

Lake Shore Plaza

1301 International Parkway Suite 520

Sunrise, FL 33323

workspace
property trust

3,983 SF Available Now

Top floor space containing exclusive private balcony

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.

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

3,983 SF Available Now

Up to 75k Available



Conference Room



Lobby Area



Cafe



Balcony View



Front Entrance



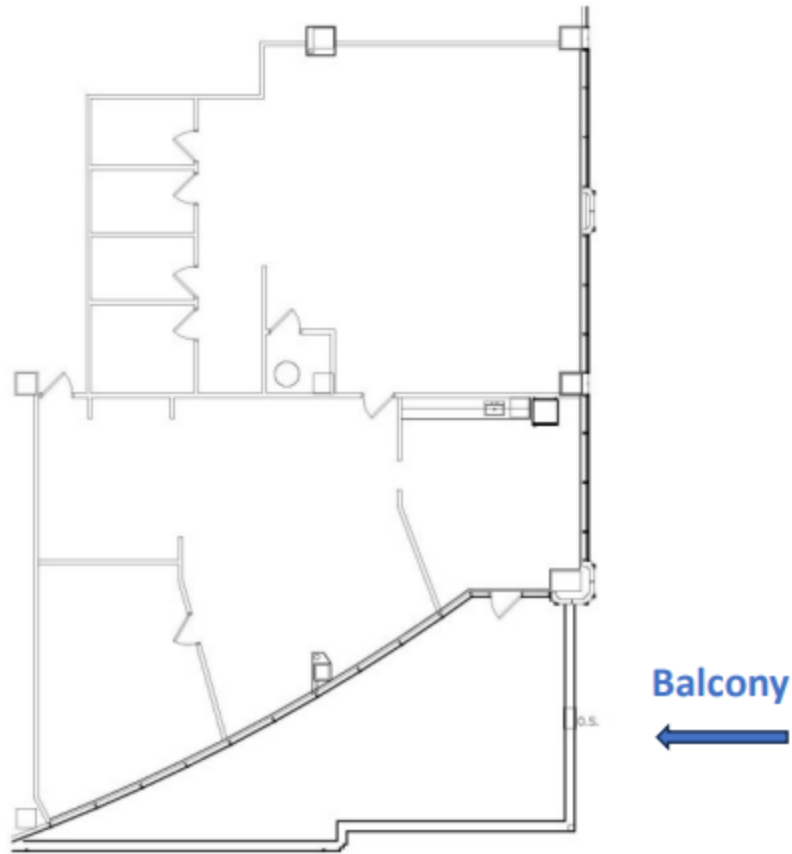
Outdoor Lounge

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3,983 SF Available Now



Leasing Information

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