Lyons Business Park

6601 Lyons Rd.

COCONUT CREEK, FL

347,200 SF | 95% LEASED | 10 BUILDINGS | 1.6 YEARS WALT | 5,433 AVG.TENANT SIZE

National Partners

A CBRE NATIONAL PARTNERS INDUSTRIAL INVESTMENT OPPORTUNITY

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OFFERING PROCESS

EXCLUSIVE REPRESENTATION

CBRE, Inc. is exclusively representing the Seller in this transaction.

OFFER REQUIREMENTS

Ownership has not established an asking price, but is a market-oriented Seller with expectations that are consistent with the quality of the asset and the unique nature of the opportunity.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

CO-BROKER COMMISSION

Any Purchaser which is represented by a broker is responsible to compensate the broker.

COMMUNICATION

All communications, inquiries and requests should be addressed to the CBRE Team listed to the left, as representatives of the Seller. For more information, please visit our website at

WWW.CBRENP-LBP.COM

THE OFFERING

On behalf of the Owner, CBRE, Inc., as exclusive agent, is pleased to offer sale Lyons Business Park (the "Property" or "Portfolio"), a best-in-class 347,200 SF industrial park that is 95% leased to 61 diverse tenants. Located in Coconut Creek, Florida less than 1.5 miles from two Interstate 95 interchanges, the Property contains 10 small-bay industrial buildings situated within a professionally landscaped and well-maintained business park setting. These rear-load warehouse buildings feature 18' clear heights, 5,433 SF average tenant size, mix of dock-high and grade-level loading, and 21% overall office finish. The combination of its location and design specifications has allowed the Portfolio to continually outperform its peers within the submarket. Lyon Business Park's physical composition positions itself favorably towards Broward County, and the Coral Springs submarket's, largest tenant segment – tenants less than 10K SF. Since 2015, 82% of the executed industrial leases in the submarket occurred among users seeking space less than 10K SF.

Situated less than 1.8 miles from the Florida's Turnpike and 3.1 miles from Interstate 95, Lyons Business Park's location offers unrivaled transportation dynamics – 1.7 million people live within a half-hour commute of the Property, while 84% of South Florida's 6.3 million population is accessible within a 1-hour drive time. The area immediately surrounding the Property features wealthy demographics, many retail establishments located along SW 10th Street and Hillsboro Boulevard and gives tenants convenient access to these nearby amenities.

The market fundamentals affecting the Property are exceptional. In the Property's Coral Springs submarket, industrial vacancy sits at 4.7%, while the United States' average industrial market vacancy is 6.7%. With strong, consistent market fundamentals coupled with acute limitations on future industrial development, the Coral Springs industrial submarket is well positioned to continue to outperform the nation.

FINANCIAL SUMMARY

347,200	95%	1.6 Years	5.1%	5,433 SF
SQUARE FEET	OCCUPANCY	WALT	AVG. RENT ESCALATIONS	AVG TENANT SIZE

Building E

AERIAL - SOUTHWEST FACING

AERIAL - NORTHEAST FACING

23.0M
TOTAL POPULATION

+6.92%
POPULATION GAIN (2020-2025)

Ranked #2
NET MIGRATION (2025 DOMESTIC)

+128K
JOB GAIN (2025)

4.3%
UNEMPLOYMENT RATE

0%
STATE PERSONAL INCOME TAX

FLORIDA
JOB & ECONOMY OVERVIEW

Over the last two decades, Florida's economic landscape has undergone a transformation. The state has shifted away from its traditional dependence on agriculture and tourism and embraced more cutting-edge industries, such as high-tech, life sciences, healthcare, business services, and eCommerce. This diversification has not only made the economy more resilient but also cushioned the impact of job losses during the pandemic. Florida boasts a civilian labor force of 9.9 million people and operates as a right-to-work state.

Florida's economic prowess is remarkable, with a staggering $1.7 trillion GDP, securing its position as the fourth-largest economy in the United States and ranking 16th globally in Gross Domestic Product (GDP) among the world's largest economies. In the first quarter of 2024, the state experienced a 8.2% growth of personal income, the 10th largest increase in the United States, due to growth in the professional, scientific, and technical services and health care & social assistance industries. Florida's growth continues to be one of the largest and fastest in the nation.

Furthermore, Florida stands out on the global stage with Florida seeing the largest gains from international migration. With two of the busiest international airports in the world, both Miami and Orlando International Airports play host to millions of tourists from around the globe, adding to the state's economic significance.

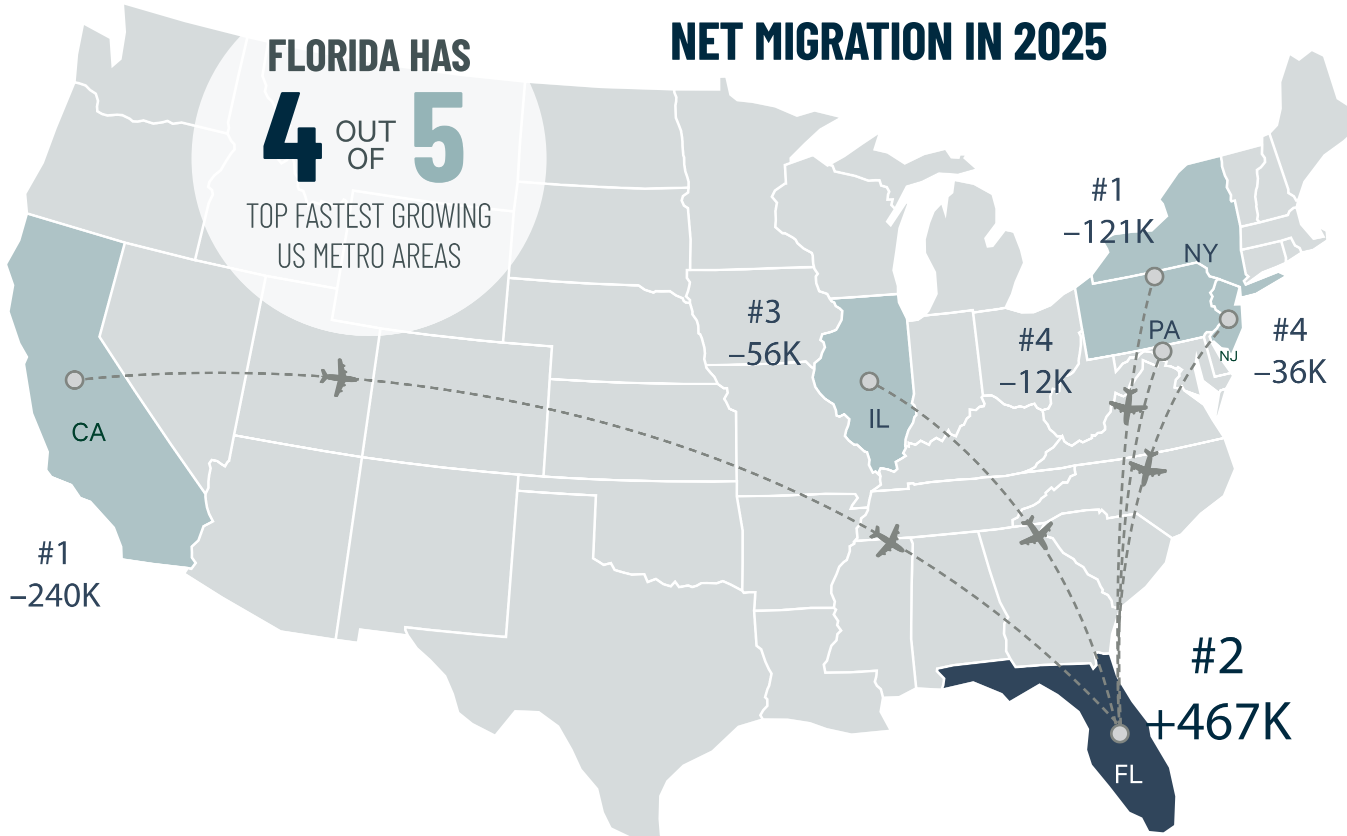
1.0%
NATIONAL AVERAGE JOB GROWTH

30
BASIS POINTS HIGHER
(FOR JOB GROWTH YEAR-OVER-YEAR)

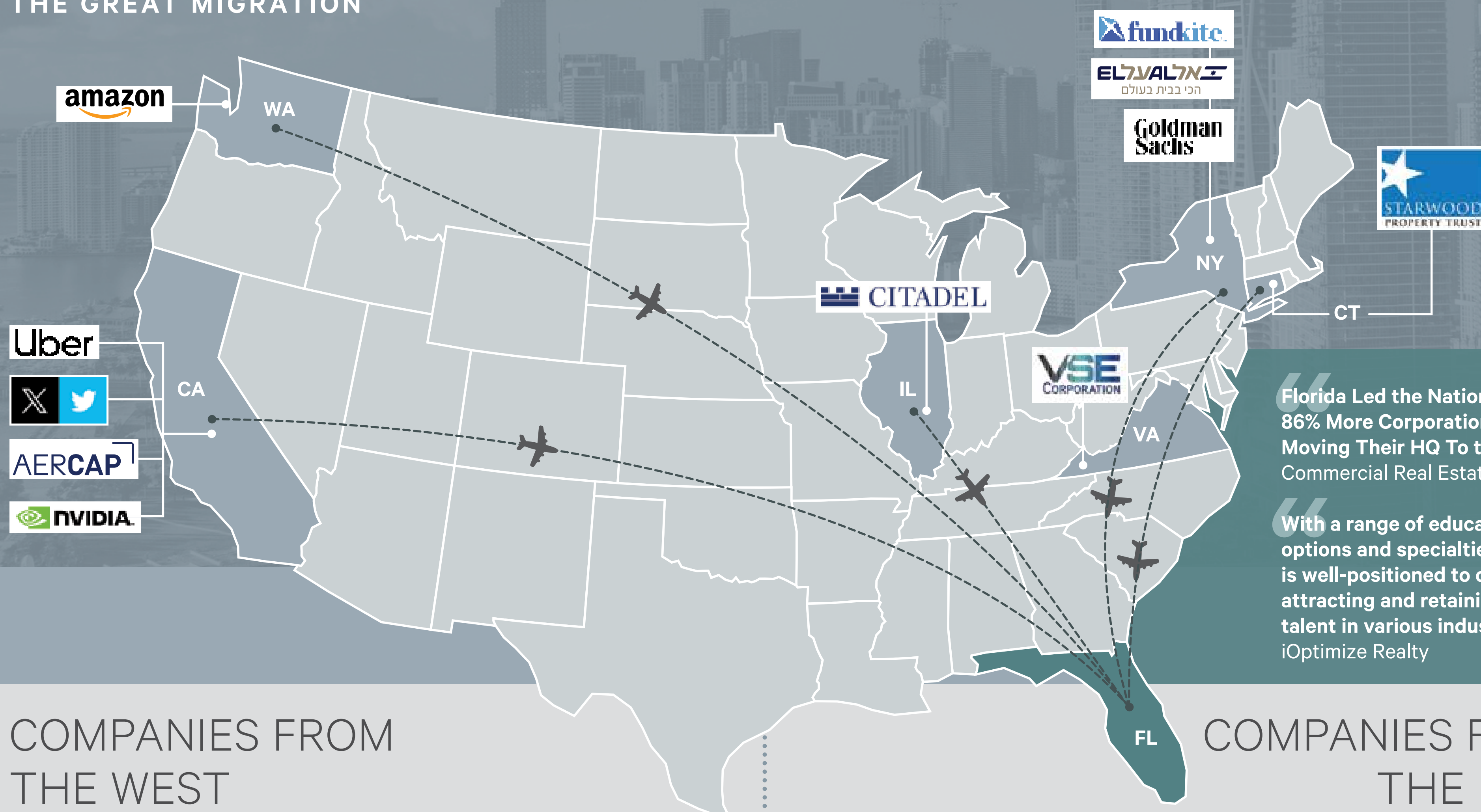
1.3%
FLORIDA JOB GROWTH

FLORIDA HAS 4 OUT OF 5
TOP FASTEST GROWING US METRO AREAS

NET MIGRATION IN 2025



THE GREAT MIGRATION



"Florida Led the Nation with 86% More Corporations Moving Their HQ To the State – Commercial Real Estate News"

"With a range of educational options and specialties, Florida is well-positioned to continue attracting and retaining top talent in various industries – iOptimize Realty"

COMPANIES FROM THE WEST

LeverX
Canaccord Genuity
Google
Kennedy Lewis
Kirkland & Ellis
Atomic
Microsoft
ShiftPixy
MGM
PRMG
Colony Capital
OpenStore
Uber
Moore Capital Management, LP
Apollo
A-CAP
Founders Fund

COMPANIES FROM THE EAST

NewDay USA
TJC The Jordan Company
D1 Capital Partners
Blackstone
Loriient Capital
Melvin Capital
Subway
Elliott
TruCapital
Millennium
Sanders Capital
Marsh
Schonfeld
Marathon Asset Management
Sidley
Blockchain
B.A.M
Winston & Strawn
Thrive Capital
CI Financial
taylor | english
Inveniam
Thoma Bravo

SOUTH FLORIDA HIGHLIGHTS

South Florida is one of Florida's most commonly referred to "directional" regions, the others being Central Florida and North Florida. The region, which includes Miami-Dade, Broward, and Palm Beach Counties, supports a population of 6.3 million and is the most populous and dynamic area in the state, accounting for 27% of the total population. South Florida is the only part of the continental United States with a tropical climate. Unlike many areas with centralized cities surrounded by development, most of South Florida is preserved natural area and designated agricultural reserves, with development restricted to a dense and narrow strip along the coast. South Florida offers 91 miles of Atlantic Ocean coastline, an average annual temperature of 76 degrees, and a very comfortable lifestyle attracting residents, businesses, and visitors.

Over the past thirty years, South Florida's economy has experienced rapid diversification as international trade, finance, real estate, light manufacturing, healthcare, and telecommunications have grown to rival the traditional preeminence of tourism. Supporting a Gross Domestic Product of $534 billion, South Florida ranks 12th among United States MSA's as of 2023. South Florida boasts more than 1,450 multinational corporations, over 100 foreign consulates and trade centers, and 40 bi-national chambers of commerce. As macro-demographic forces continue to steer population shifts away from the Rust Belt and into the Sun Belt, the South Florida Industrial Market will continue to prevail, and experience steady growth that will not only take down pockets of vacant space and grow rents, but also unquestionably cement South Florida's position as "America's Gateway to the World."

No State Income Tax

Florida is one of only seven states in the U.S. with no personal state income tax.

Access to Home Grown Talent

South Florida is home to four world class universities with combined under-graduate enrollment of more than 90,000 students.

Growth of Employment

The total nonagricultural employment in Palm Beach County is around 700,600, an increase of 9,900 jobs over the 2024 year.

Pro Business State

Florida saw 61% more new business applications in 2023 than in 2019, far outpacing the 48% growth nationwide.

Capital Market Activity

As of 2023, more than $4.2B in transaction volume closed across all asset classes in South Florida alone.

Flood of New Companies

More than 110 companies, totaling 1.76 MSF opened offices in South Florida
-
943,000 SF in Miami since the start of 2020.

As of August 2025, Broward County had an unemployment rate of only 3.8%, and saw job growth in Education and Health Services (+6,100), Trade, Transportation, and Utilities (+5,700), and Mining, Logging, and Construction (+3,800). Overall non agricultural employement growth of 1.2% over the year with +16,100 new jobs.

BROWARD COUNTY BY THE NUMBERS

#1

Port Everglades ranked 1st in Florida based on quantity of perishable product

#1

Broward County is ranked #1 Destination for relocating homebuyers in the Country.

#1

Ranked the best MSA in South Atlantic Region; fourth best nationwide.

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