

# Sunset Plaza

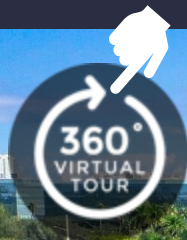
13621 NW 12<sup>th</sup> Street Suite 300

Sunrise, Florida 33323

**workspace**  
property trust

37,459 SF Monument and Building Signage Available Now

Asking Rent: \$21.00/NNN  
2025 OPEX: \$13.94 RSF





# 13621 NW 12<sup>th</sup> Street Suite 300

Sunrise, Florida 33323

## PROPERTY HIGHLIGHTS

### AMENITIES

Three story Class "A" office building located within the prestigious Sawgrass International Corporate Park. Renovated lobby with tenant locker rooms with showers. Outside tenant lounge with water views and abundant parking ratio of 5/1,000 SF. Access to bicycle and walking trails. Centrally located with close proximity to shopping centers, hotels, restaurants, banks and fitness centers.

### TRANSPORTATION

Easy access to Interstate 75, Sawgrass Expressway and Interstate 595

### TECHNOLOGY

AT&T, Comcast and FPL Fibernet

### SUSTAINABILITY

Certified LEED Silver building. Core & Shell Ongoing LEED initiatives in place.

**Building Owner:** Workspace Property Trust

**Total Building Size:** 106,425 Square Feet



Aerial Shots



Lobby Area

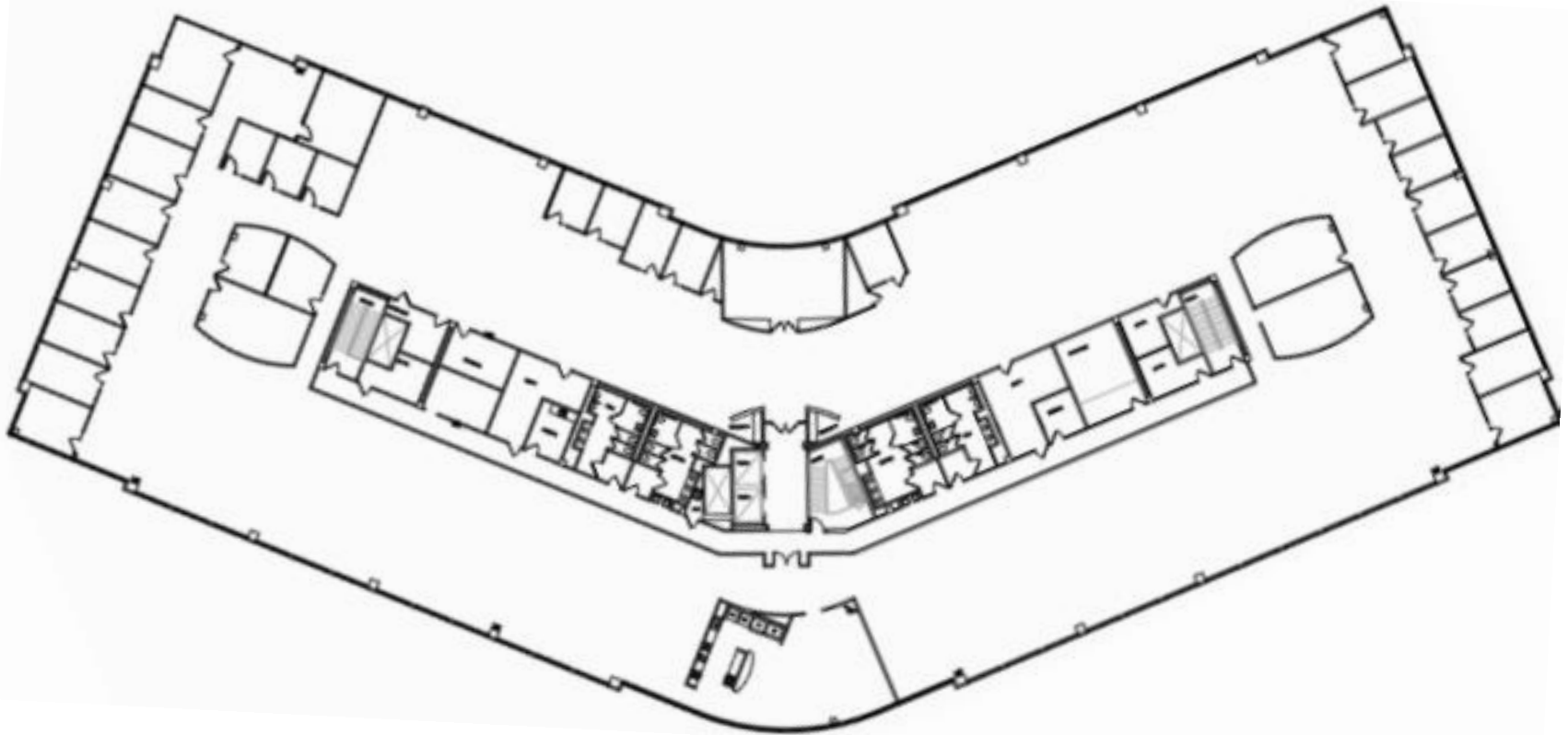
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## 37,459 SF Available Now



## Leasing Information

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