

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  
2026 OPEX: \$14.26 RSF



Renovations  
Completed in  
Lobby, Café, &  
Conference  
Center!



# 1301 International Parkway Suite 520

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.

### 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**

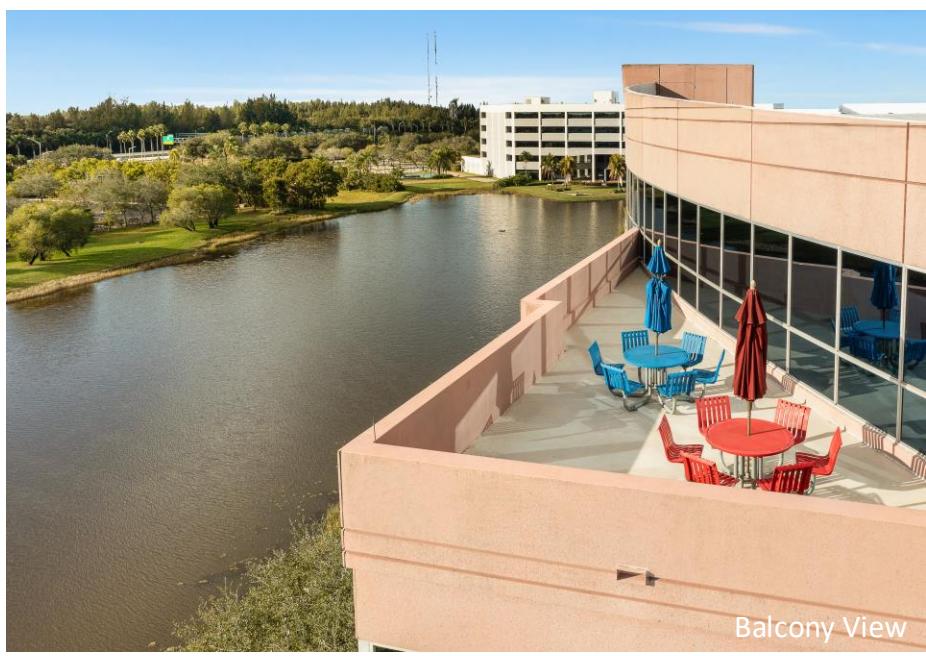
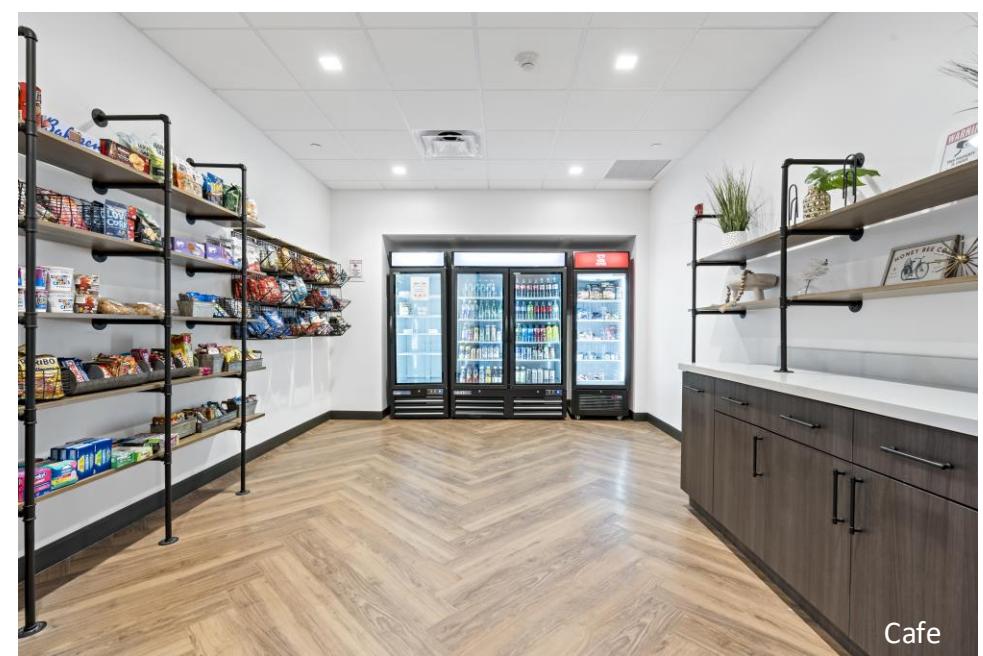
Up to 75k A/C



Conference Room



Lobby Area

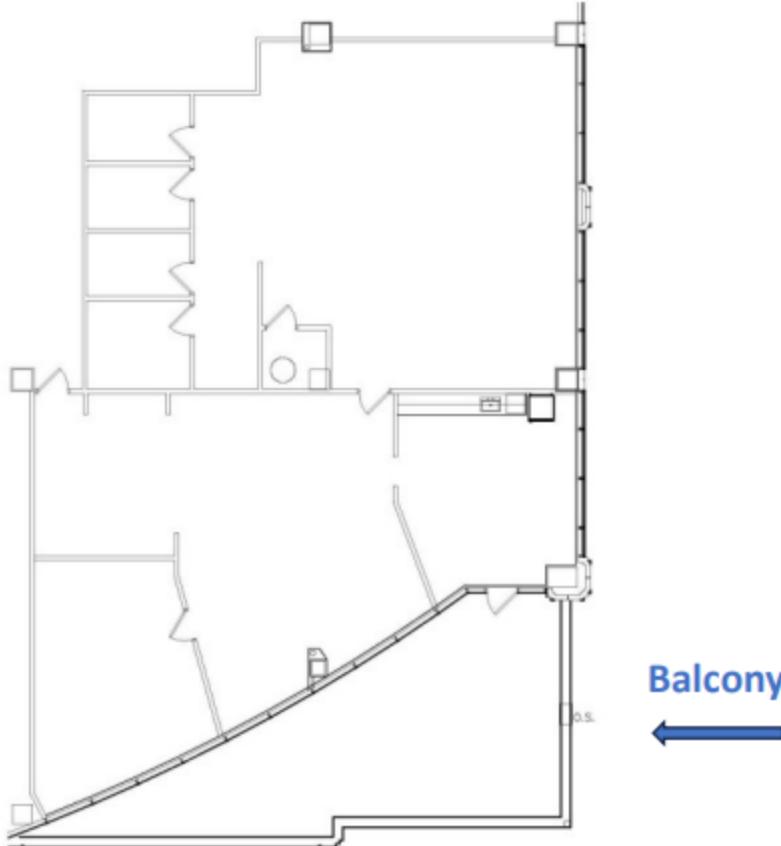


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## Leasing Information

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(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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