

Lake Shore Plaza

1301 International Parkway

Sunrise, FL 33323

Up to 42,309 SF Available Now

3D Virtual Tours Below

workspace
property trust

Asking Rent: \$25.00/NNN
2026 OPEX: \$14.26 RSF

Building Signage Opportunity

**Renovations
Completed in
Lobby, Café,&
Conference
Center!**



1301 International Parkway

Sunrise, Florida 33323

PROPERTY HIGHLIGHTS

AMENITIES

Five story Class "A" office building located within the prestigious Sawgrass International Corporate Park. Renovation which includes Grab & Go Café, Conference Room, newly renovated lobby and newly delivered covered parking and walkway. 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

Up to 42,309 SF Available Now Up to 75k Available



Conference Room



Lobby Area



Cafe



Balcony View



Front Entrance



Outdoor Lounge

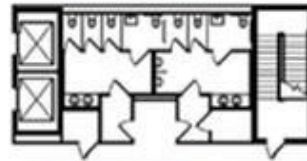
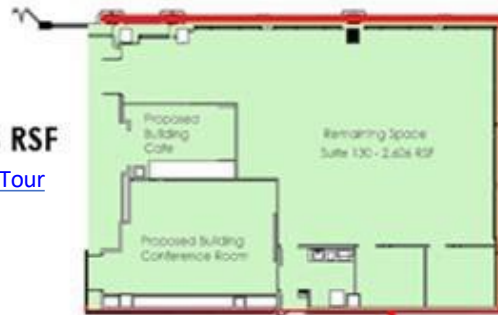
1301 International Parkway – Suite 130 & Suite 160

Sunrise, FL 33323

8,752 SF Available Now

Suite 130 - 2,606 RSF

[Click Here: 3D Virtual Tour](#)



Suite 160 - 6,146 RSF

[Click Here: 3D Virtual Tour](#)



Leasing Information

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

Mike, Nathanson
Director of Leasing
mnathanson@workspaceproperty.com

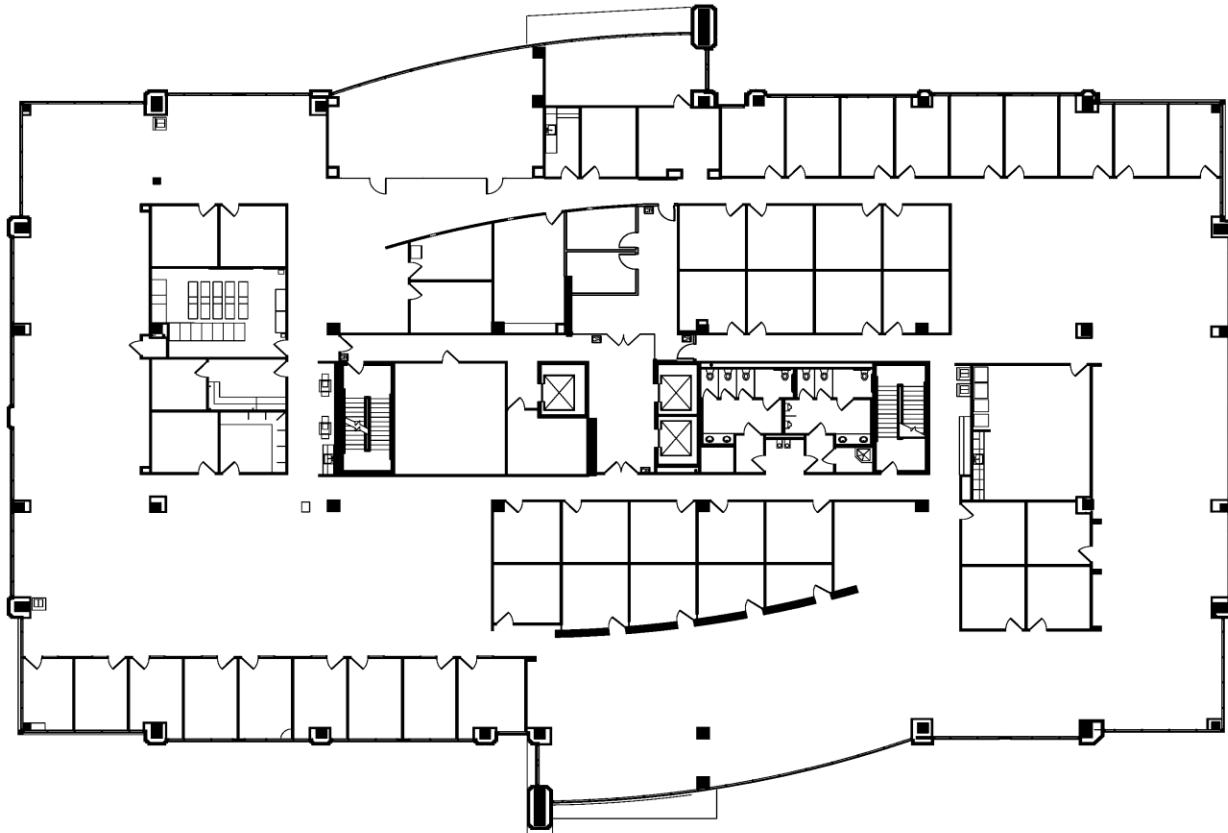
1301 International Parkway – 4th Floor

Sunrise, FL 33323



29,574 SF Available Now

[Click here: 3D Virtual Tour](#)



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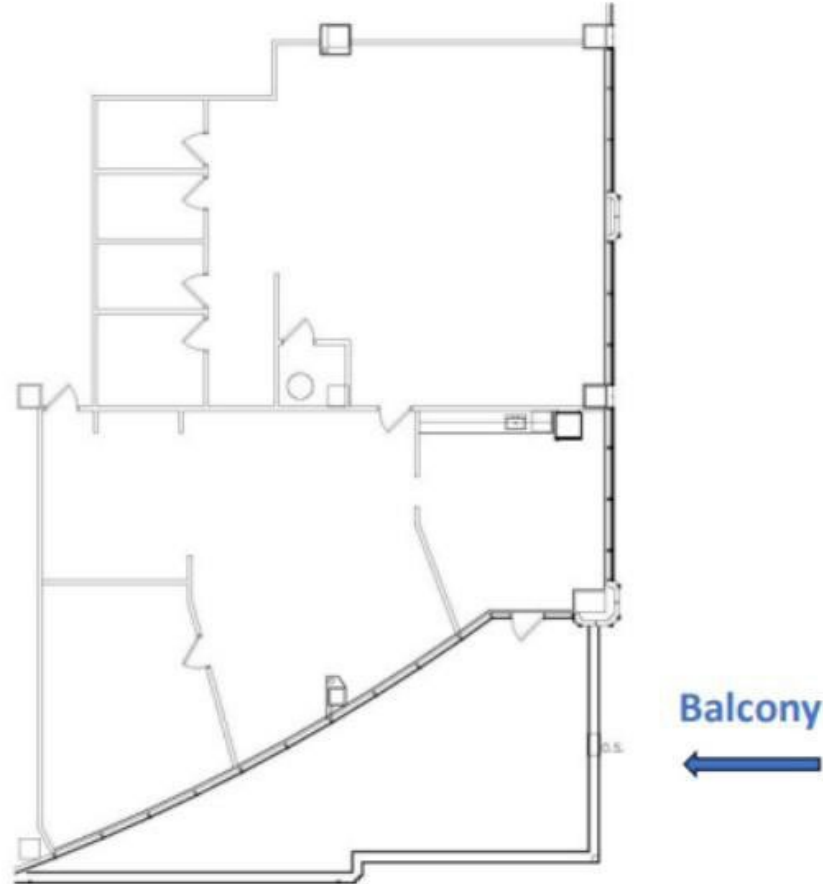
1301 International Parkway – Suite 520

Sunrise, FL 33323



3,983 SF Available Now

[Click Here: 3D Virtual Tour](#)



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