

Find Your Space.

Lake Shore Plaza

1301 International Pkwy
Suite 140 & 160 Combined
Sunrise, FL 33323

8,987 SQ. FT.
Available Now

Asking Rent: \$23.00/NNN
2022 OPEX: \$13.75/RSF

Coming Q4
2022! **Newly
Renovated
Lobby, Café, &
Conference
Center!**

Property Highlights



AMENITIES

Five story Class "A" office building located within the prestigious Sawgrass International Corporate Park. Two-story glass atrium lobby entrance, hurricane impact glass, 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



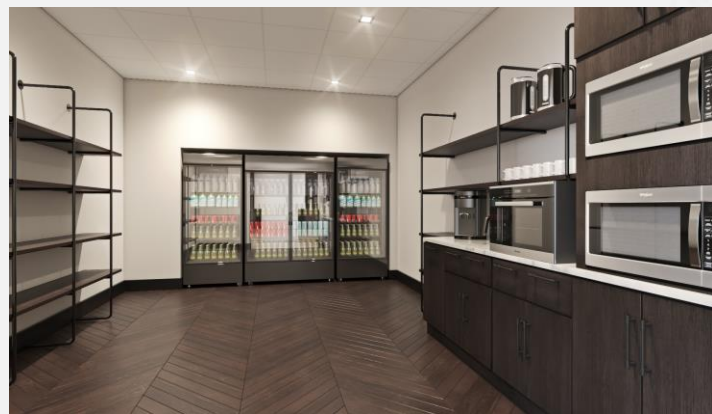
SUSTAINABILITY

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



RENOVATED LOBBY

New paint, light fixtures, planters, moss wall and furniture.



GRAB-N-GO CAFE

Perfect for lunches and light bites.

Our Space Works.

1301 International Pkwy, Sunrise, FL 33323

FOR LEASE



RENOVATED, GRAND LOBBY ENTRANCE



NEW ON-SITE CONFERENCE ROOM

LEASING INFORMATION

3350 S.W 148th Ave
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

Director of Leasing
Mike Nathanson
O 954.391.5526
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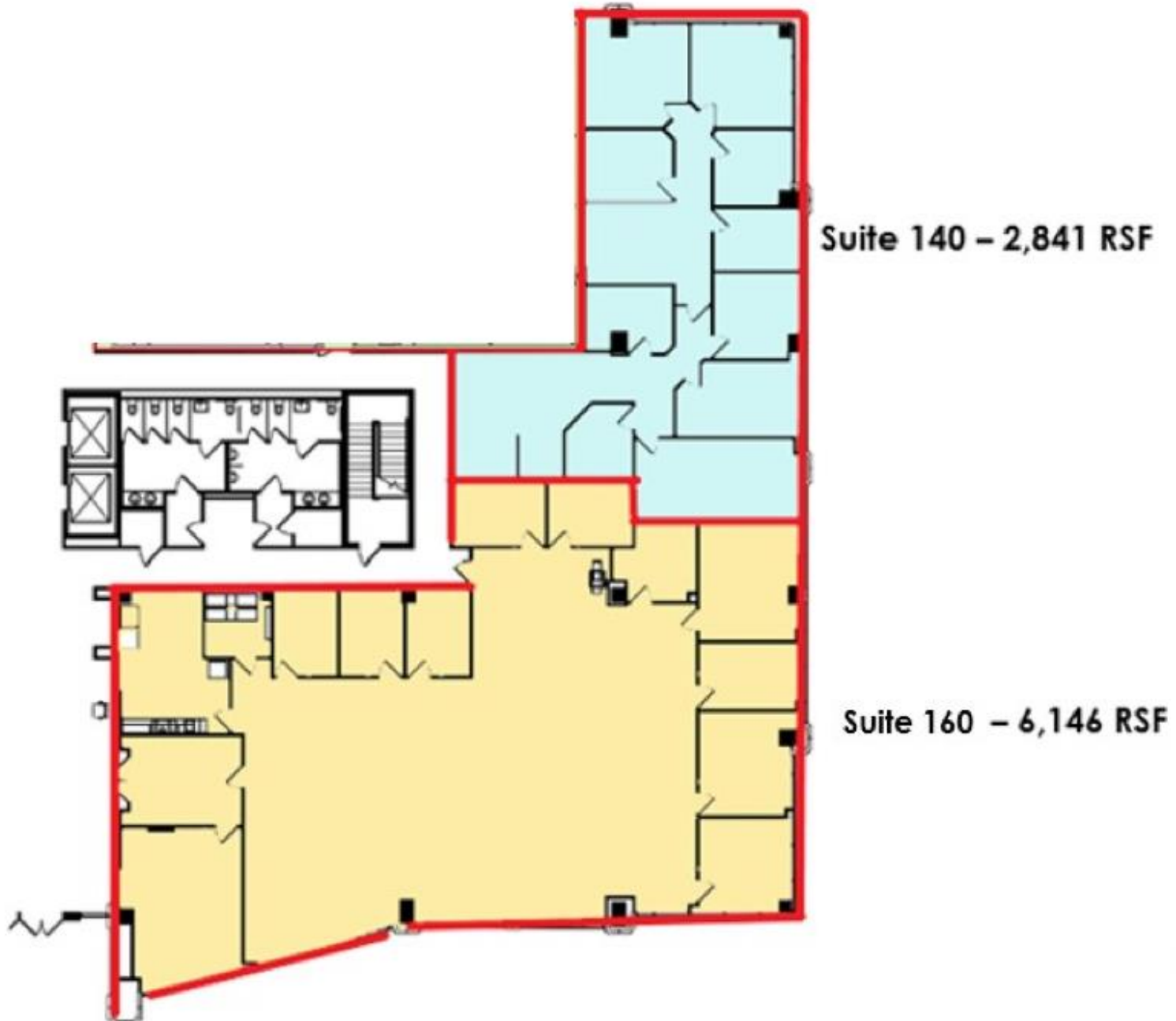
FOLLOW US ON



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FOR LEASE

**First Floor Contiguous Suites 140/160
8,987 RSF**



WORKSPACE PROPERTY TRUST (WSPT®)

WSPT is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million sf across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas.

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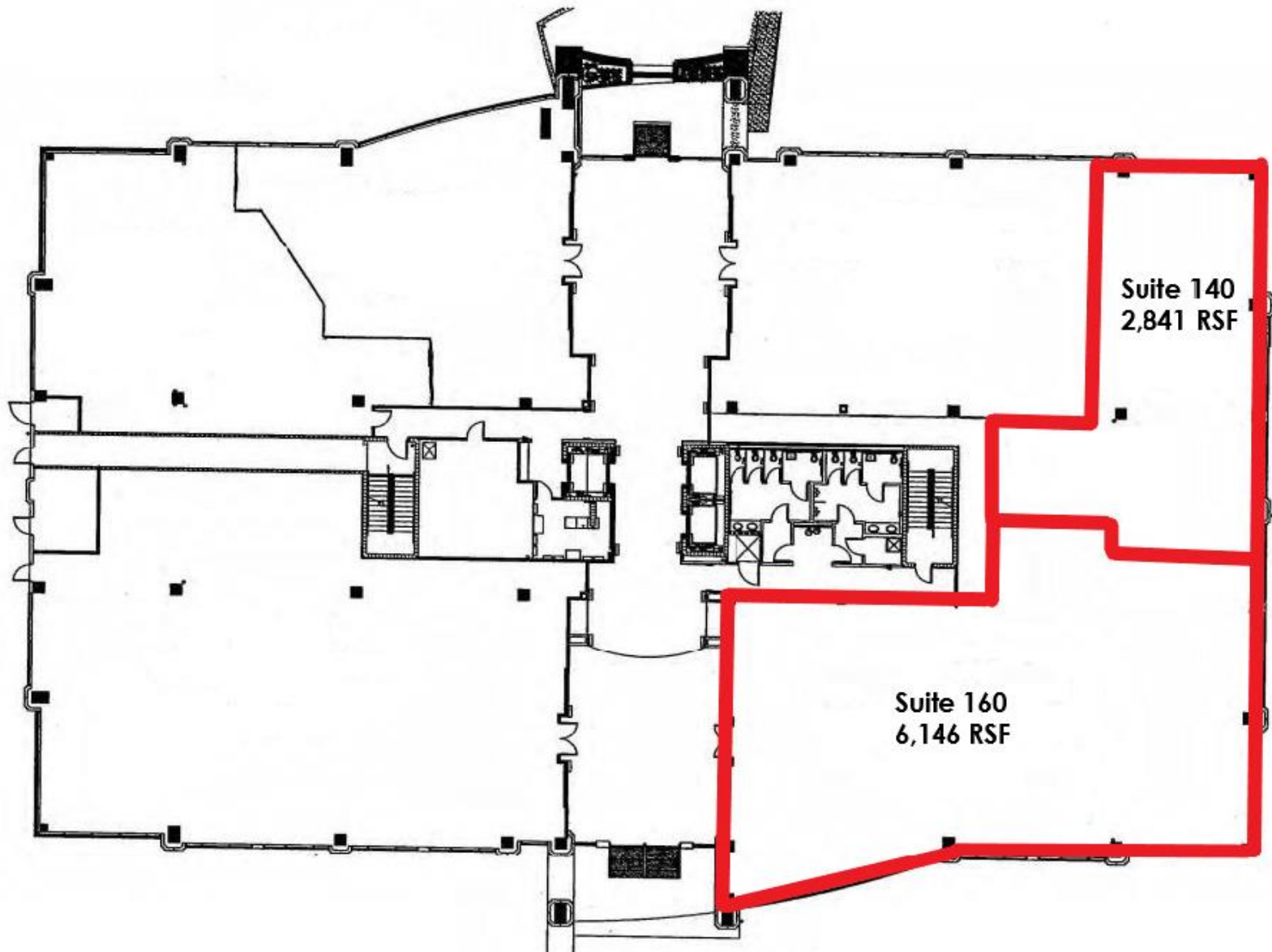
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