

Class A Office Building |  
Premier Sawgrass Location

# SUNRISE CORPORATE PLAZA

1300 SAWGRASS CORPORATE PKWY  
SUNRISE, FL 33323



Ideal For Corporate Headquarters

## PROPERTY FEATURES

**Total Size:** 107,748 SF

**Parking Ratio:** 4.8/1,000 SF

- > 31,818 SF AVAILABLE NOW
- > Class A office building with functional floor plans and above standard parking ratio
- > Beautiful lake views and outdoor courtyard
- > Hurricane and intruder resistant impact glass
- > New emergency generator providing full electrical redundancy
- > Strategically located in Sawgrass International Corporate Park, just one mile from the Sawgrass Mills Mall and BB&T Center
- > Immediate access to I-75, I-595, the Sawgrass Expressway and the Florida Turnpike.
- > Close proximity to shopping, dining and hotels
- > 15 minutes to Fort Lauderdale/Hollywood International Airport; 30 minutes to Miami International Airport
- > At the center of Southeast Florida's 6.16 million population (7th largest MSA in the US)



## FOR ADDITIONAL INFORMATION PLEASE CONTACT

**Madelayne Garcia**

Madelayne.Garcia@stiles.com

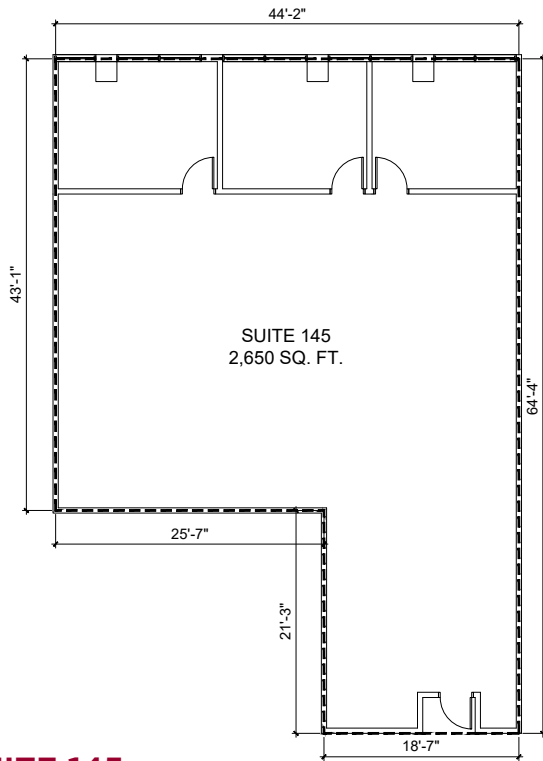
301 E Las Olas Blvd.

Fort Lauderdale, FL 33301

**954.627.9400**



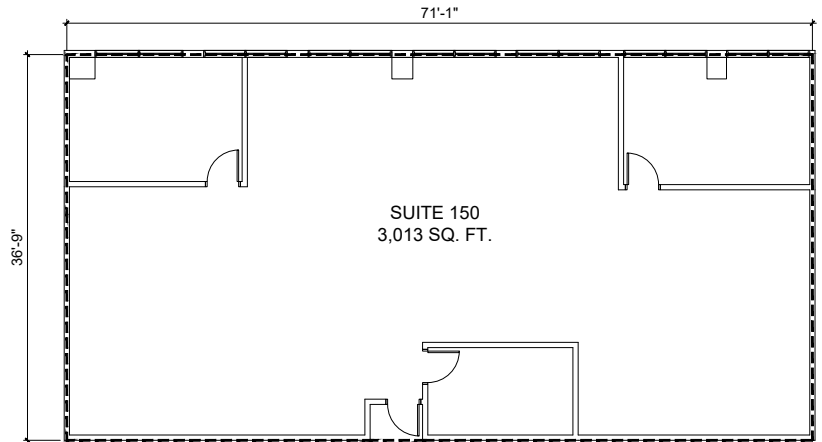
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**SUITE 145**  
2,650 SF

**Available for Lease:** August 1, 2019

**Base Lease Rate:** \$21.50/SF



**SUITE 150**  
3,013 SF

**Available for Lease:** August 1, 2019

**Base Lease Rate:** \$21.50/SF



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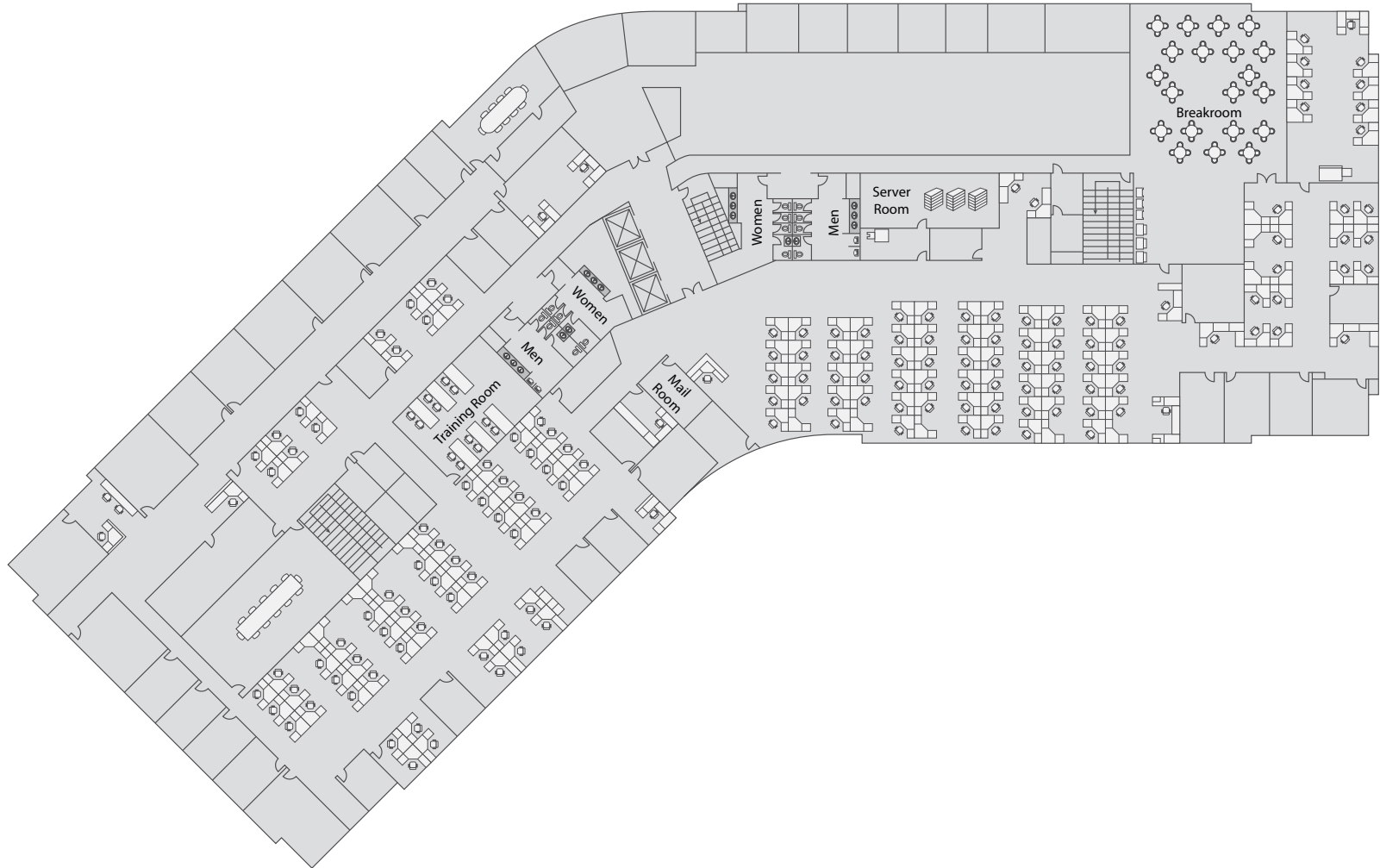


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SUNRISE, FL 33323



## **SUITE 200**

31,818 SF (divisible to 10,000 SF minimum)

**Available for Lease:** Immediately

**Base Lease Rate:** \$21.50/SF

**Operating Expenses:** \$12.77/SF estimated for 2019

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