

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/NNM  
2025 OPEX: \$13.94 RSF





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## PROPERTY HIGHLIGHTS

### AMENITIES

Three story Class 'A' office building located within the prestigious Sawgrass International Corporate Park. 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.

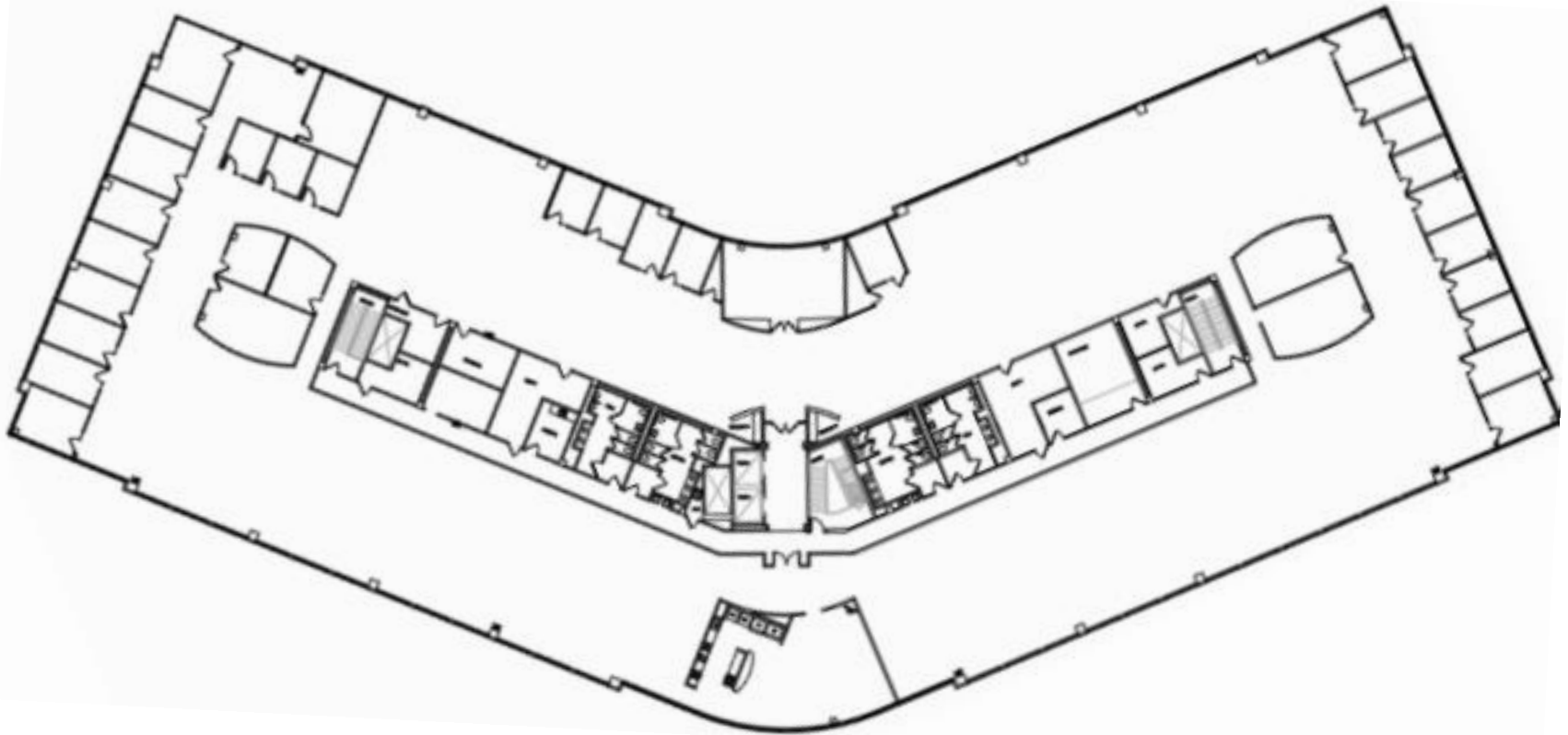


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## Leasing Information

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

Mike, Nathanson  
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# Spaces for the Way Work Happens Today.

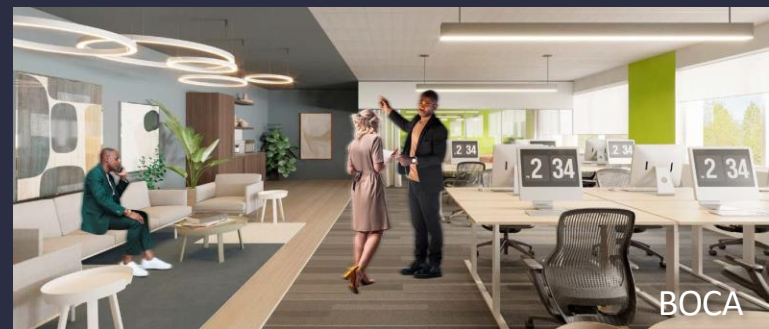
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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)