1301 International Parkway First Floor

Sunrise, FL 33323

11,593 SF Available Now

Asking Rent: \$24.00/NNN 2023 OPEX: \$13.89/RSF





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Sunrise, Florida 33323

PROPERTY HIGHLIGHTS

AMENITIES

Five story Class "A" office building located within the prestigious Sawgrass International Corporate Park. 2023 lobby renovation which includes grab & go café, conference room. Two-story glass atrium lobby entrance, outdoor tenant lounge with water views and high-end finishes throughout. Free Wi-Fi in lobby and interactive touchscreen directory with real-time traffic updates. Close-proximity to Sawgrass Mills Mall, hotels, restaurants, banks, daycare, fitness centers and walking trails.

TRANSPORTATION

Immediate access to Sawgrass Expressway, Interstate 75, and Interstate 595. 15 Miles from Ft Lauderdale International Airport

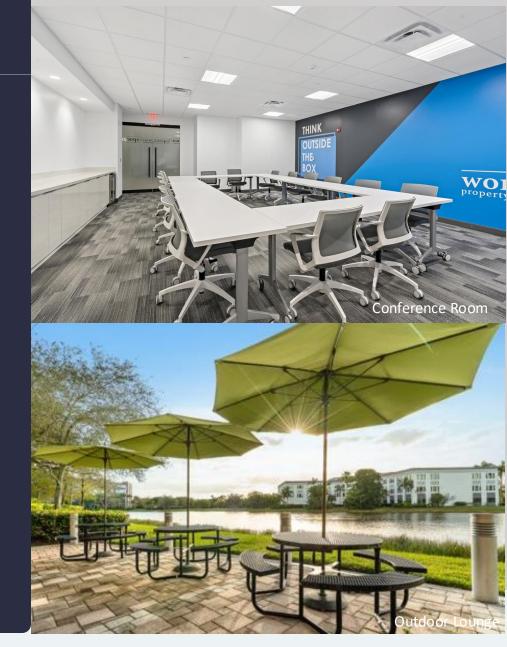
TECHNOLOGY AT&T, FPL FiberNet, Sprint, Comcast

SUSTAINABILITY Certified LEED Silver. Green initiatives in place by tenants and property management to include janitorial and recycling

Building Owner: Workspace Property Trust

Total Building Size: 140,160 SF

11,593 SF Available Now



1301 International Parkway Suite 130, Suite 140 & Suite 160

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Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431 (954) 391-5503 www.workspaceproperty.com Mike, Nathanson Director of Leasing mnathanson@workspaceproperty.com

workspace

Spaces for the Way Work Happens Today.

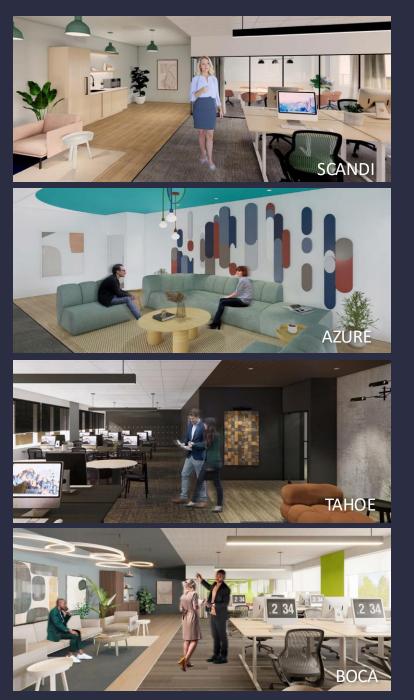
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Avaliable
- Plug & Play IT Packages Available



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*Indicative of the look and feel (not the actual suite)