



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

1301 International Parkway, Suite 120, Sunrise, FL 33323

*For Sub-Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

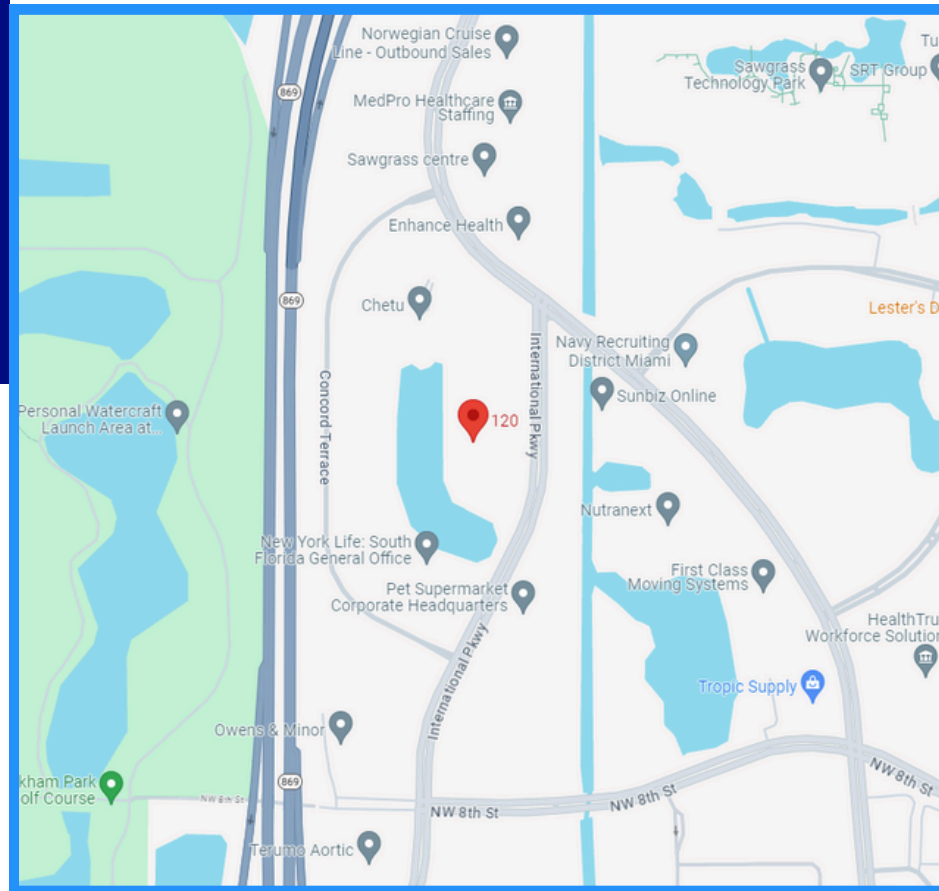
Discover a 300SF turnkey office with serene lake views in a newly renovated Class A building at Lake Shore Plaza. Located within a modern 2,800 SF professional suite shared with a financial firm and attorney, this first-floor space includes access to a reception area, kitchen, and private 8-person conference 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.



- *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

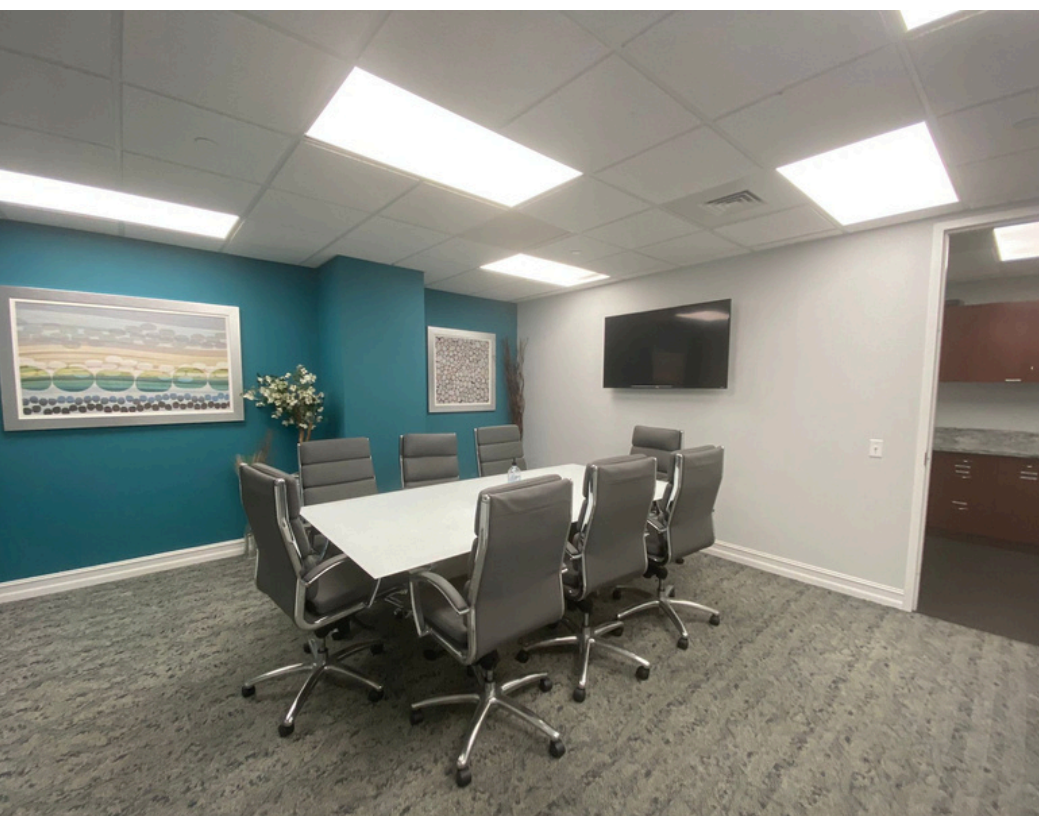
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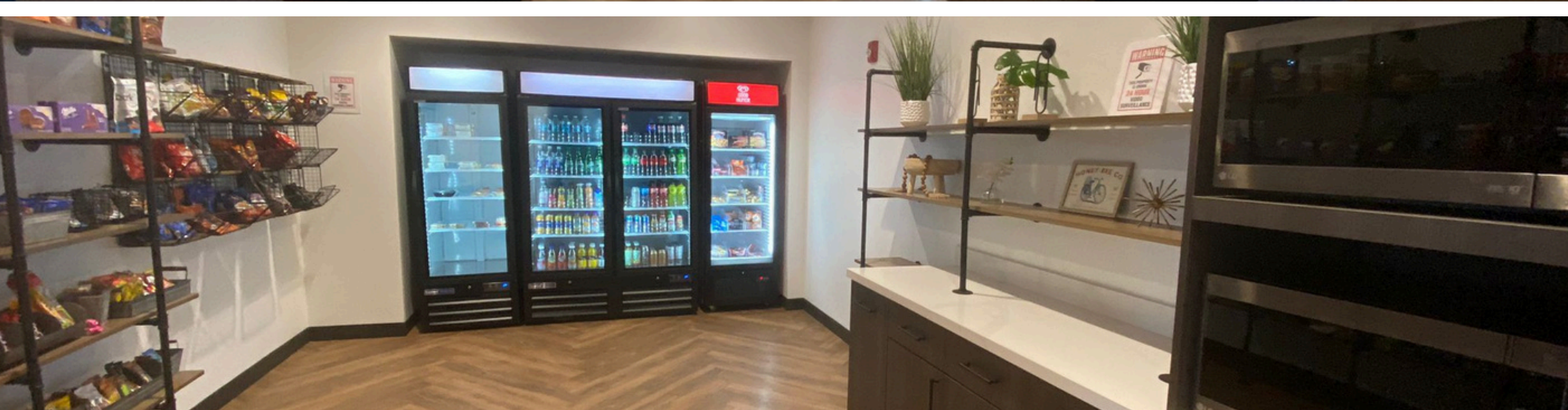








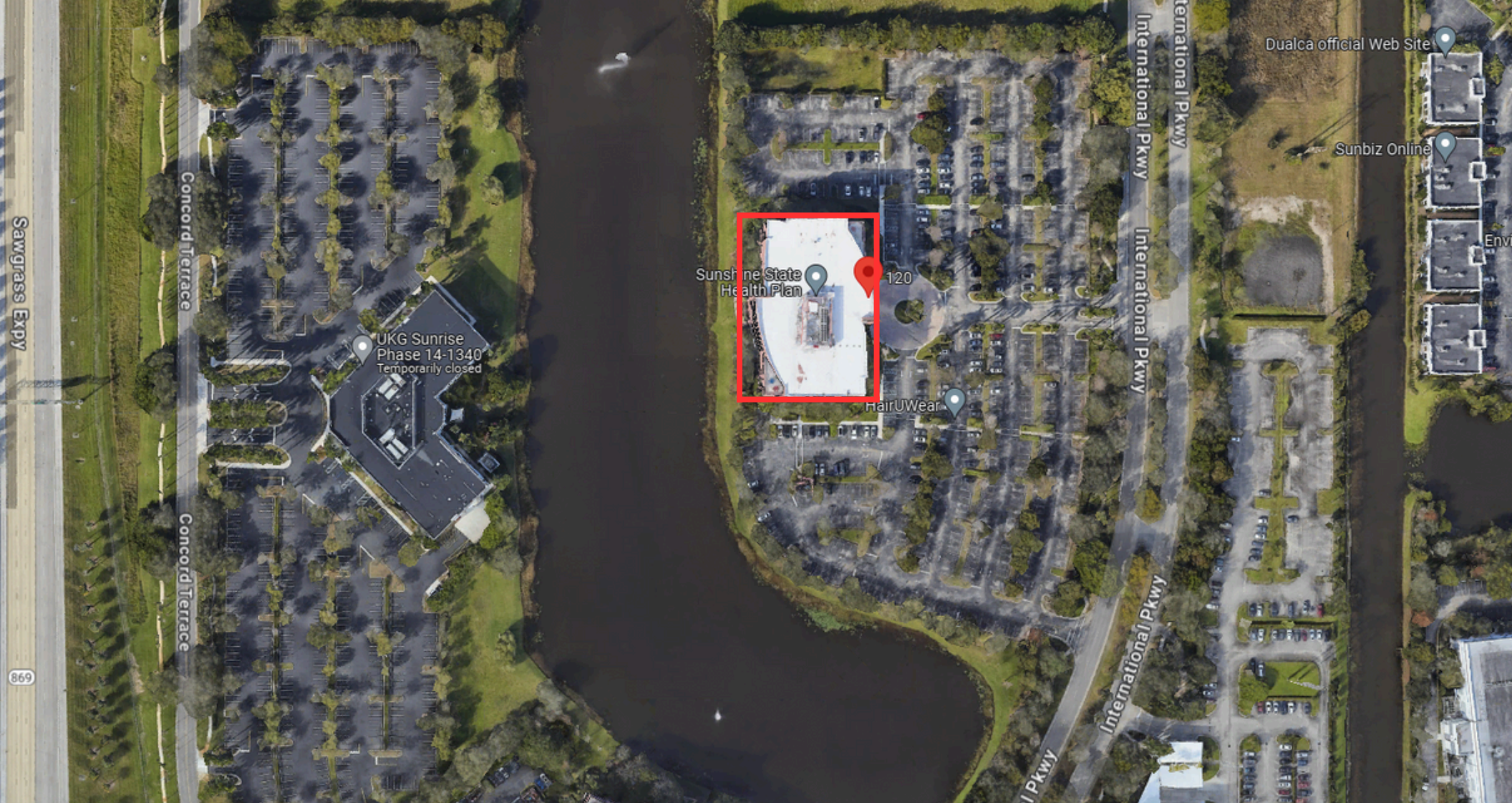












# *Aerial Shot*



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