



Fully Furnished Lakeview Office in Class A Building Sawgrass Corporate Park

1301 International Parkway, Suite 120, Sunrise, FL 33323

For Sub-Lease

martinezteamcommercial.com

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.

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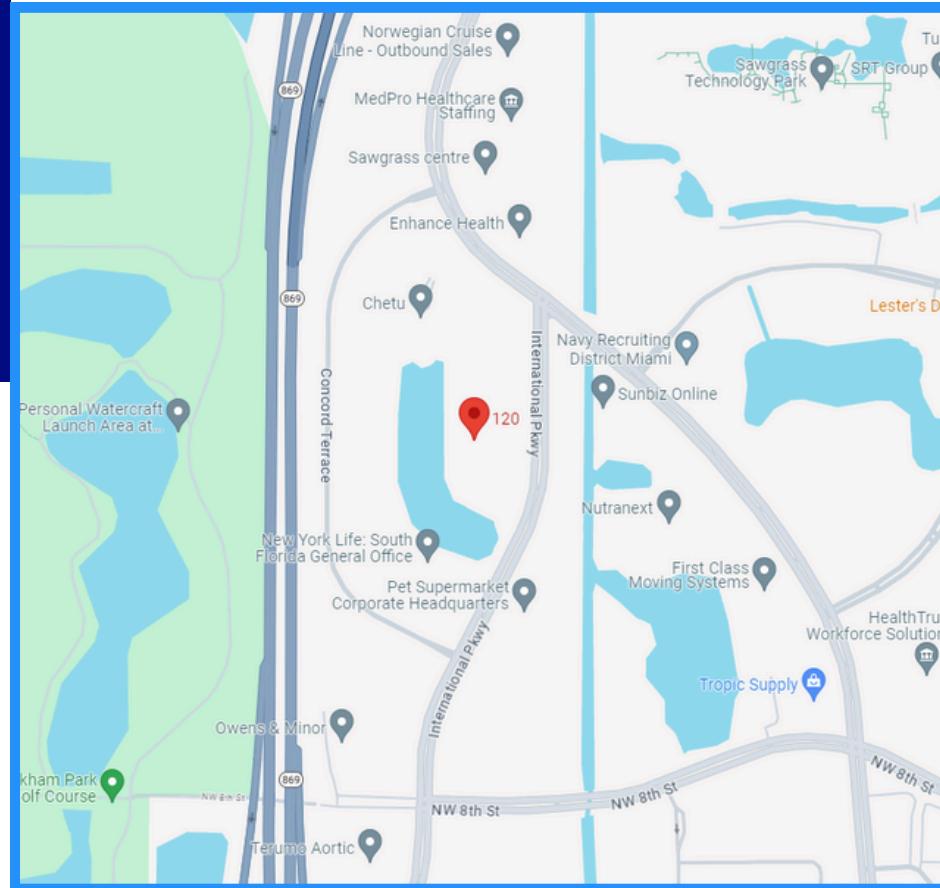
- **Sub-Lease Price: \$1,100 per month rent plus Sales Tax**
- **\$400 per month for the secretarial area**
- **\$100 per month for internet access provided by master tenant**
- **Leases rates will be quoted on a GROSS basis.**
- **Office Space: 300 SF**
- **Secretarial Area: 100 SF**
- **Property Type: Office Space**

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

DEMOGRAPHICS

	2 mile	5 mile	10 mile
2023 Population	1,854	67,216	189,073
2023 Households	630	23,973	171,102
Average Household Income	\$127,030	\$105,612	\$107,894

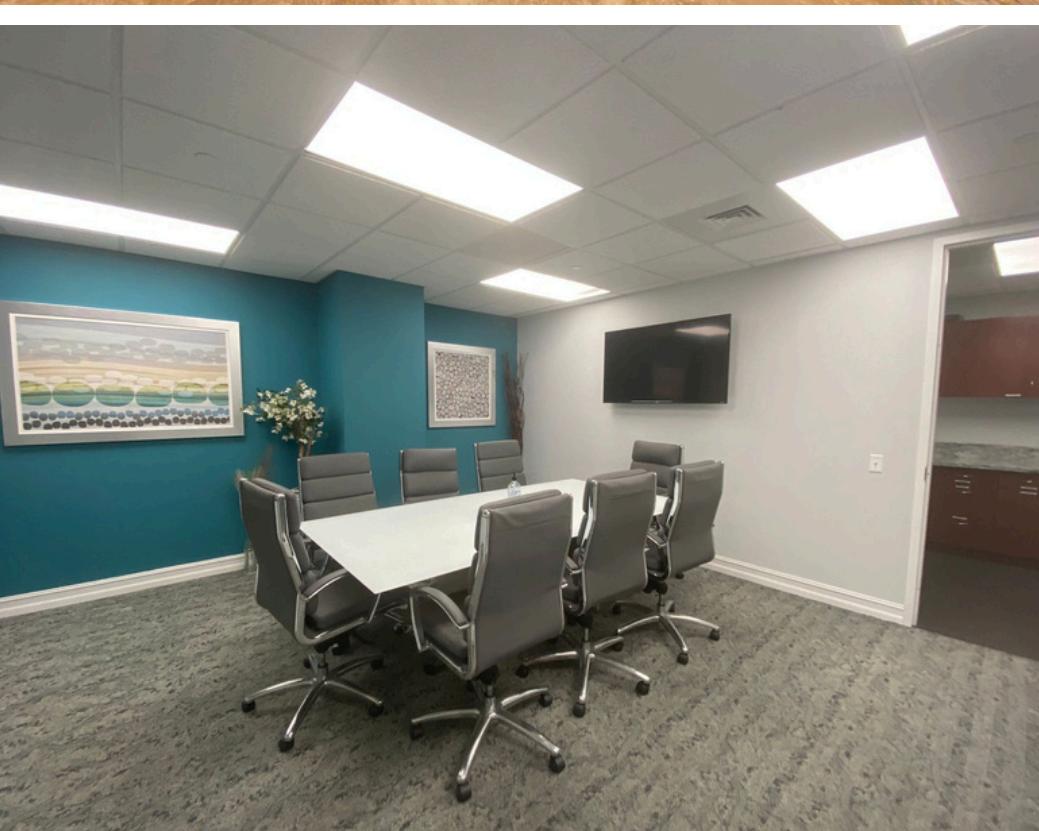


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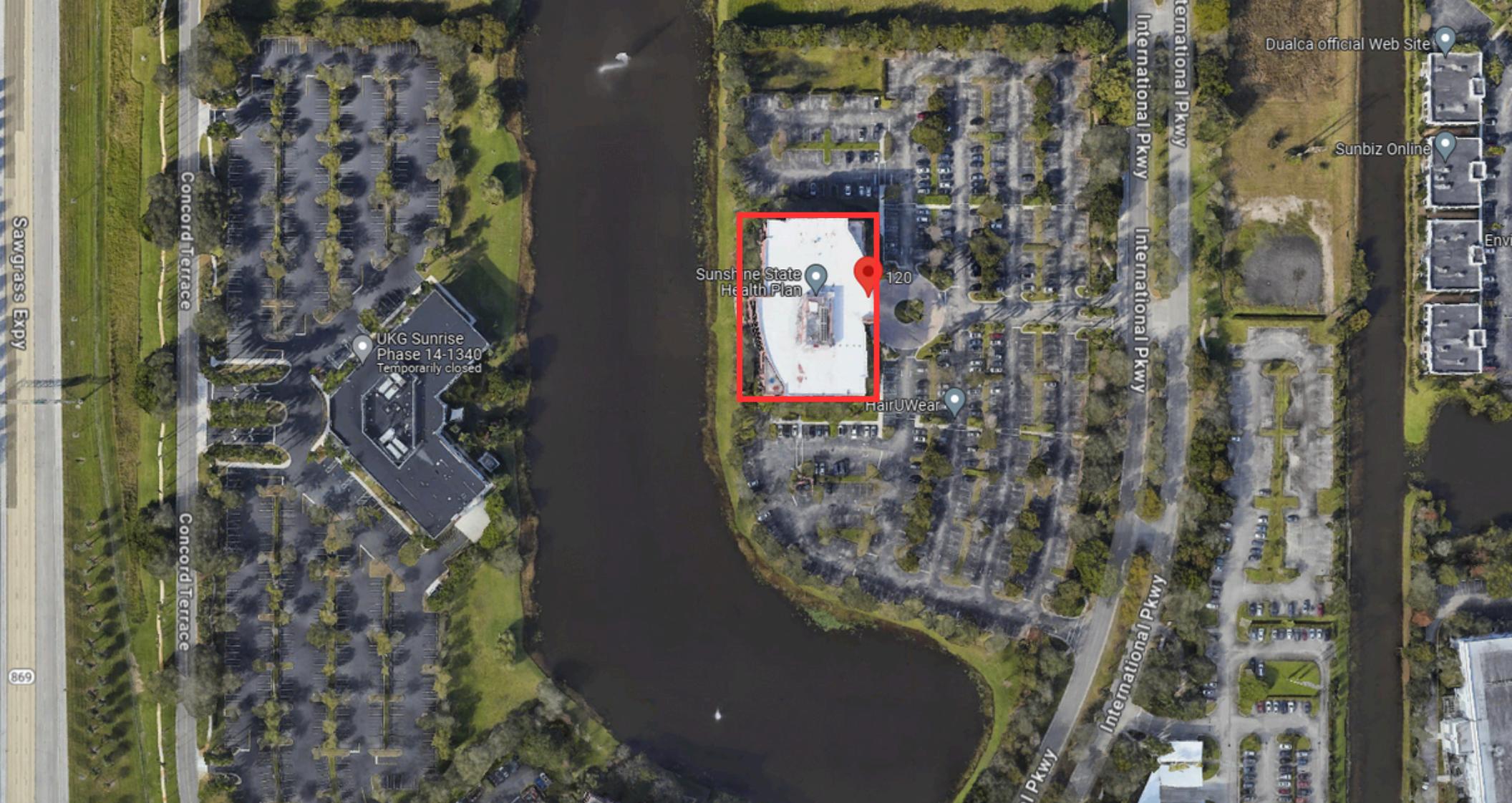












Aerial Shot



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