

13630 NW 8th Street

Sunrise, FL 33325

14,591 SF, move-in, plug-and-play office and call center space



14,591 SF Office/Call Center Space
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14,591 SF

Office/Call Center Space

\$14.00 PSF

Asking Rate (NNN)



7/2025

Sublease Term

Immediate

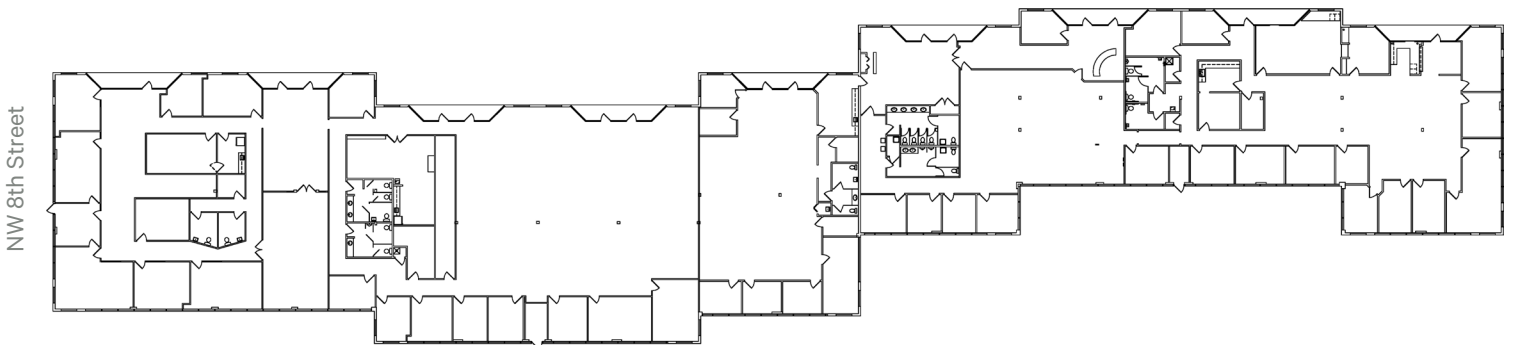
Possession

Space Features

- + Move-in, plug-and-play office and call center space
- + Recently renovated
- + Competitive rental rate
- + Furniture available
- + Ready for immediate occupancy thru July 31, 2025
- + Combination of a corporate headquarter space and call center operation
- + Outdoor patio overlooking a lake which provides access to natural areas, bicycle and walking trails

Floor Plan – 14,591 SF

Existing Conditions

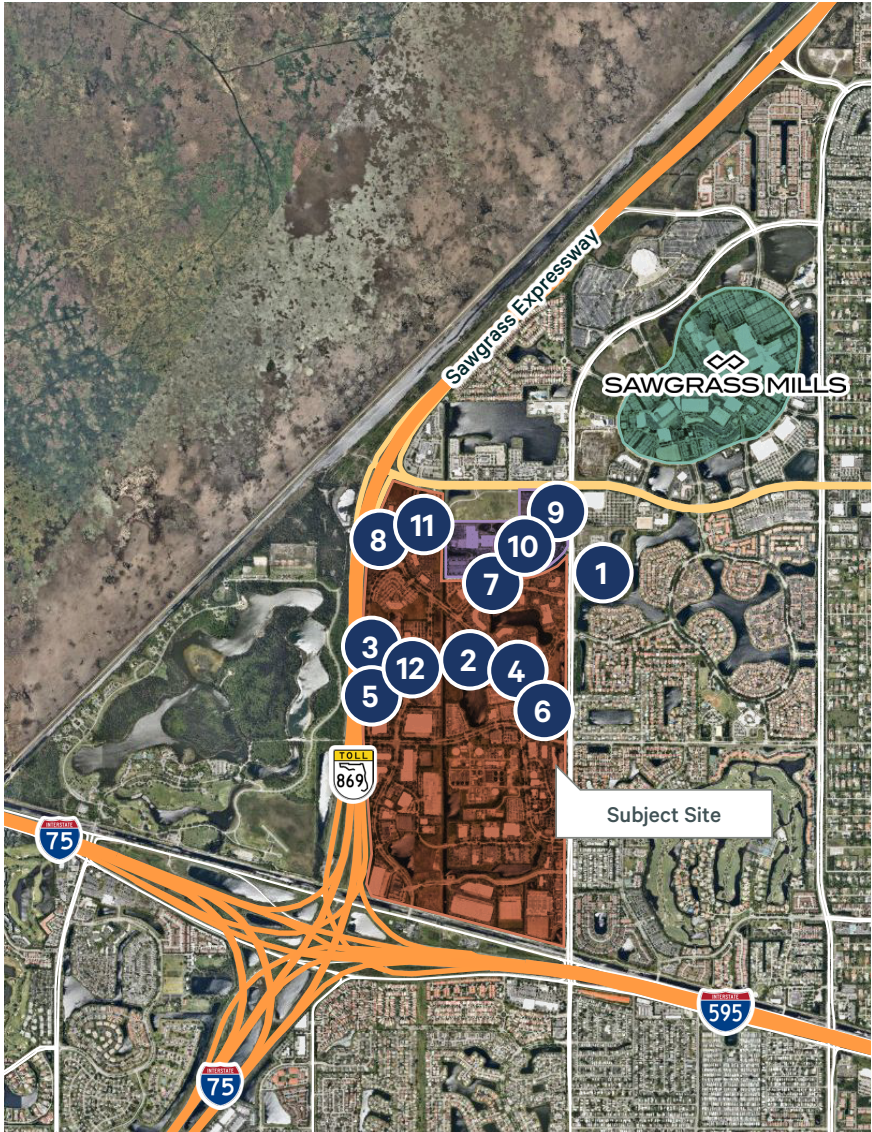


Office/call center space available in Sawgrass International Corporate Park, South Florida's largest office park featuring 612 acres of prime sites and state-of-the-art facilities for corporate headquarters and regional office operations. Adjacent to Sawgrass Mills, the largest outlet and value retail shopping destination in the United States with more than 350 stores.

Direct access to Super Highway Network of I-75, I-595, Sawgrass Expressway (869) and Florida's Turnpike. Located just 30 minutes to Miami International Airport (MIA) and 15 minutes to Fort Lauderdale-Hollywood International Airport (FLL) and Port Everglades.

2023 Demographics

	1 Mile	3 Miles	5 Miles
Businesses	1,047	4,490	14,199
Employees	14,320	41,214	116,095
Population	8,204	76,735	217,625
Median Age	36.9	39.7	42.1
Households	3,034	27,430	82,581
Average Household Income	\$132,142	\$124,755	\$121,168
Employed Civilian Population 16+	97.7%	97.1%	97.3%
Daytime Population	18,056	73,977	215,937



Corporate Offices

- 1 American Express
- 2 The Clorox Company
- 3 Ultimate Software
- 4 Ford Motor Company
- 5 Pediatrix Medical Group, Inc.
- 6 HealthTrust Workforce Solutions
- 7 HBO Latin America Productions
- 8 Cigna
- 9 Core Logic
- 10 Benelynk
- 11 Norwegian Cruise Lines
- 12 New York Life Insurance Company

Sawgrass Mills

Sawgrass Technology Park

Sawgrass International Corporate Park

14,591 SF Office/Call Center Space
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For Sublease



For more information, please contact:

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