

1500 Concord

1500 Concord Terrace
Sunrise, FL 33323

Rental Rate

\$**30.00** | \$**13.00**
NNN psf | *Op. Exp. psf*



Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

Modern, High-Performance Workspace

1500 Concord Terrace delivers a flexible, efficient environment with recent renovations and advanced infrastructure. Ideal for headquarters or large-scale operations, the property features robust connectivity, a full-service data center, and wellness amenities including an outdoor basketball court, volleyball court, and walking trail.

Signage

Sawgrass Expressway visibility

37,000 SF



Floorplates



182,000 SF

Total Office Space Available

4.0/1,000 SF



Parking Ratio
(701 spaces)

3



Generators



7,500 SF

Full-service data center on first floor

192

Fiber Strands



Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

(954) 903-3703

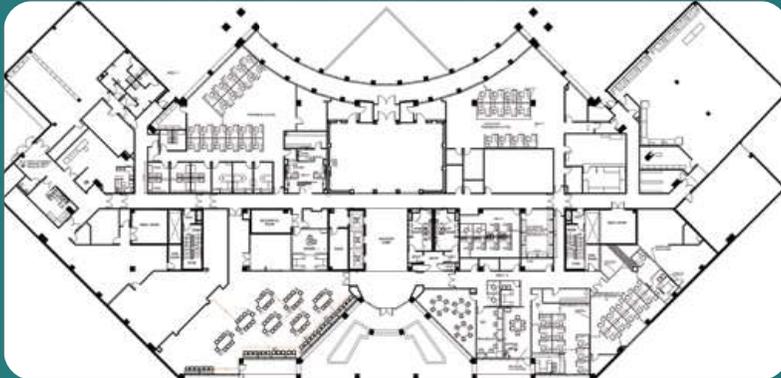
lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

Flexible Space Options

Large and efficient floorplates designed to accommodate a variety of layouts. With multiple floors available, tenants can customize space to meet headquarters or operational needs.



 1st Floor

 42,000 SF



 2nd Floor

 36,278 SF



 3rd - 5th Floor

 37,059 SF

Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

Unmatched Access & Visibility

Located at 1500 Concord Terrace, Sunrise, FL, this property offers prime highway frontage and signage opportunities within Sawgrass International Corporate Park. Minutes from I-595, I-75, and the Sawgrass Expressway, it provides exceptional connectivity to South Florida's major business hubs.



Strategic Connectivity

Direct access to Sawgrass Expressway, I-75, and I-595 with prime highway frontage (120,000 AADT).



Regional Reach

6 million people within a one-hour drive.



Retail & Dining Nearby

2 miles from Sawgrass Mills Mall and local amenities.



Airport Access

Under 30 minutes to Miami and Fort Lauderdale airports.

Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. Some imagery may have been edited using AI tools for visualization purposes.

Explore the Neighborhood



Restaurants

Flanigan's
Starbucks
Texas de Brazil
McDonald's



Shopping

Sawgrass Mills
Sam's Club
Publix
IKEA



Banks

Wells Fargo
Bank Of America
Chase
Truist
TD Bank



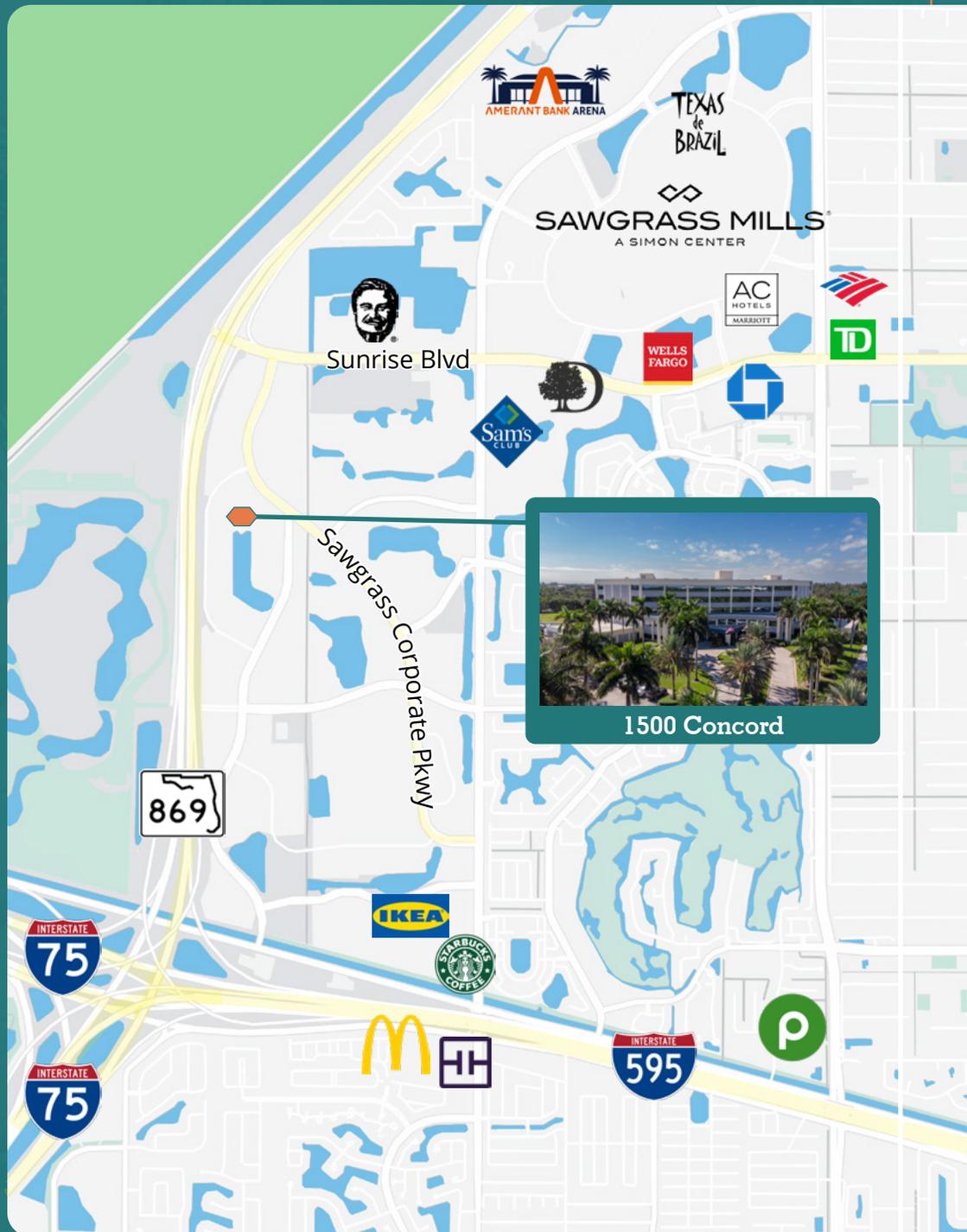
Hotels

Double Tree by Hilton
AC Hotels by Marriot



Entertainment

Amerant Bank Arena



Greg Martin

Principal, Managing Director

(954) 903-1815

greg.martin@avisonyoung.com

Justin Cope, SIOR

Principal

(954) 903-3701

justin.cope@avisonyoung.com

Lisa Blumer, CCIM

Principal

(954) 903-3703

lisa.blumer@avisonyoung.com

**AVISON
YOUNG**