

CLASS A OFFICE SPACE

Lake Shore Plaza II



PROMINENT SAWGRASS LOCATION

1300 CONCORD TERRACE | SUNRISE, FL 33323

CBRE

IDEAL CORPORATE LOCATION

LEED CERTIFIED



BUILDING

LEED Certified Silver building with sustainable, energy-efficient features & operational efficiencies to lower NNN costs



OFFICE

128,470 SF Class A office building in the heart of Sawgrass Corporate Park



LOBBY

High-end lobby and common area finishes



PANORAMIC VIEWS

Floor-to-ceiling impact-resistant windows providing panoramic lake and fountain views



TENANT AMENITIES CENTER

Coming Q1 2024, will include a walk up grab and go food area, conference rooms, and lounge areas



COURTYARD

Outdoor courtyard with lakeside seating



ACCESSIBILITY

Immediate access to I-75, I-595, Sawgrass Expressway (869) & Florida's Turnpike. High visibility location along the Sawgrass Expressway



AMENITIES

Minutes from shopping, dining and entertainment, including Sawgrass Mills Mall, many local and national restaurants & cafes



AIRPORT

15 minutes to Fort Lauderdale/Hollywood Int'l Airport; 25 minutes to Miami Int'l Airport

HEALTH & WELLNESS

OPERATIONAL ADVANTAGES

- **UV lighting within each air handler** to kill bacteria and inorganic matter, while maintaining a higher efficiency.
- **Double filtration** in place on each air handler: Merv-13 filters with pre-filters.
- **Fitwel Viral Response Certified** for mitigating the spread of infectious respiratory diseases.
- **BMS (building management system)** constantly monitors outdoor air intake and adjusts as needed to refresh indoor air quality.
- **Use of LEED approved** cleaning products.
- **Use of LEED approved "green" pest control products** and methods based on IPM standards.
- **CDC recommended disinfectant** used on all common area high touch points every two hours and nightly in the tenant suites.
- **Bipolar Ionization** traps and kills volatile organic compounds, viruses, bacteria and mold reducing the risk of contaminants spread through AC systems.



FREEBEE

STATIONED AT LAKE SHORE PLAZA II



- Freebee is a **FREE, door-to-door, on-demand transportation service**, brought to you by the City of Sunrise.
- Freebee vehicles are **100% electric, and emission-free!**
- Your Freebee guide will share with you the **latest and greatest happenings** in the City of Sunrise.

LAKE SHORE PLAZA II

1300 CONCORD TERRACE | SUNRISE, FL 33323

[CLICK TO VIEW
3D LOBBY TOUR](#)



[CLICK TO VIEW
3D PATIO TOUR](#)



[CLICK TO VIEW
3D EXTERIOR TOUR](#)



3RD FLOOR

27,402 SF

SUITE 300

9,085 SF

AVAILABLE FOR LEASE:
JUNE 2024

BASE LEASE RATE:
\$25.00/SF

OPERATING EXPENSES:
\$13.17/SF



SUITE 300

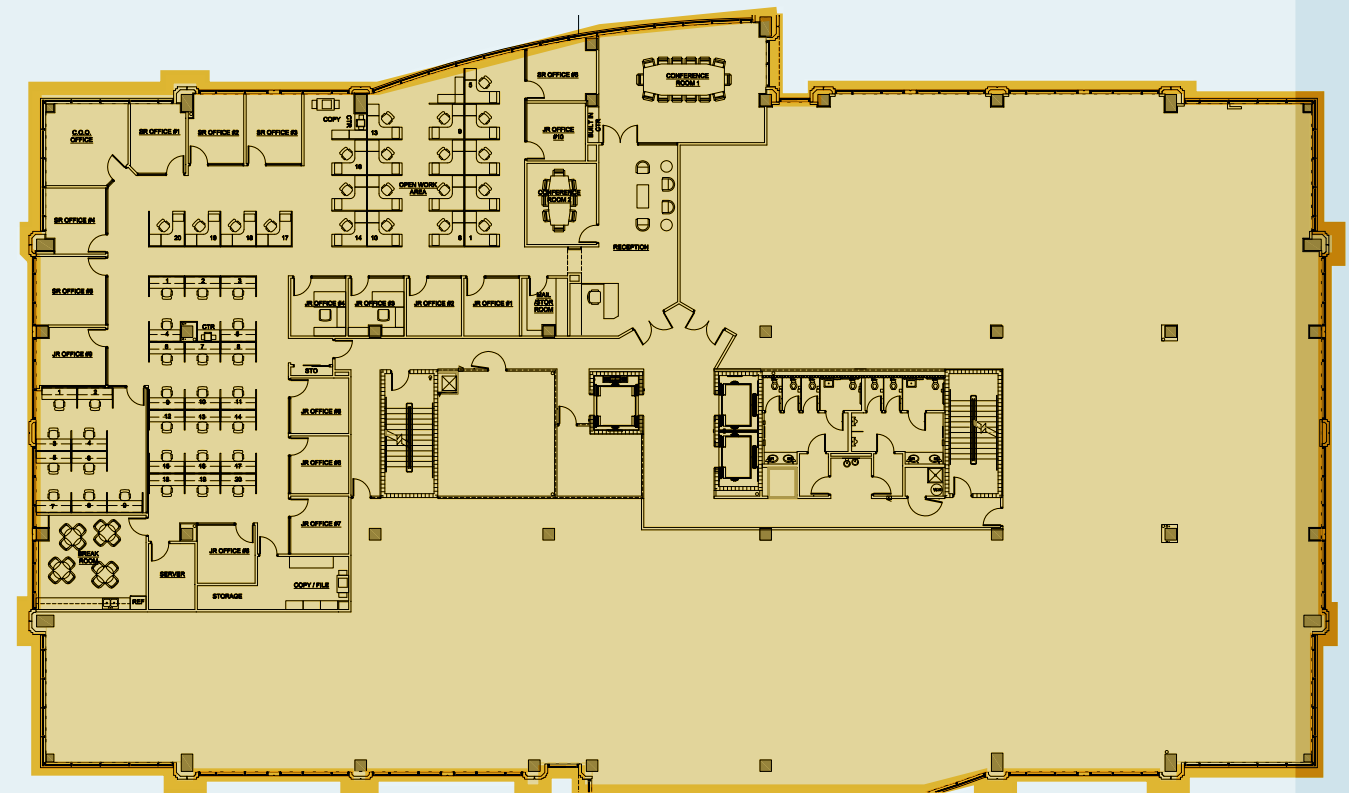
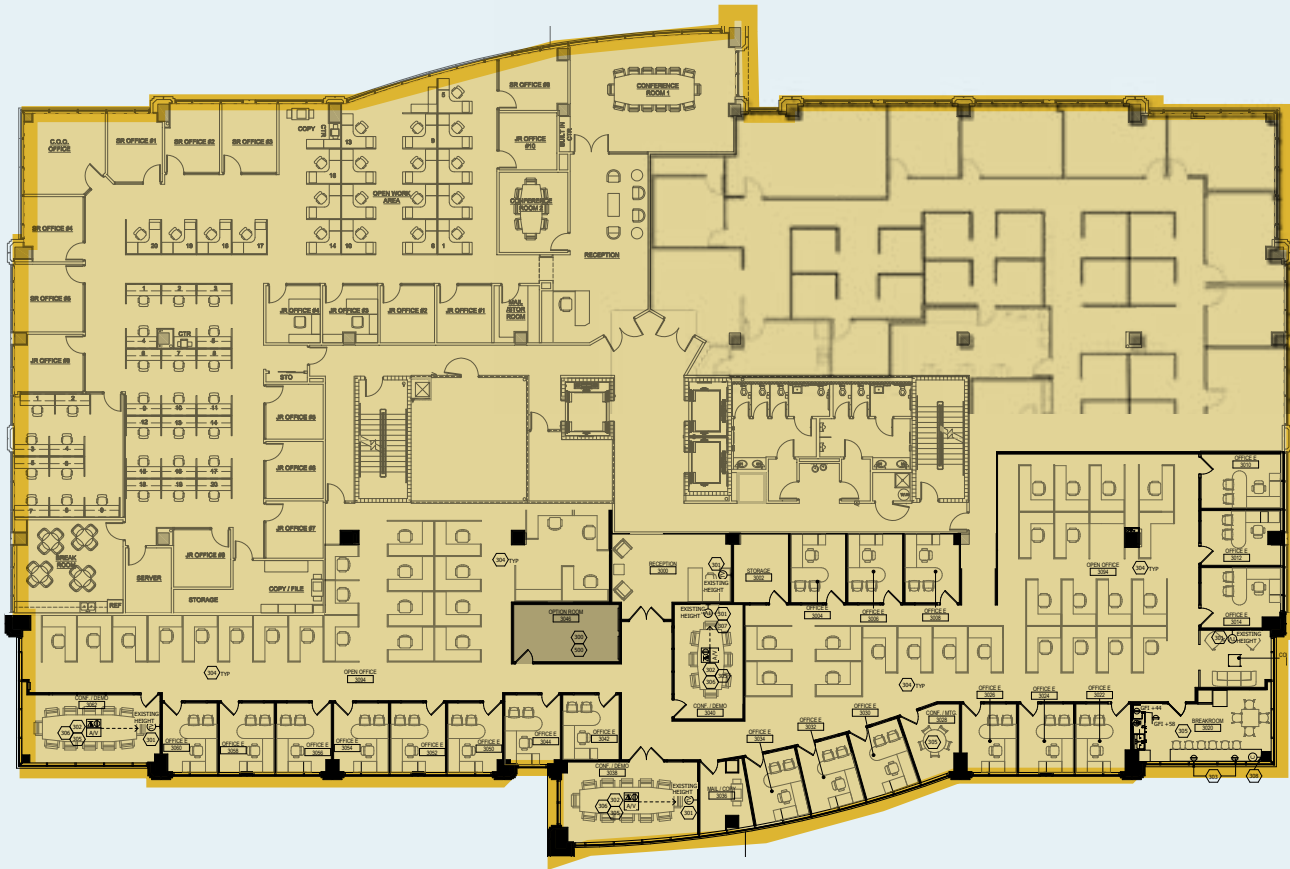
AVAILABLE FOR LEASE:
NOW

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[CLICK TO VIEW 3D OFFICE TOUR](#)



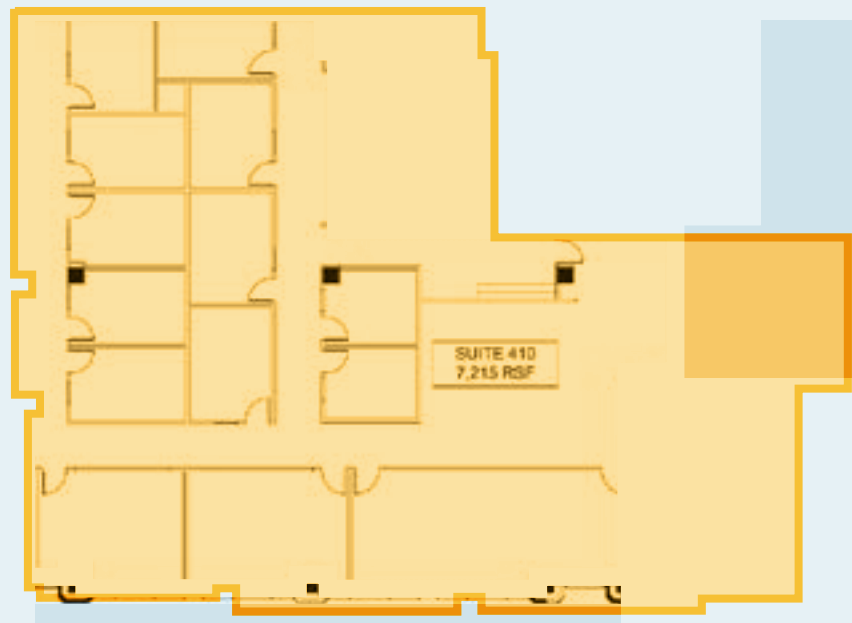
SUITE 410

7,215 SF

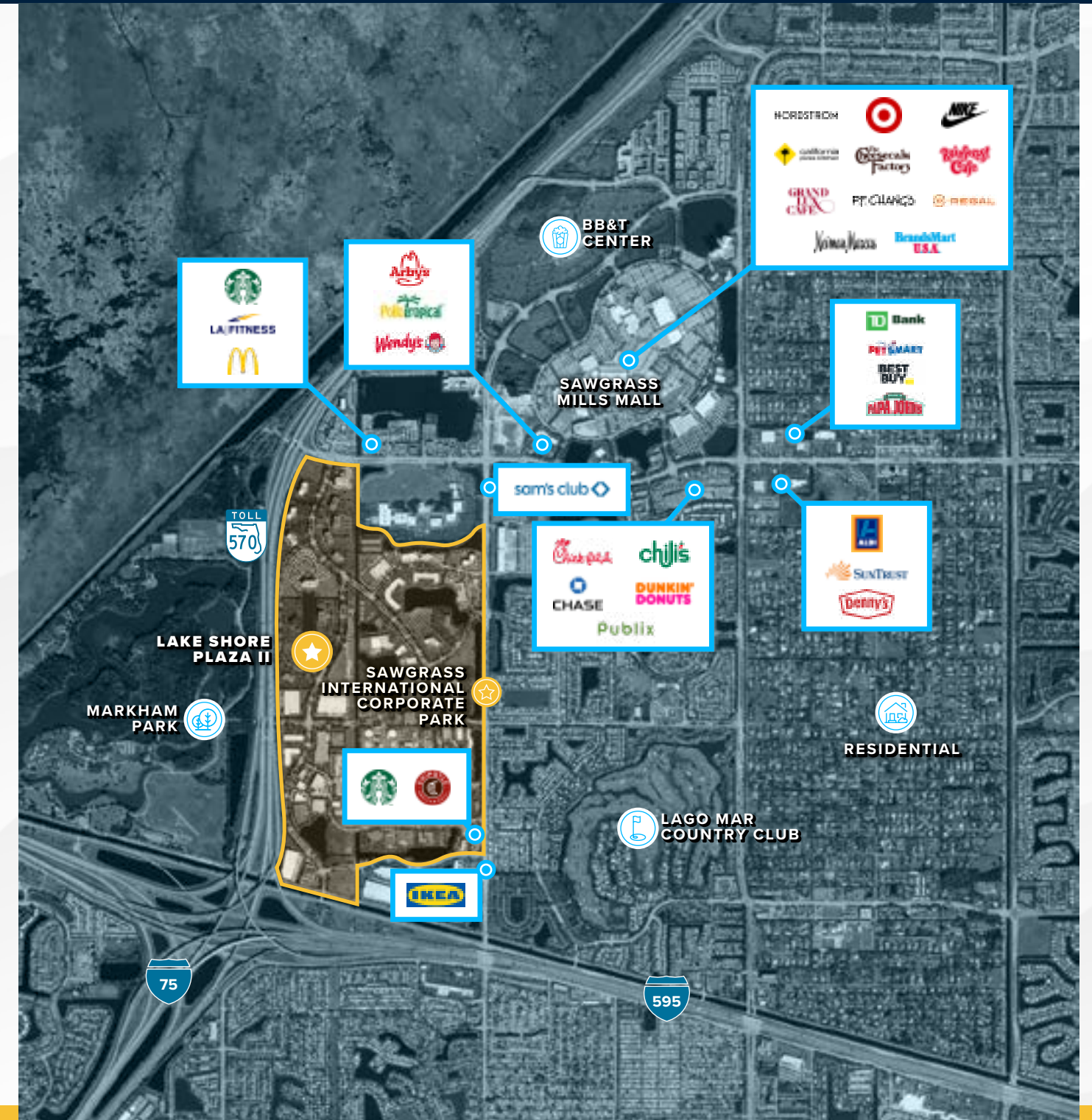
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MAP



Lake Shore Plaza II



LEASING CONTACTS

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