

# Lake Shore Plaza

## 1301 International Parkway First Floor

Sunrise, FL 33323

11,593 SF Available Now

**workspace**  
property trust

Asking Rent: \$25.00/NNN

2025 OPEX: \$13.92/RSF

Newly  
Delivered  
Lobby, Café, &  
Conference  
Center!

Covered Parking  
Coming in 2025!



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## PROPERTY HIGHLIGHTS

### AMENITIES

Five story Class "A" office building located within the prestigious Sawgrass International Corporate Park. 2023 lobby renovation which includes grab & go café, conference room. 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**

**11,593 SF Available Now**



Conference Room



Outdoor Lounge

# 1301 International Parkway Suite 130, Suite 140 & Suite 160

Sunrise, FL 33323



## 11,593 SF Available Now



## Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431  
(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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# Spaces for the Way Work Happens Today.

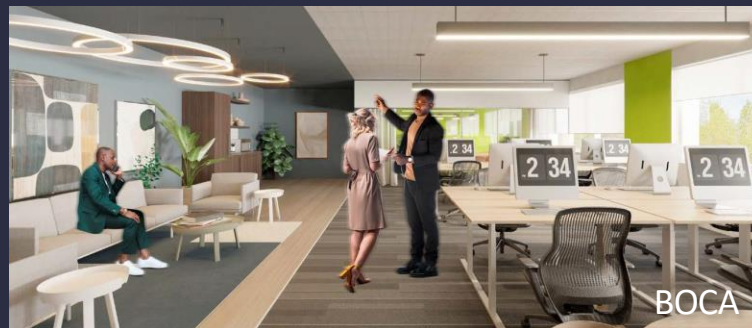
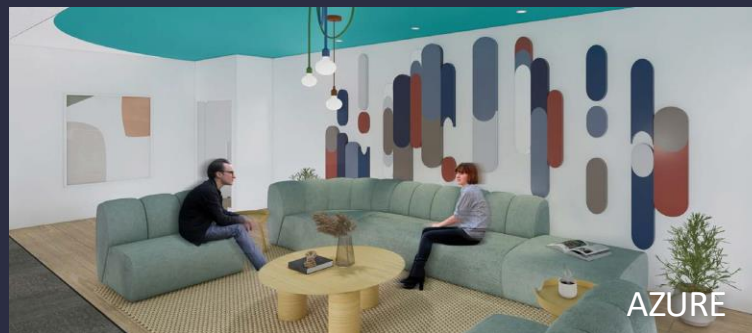
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

- “A La Carte” or “On Demand” Furniture Packages Available
- Plug & Play IT Packages Available



Scan [here](#) to learn more about our premium theme selects.



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