 600 SF office</li><li>• Street level loading</li><li>• Fully air-conditioned</li></ul> |

## Floorplan



- Suite 10 - Office Area -



### ERIN BYERS

Vice President  
erin.byers@colliers.com  
+1 786 493 3178

### MELANIE BRYDGER

Associate  
melanie.brydger@colliers.com  
+1 954 652 4623



### COLLIERS INTERNATIONAL SOUTH FLORIDA LLC.

200 East Broward Blvd,  
Suite 120  
Fort Lauderdale, FL 33301

[colliers.com](http://colliers.com)

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.