

For Sub-Lease

# Fully Furnished Lakeview Office in Class A Building Sawgrass Corporate Park

1301 International Pkwy, Suite 120, Sunrise, FL 33323

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# Property Summary

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## PROPERTY DESCRIPTION

Discover a 300SF turnkey office with serene lake views in a newly renovated Class A building at Lake Shore Plaza. Located within a modern 2,800 SF professional suite shared with a financial firm and attorney, this first-floor space includes access to a reception area, kitchen, and private 8-person conference room. A dedicated support staff workstation is also available. Enjoy upgraded amenities such as a sleek new lobby, Grab N Go café, reservable 20-person conference room, outdoor tenant lounge, free Wi-Fi, ample parking, and 24/7 access. Perfectly positioned near major highways and just 30 minutes from FLL airport.

## PROPERTY HIGHLIGHTS

- Class A building
- Surrounded by restaurants, Sawgrass Mall
- Recent renovations to the lobby in 2023 a Grab N Go cafe
- Outdoor tenant lounge
- Free wifi
- Ample parking

## OFFERING SUMMARY

Lease Rate:	\$1,100 SF/month Rent plus Sales Tax
Secretarial Area:	\$400/month
Office Space:	300 SF
Secretarial Area:	100 SF

DEMOGRAPHICS	2 MILES	5 MILES	10 MILES
Total Households	9,765	74,518	333,685
Total Population	27,588	202,356	913,365
Average HH Income	\$129,970	\$141,406	\$111,272



# Demographics Map & Report

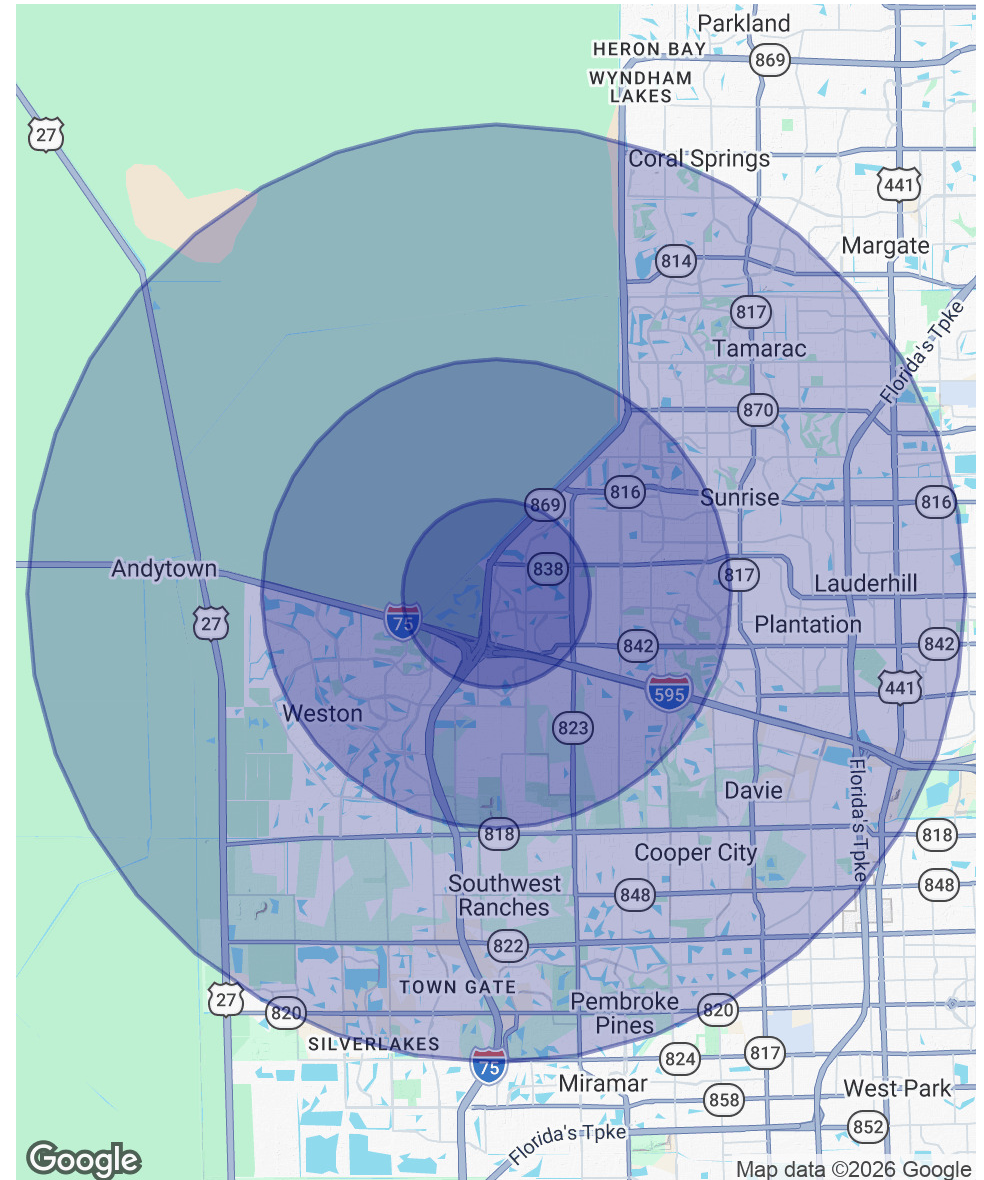
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<b>POPULATION</b>	<b>2 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	27,588	202,356	913,365
Average Age	39	42	41
Average Age (Male)	38	41	40
Average Age (Female)	40	43	43

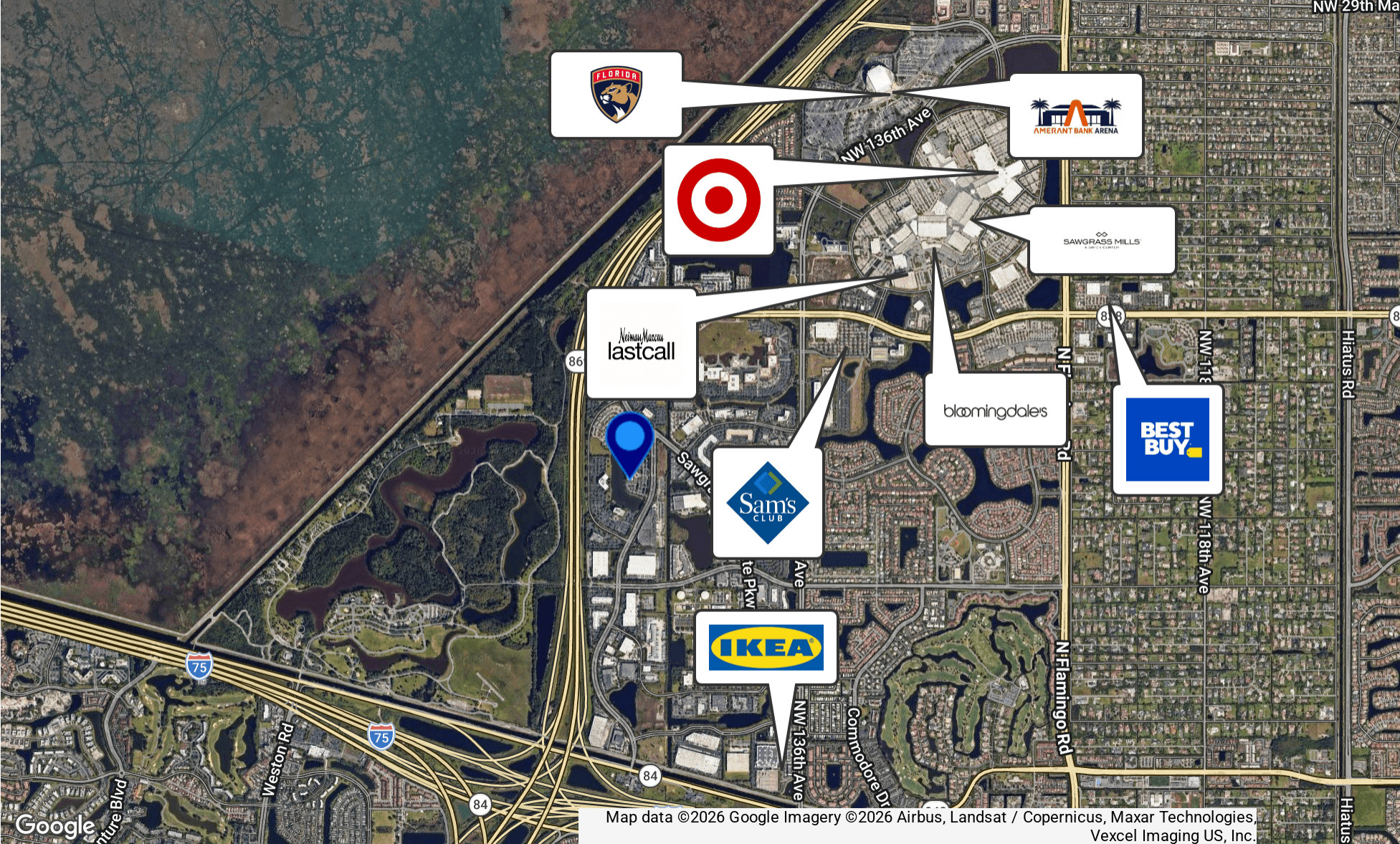
<b>HOUSEHOLDS &amp; INCOME</b>	<b>2 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	9,765	74,518	333,685
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$129,970	\$141,406	\$111,272
Average House Value	\$485,111	\$557,143	\$447,210

2020 American Community Survey (ACS)



# Retailer Map

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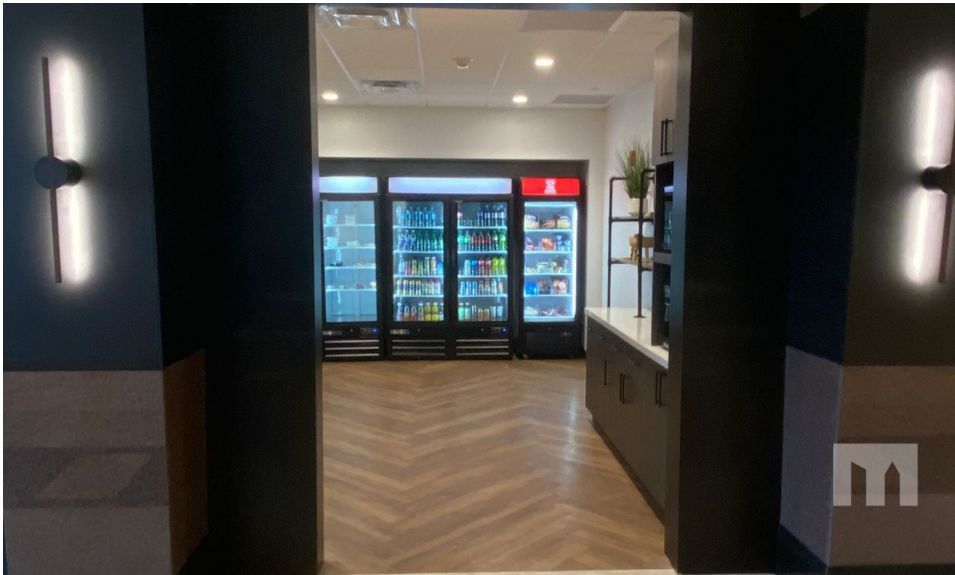
# Additional Photos

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# Aerial View

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