



For Sale

Asking Price:

\$2,400,000

Building Size:

±5,849 SF

Contact us:

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1391 Sawgrass Corporate Pkwy Sunrise, FL 33323

Strategically Located. Exceptionally Connected.

Highlights

- Premier Sunrise/Sawgrass location within the Sawgrass International Corporate Park, one of Broward County's largest office park environments and a major hub for corporate headquarters, regional offices, technology, service, and professional firms.
- Outstanding regional access via I-75, I-595, Sunrise Boulevard, and the Sawgrass Expressway, providing connectivity across Broward County and the broader South Florida market.
- Convenient proximity to major transportation hubs, including Fort Lauderdale-Hollywood International Airport and Port Everglades.
- Minutes from Sawgrass Mills, Amerant Bank Arena, hotels, restaurants, fitness, and extensive retail amenities.
- Strong nearby corporate ecosystem, with the City of Sunrise identifying major corporate neighbors including American Express, AT&T Inc, Cigna Healthcare, Comcast, L3 Harris Technologies, Teva Pharmaceuticals USA, and Vertiv.

Accelerating success.



Location Overview

Located at 1391 Sawgrass Corporate Parkway in Sunrise, Florida, the property benefits from a premier position within the greater Sawgrass business district — one of west Broward’s most established commercial environments. The surrounding Sawgrass International Corporate Park spans 612 acres and is strategically bounded by I-595, I-75, and Sunrise Boulevard, creating exceptional access to Broward County, Fort Lauderdale, Miami-Dade, Palm Beach County, and South Florida’s east-west/north-south transportation network.

The location is especially attractive for companies seeking convenient access to both business infrastructure and employee amenities. Nearby demand generators include Sawgrass Mills, one of the region’s major retail destinations; Amerant Bank Arena, a leading sports and entertainment venue; and a broad hospitality base that includes major hotel brands serving business travelers, visitors, and event-driven demand. The property is also within reach of key regional assets such as Fort Lauderdale-Hollywood International Airport, Port Everglades, and major healthcare institutions, helping support a wide range of office, operations, professional services, medical, technology, and headquarters users.

Demand Generators	Distance	Drive Time
Sawgrass Mills Mall	1.5 miles	6 minutes
Amerant Bank Arena	1.6 miles	7 minutes
Fort Lauderdale-Hollywood International Airport	17 miles	22 minutes
Port Everglades	20 miles	30 minutes
Sawgrass Expressway	1 mile	3 minutes
I-595	2 miles	5 minutes
I-75	3 miles	6 minutes
Florida’s Turnpike & US-27	8 miles	13 minutes
Brightline Station	14 miles	20 minutes
Cleveland Clinic Weston Hospital	7 miles	12 minutes
Broward Health Medical Center	18 miles	25 minutes

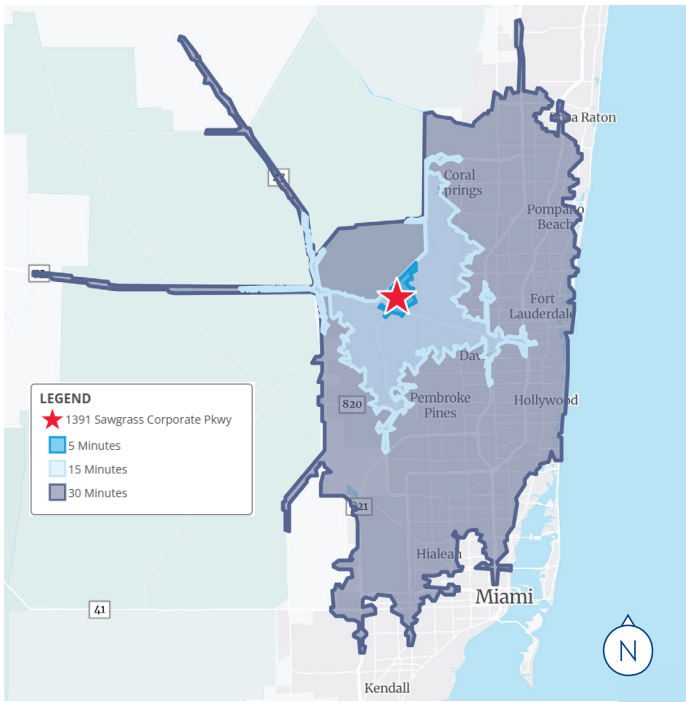


Photo Gallery



Reception Area



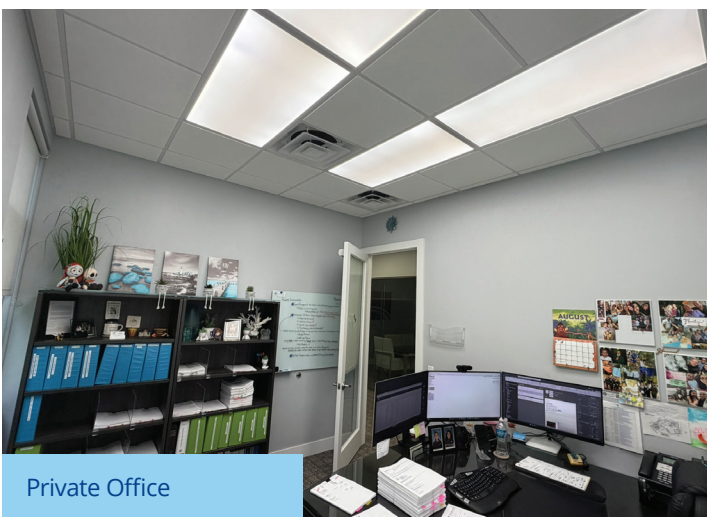
Conference Room



Kitchen Area



Private Office



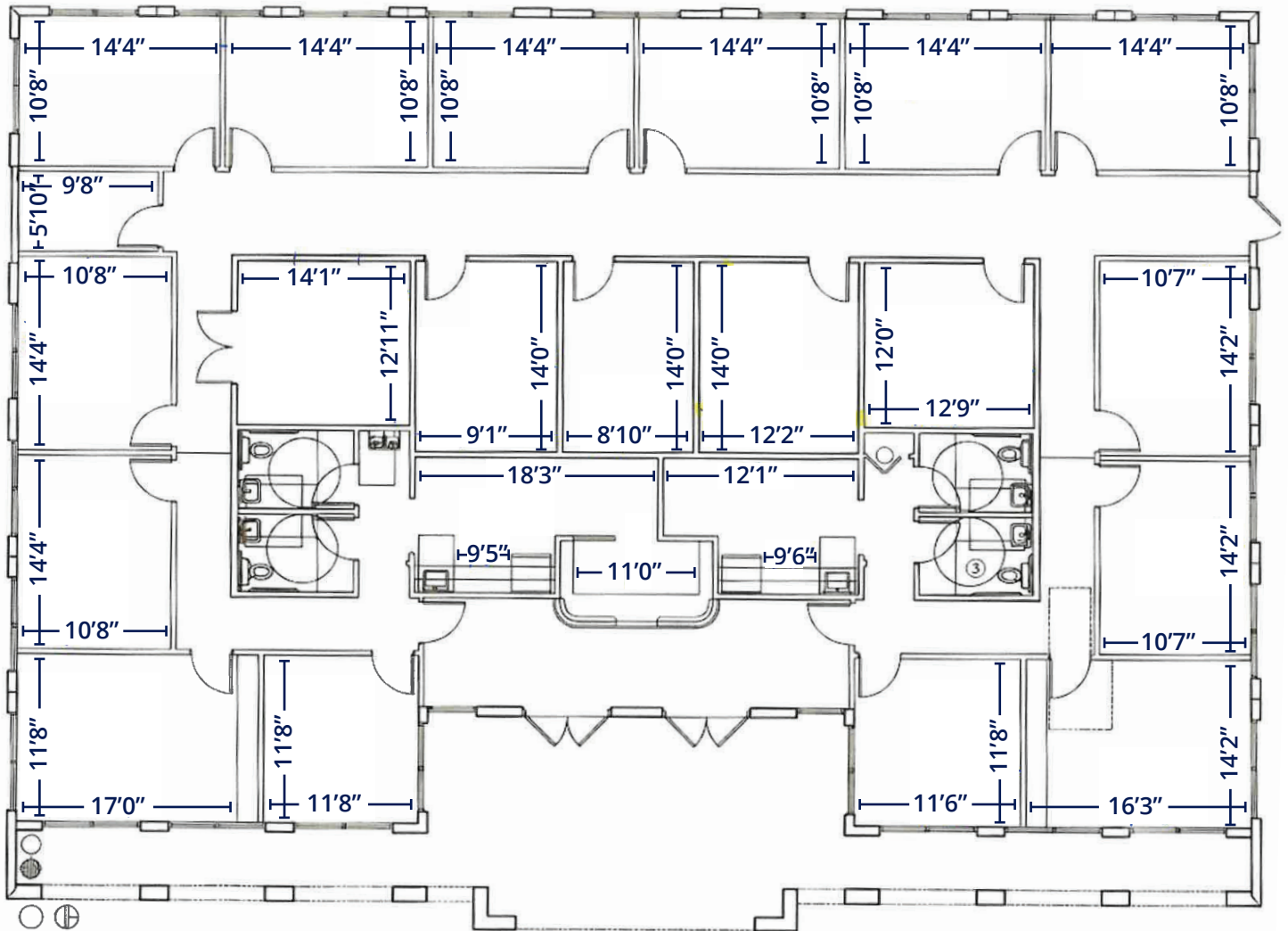
Private Office



Restroom

Building Floor Plan

±5,849 SF



- Formal reception and waiting area
- 14 private offices on windowline
- 4 internal private offices
- Glass conference room
- High-end finishes throughout with modern ceiling and lighting
- Copy/Storage room
- Break Room with plumbing
- 4 individual restrooms

3-Miles

1-Mile



Malls with Dining & Dining Only

- | | | |
|-----------------------------------|--|-----------------------------------|
| 1. Bonaventure Town Center | 16. Shoppes on the Green | 31. Firehouse Subs |
| 2. Country Isles Plaza | 17. Vizcaya Square Shopping Center | 32. Thai Garlic & Sushi |
| 3. Gateway at Sawgrass | 18. Westgate Square Shopping Center | 33. Dunkin' |
| 4. Indian Trace Shopping Center | 19. Broadway Bagels Express | 34. La Rural Argentine Steakhouse |
| 5. PetSmart Plaza | 20. Greenhouse Deli | 35. Marco's Pizza |
| 6. Plantation Crossing | 21. Flanigan's Seafood Bar & Grill | 36. Taco Bell |
| 7. Plantation Promenade | 22. McDonalds | 37. Bonjour French Bakery & Cafe |
| 8. Plaza at Davie | 23. Olive Garden | 38. Wingstop |
| 9. Randall Square Shopping Center | 24. Peyton's Place Restaurant & Tavern | 39. Zerpa's Antojos Criollos |
| 10. Sawgrass Commons | 25. Steak 'n Shake | 40. Domino's |
| 11. Sawgrass Landing | 26. Burger King | |
| 12. Sawgrass Mills Mall | 27. Lester's Diner | |
| 13. Sawgrass Plaza | 28. Popeyes | |
| 14. Sawgrass Square | 29. Chiron Cargo | |
| 15. Shenandoah Square | 30. Burger King | |

● Arena

41. Amerant Bank Arena