

# Lake Shore Plaza

**workspace**  
property trust

1301 International Parkway – 1st Floor

Sunrise, FL 33323

11,593 SF Available Now

(Suite 160 of 6,146 Available 6.1.24)

Asking Rent: \$24.00/NNN  
2024 OPEX: \$13.89 RSF

Renovations  
Completed in  
Lobby, Café, &  
Conference  
Center!

Covered Parking  
Coming in 2024!



# 1301 International Parkway – 1<sup>st</sup> Floor

Sunrise, Florida 33323

## PROPERTY HIGHLIGHTS

### AMENITIES

Five story Class “A” office building located within the prestigious Sawgrass International Corporate Park. 2023 renovation which includes Grab & Go Café, Conference Room and newly renovated lobby. 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

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Up to 75kW



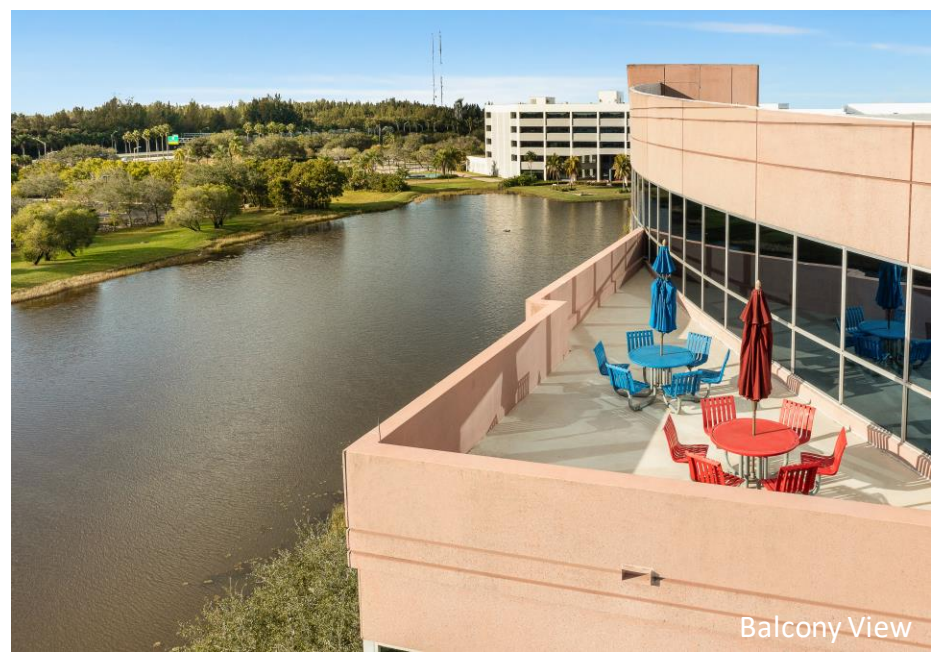
Conference Room



Lobby Area



Cafe



Balcony View



Front Entrance



Outdoor Lounge

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## Leasing Information

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