

# Lake Shore Plaza

**workspace**  
property trust

1301 International Parkway – 4<sup>th</sup> Floor

Sunrise, FL 33323

29,574 SF Available Now

Asking Rent: \$25.00/NNN  
2025 OPEX: \$13.92 RSF



**Building Signage Opportunity**

Renovations  
Completed in  
Lobby, Café, &  
Conference  
Center!

Covered Parking  
Coming in 2025!

# 1301 International Parkway – 4<sup>th</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. Parking ratio 4/1,000 RSF.

### 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

**29,574 SF Available Now**

Up to 75k Av



Conference Room



Lobby Area





Cafe



Balcony View



Front Entrance



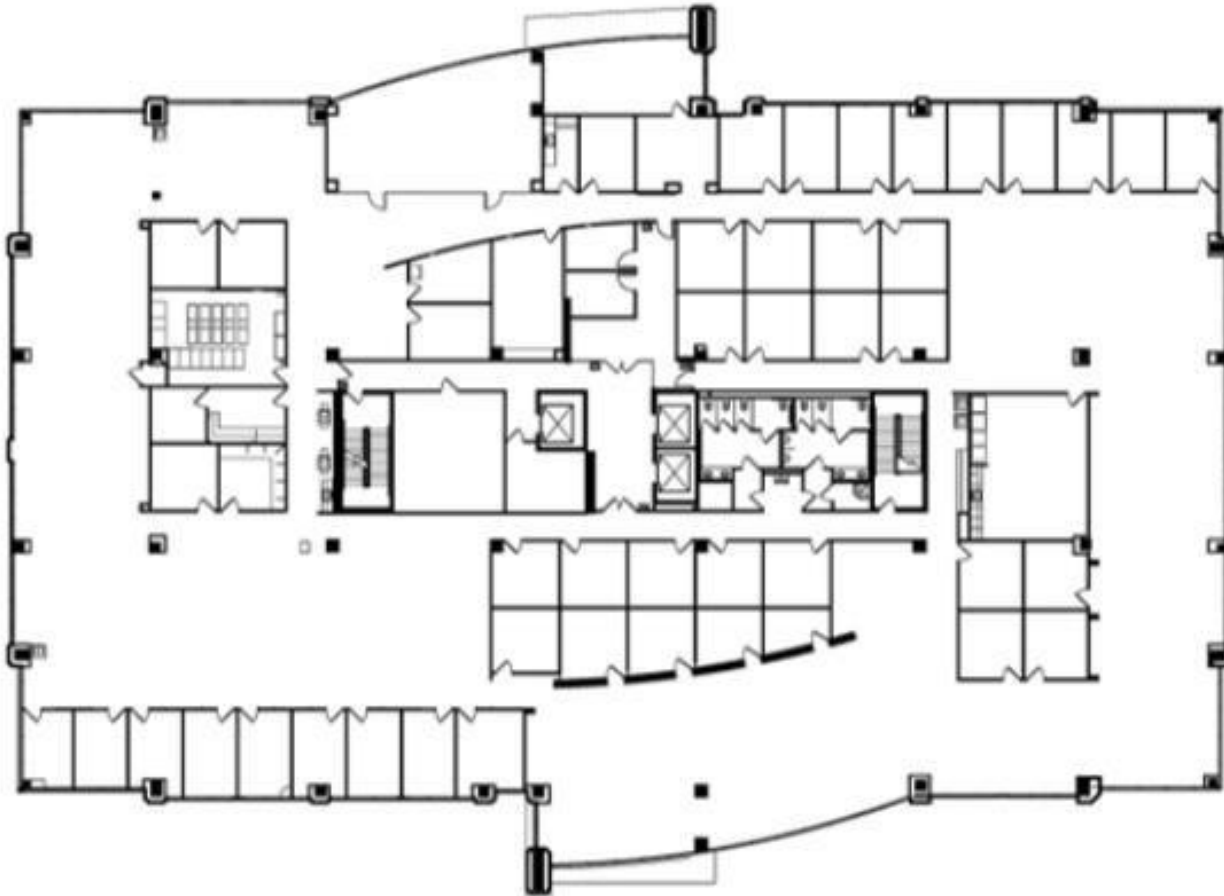
Outdoor Lounge

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## 29,574 SF Available Now



## Leasing Information

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