

# Find Your Space.

## Lake Shore Plaza

1301 International Pkwy  
Suite 520  
Sunrise, FL 33323

**3,983 SQ. FT.**  
Available Now

Asking Rent: \$23.00/NNN  
2023 OPEX: \$13.71/RSF

Coming  
Q1 2023! **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



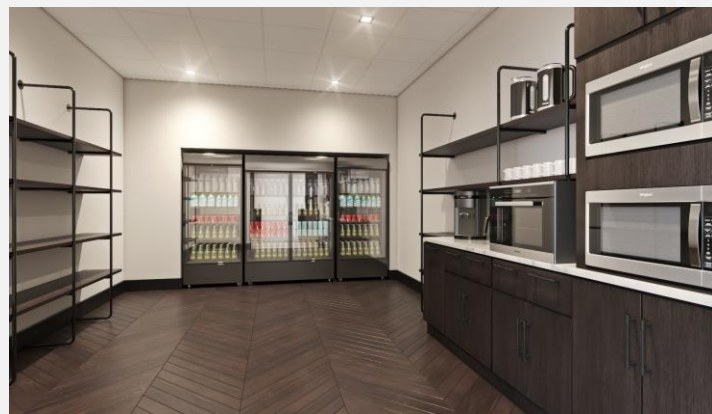
### SUSTAINABILITY

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 148<sup>th</sup> Ave  
Suite 124  
Miramar, FL 33027  
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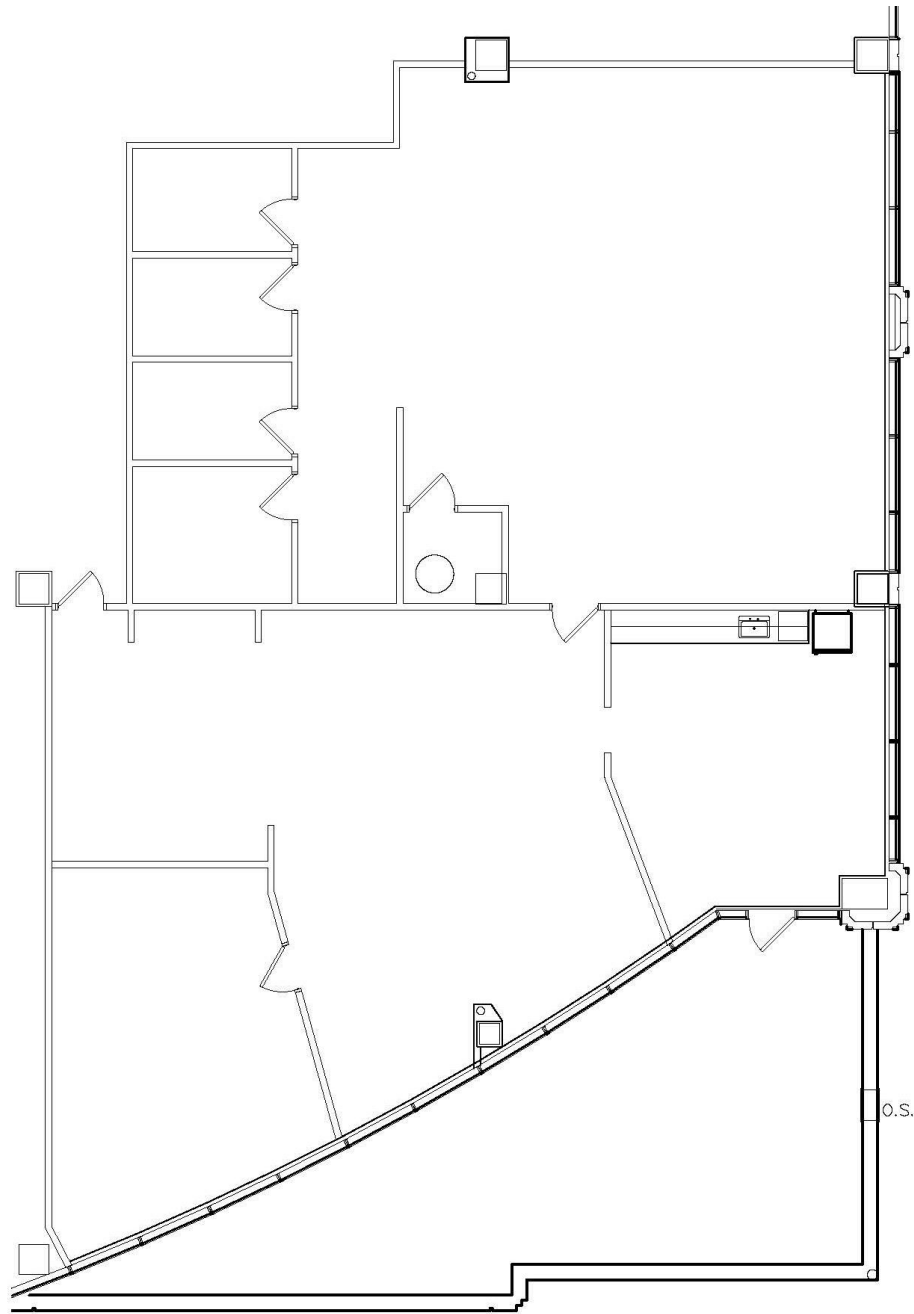
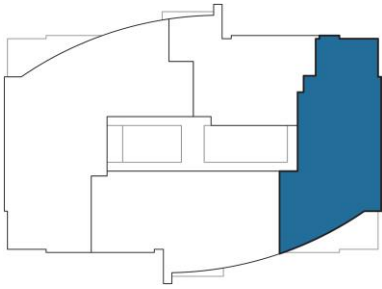
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1301 International Pkwy, Sunrise, FL 33323

SUITE 520

3983 RSF



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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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INFORMATION**

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