

1301 International Parkway – 4th Floor

Sunrise, FL 33323

29,574 SF Available Now

workspace
property trust

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



Building Signage Opportunity

Renovations
Completed in
Lobby, Café, &
Conference
Center!

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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 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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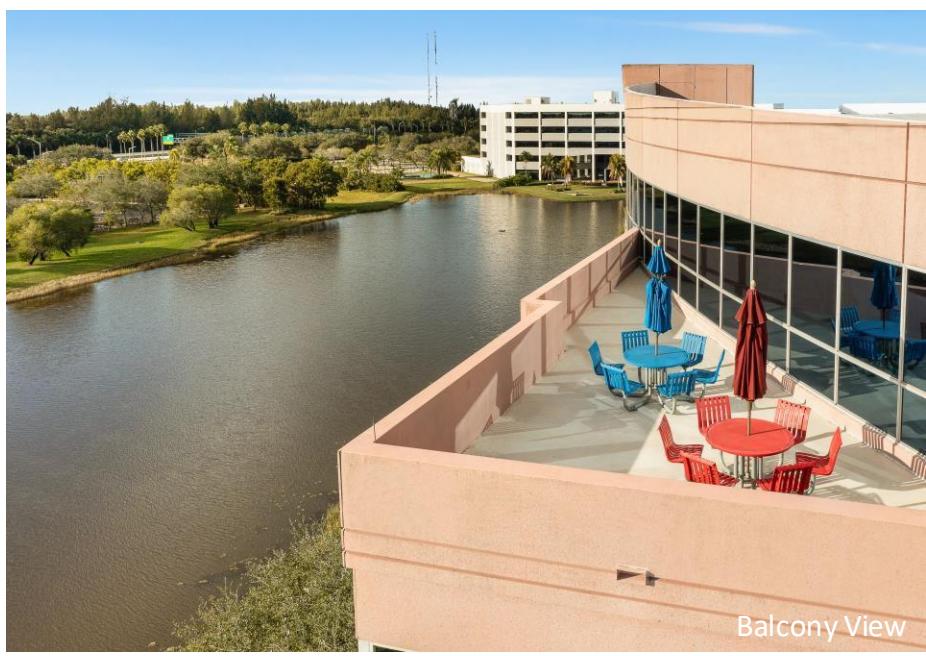
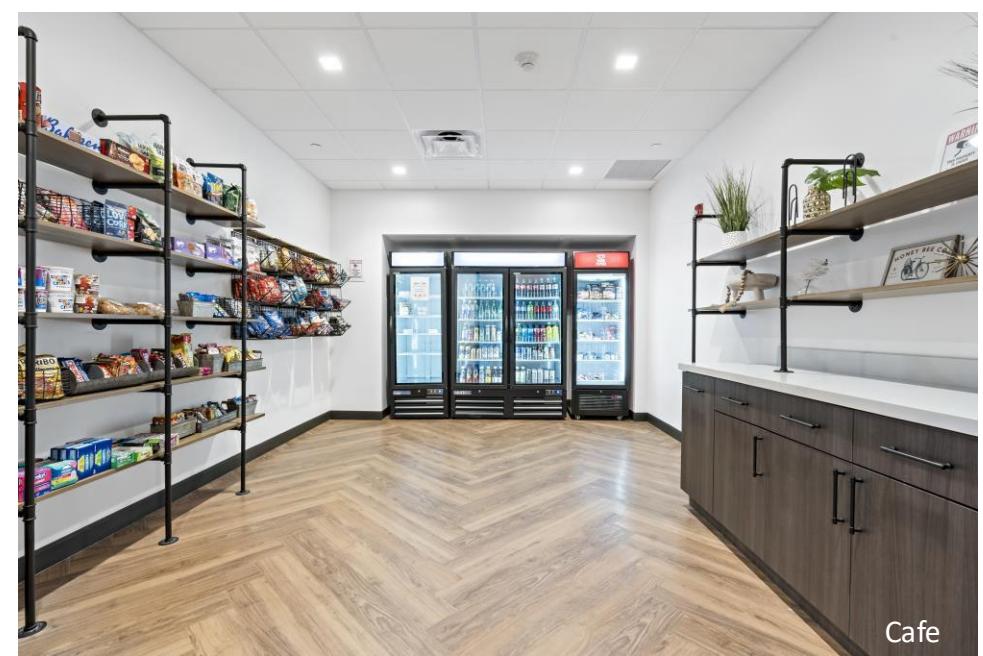
Up to 75k A/C



Conference Room



Lobby Area

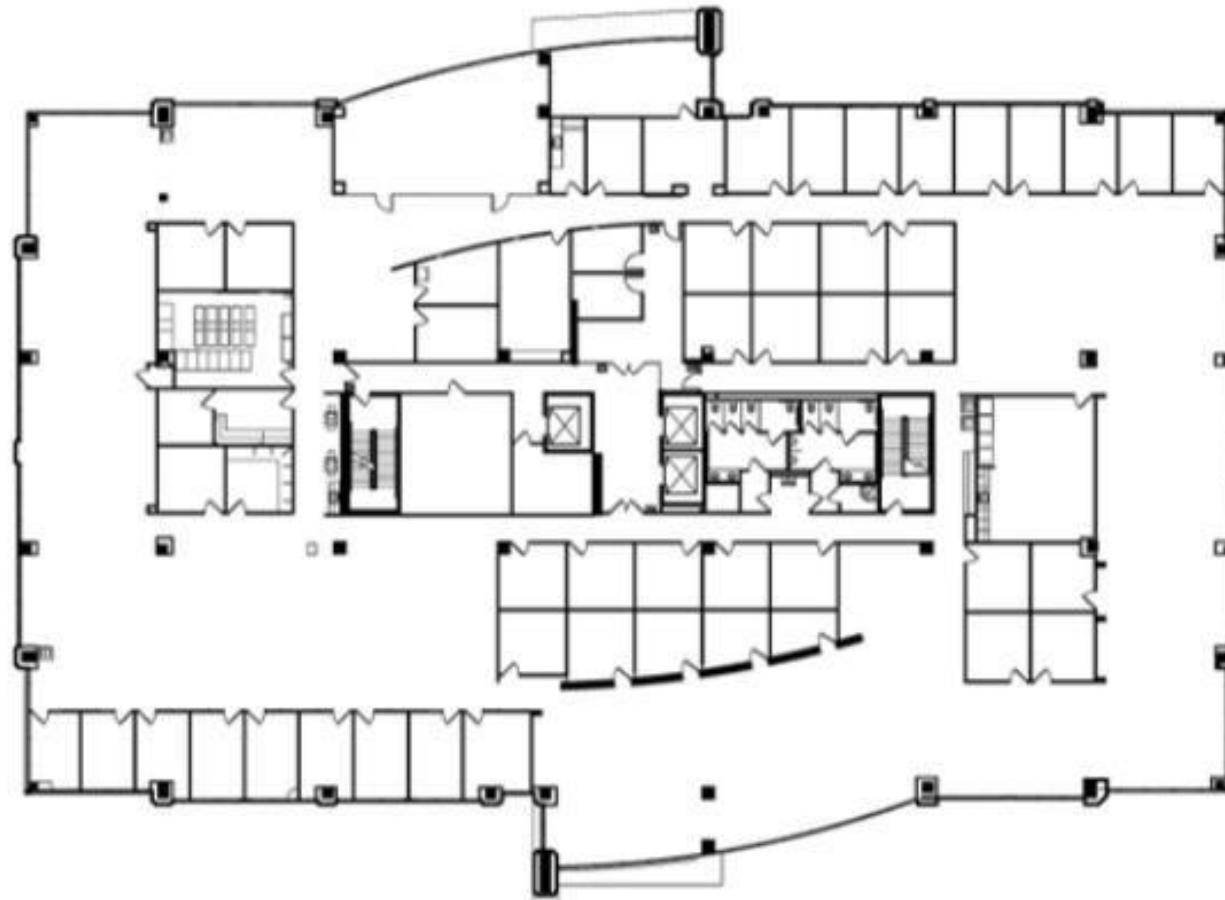


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Leasing Information

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