

13621 NW 12th Street Suite 200
Sunrise, Florida 33323

workspace
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37,459 SF Monument & Building Signage Available Now

Asking Rent: \$21.00/NNN
2026 OPEX: \$14.00 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.



Aerial Shots



Lobby Area

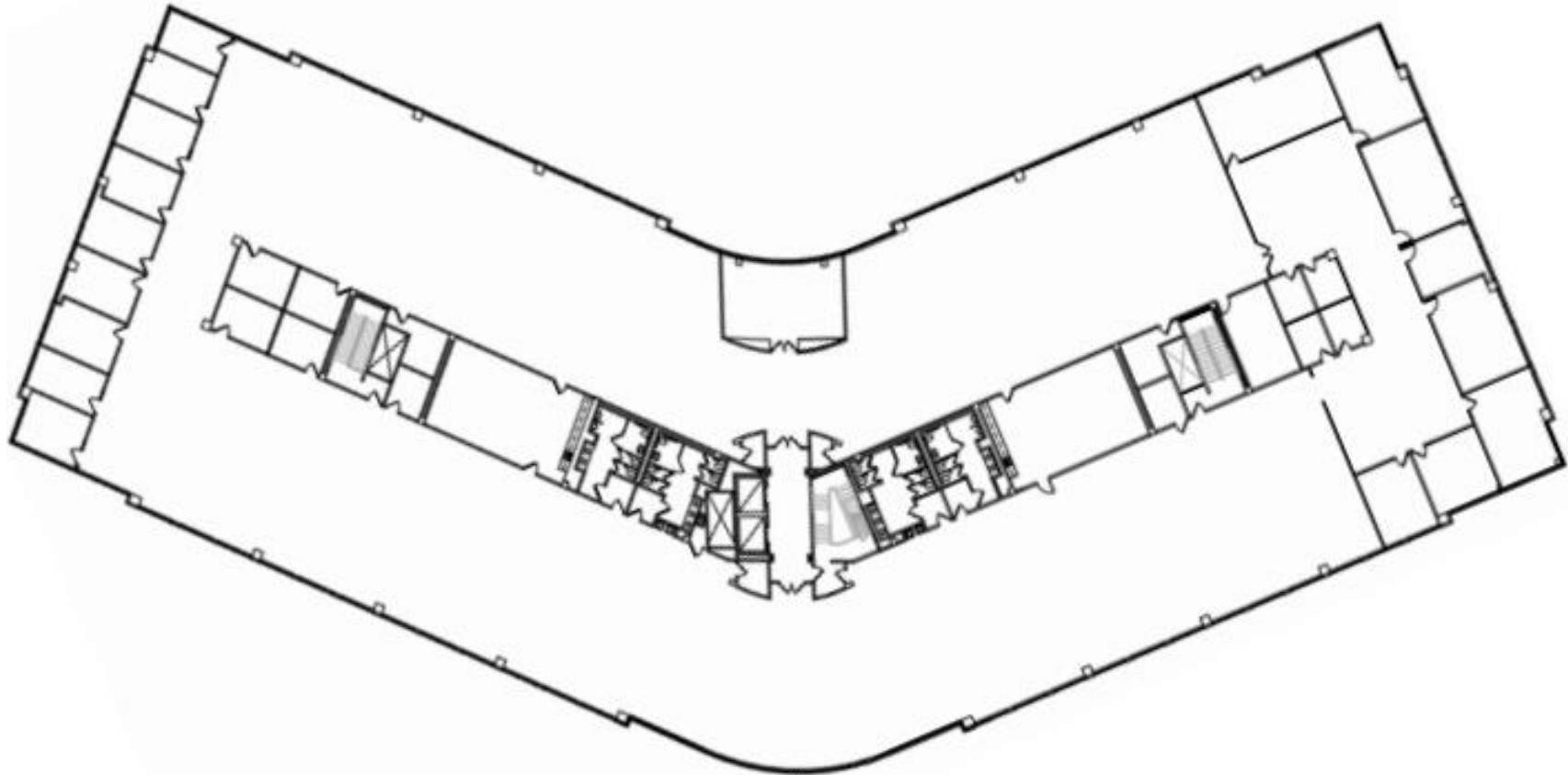
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Leasing Information

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

Mike, Nathanson
Director of Leasing
mnathanson@workspaceproperty.com

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