

Lake Shore Plaza

1301 International Parkway Suite 160

Sunrise, FL 33323

6,146 SF Available Now

workspace
property trust

Asking Rent: \$25.00/NNN

2025 OPEX: \$13.92 RSF



Renovations
Completed in
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 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 of 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

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Up to 75k Av



Conference Room



Lobby Area



Cafe



Balcony View



Front Entrance



Outdoor Lounge

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Leasing Information

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www.workspaceproperty.com

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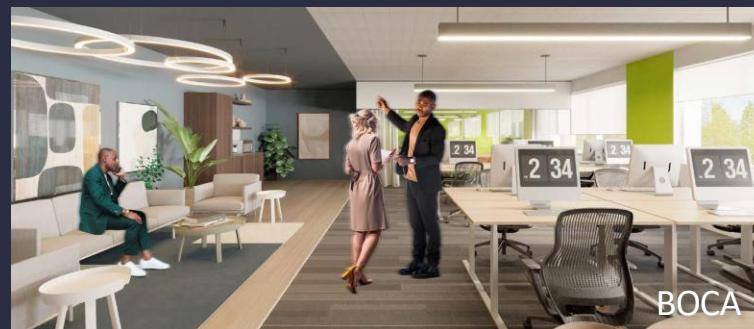
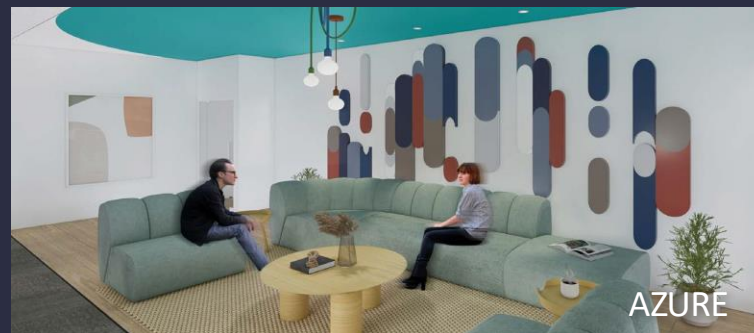
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

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)