

For Sub-Lease

Fully Furnished 300 SF Lakeview Office | Class A Sawgrass Corporate Park

1301 International Pkwy, Suite 120, Sunrise, FL 33323

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Property Summary

Fully Furnished 300 SF Lakeview Office | Class A Sawgrass Corporate Park • For Sub-Lease



PROPERTY DESCRIPTION

Furnished 300 SF lakeview office sublease in Class A Sawgrass Corporate Park. Shared 2,800 SF suite with reception, kitchen, and 8-person conference room. Renovated lobby, Grab N Go cafe, outdoor lounge, free Wi-Fi, 24/7 access, ample free parking. \$1,100/month. Call or email today.

PROPERTY HIGHLIGHTS

- Sublease opportunity in a Class A building at Lake Shore Plaza in Sunrise's Sawgrass Corporate Park corridor
- Turnkey 300 SF furnished private office with serene lake views, move-in ready with zero build-out cost
- Sublease structure offers speed to occupancy without long-term commitment or capital outlay
- Located within a 2,800 SF professional suite shared with a financial firm and an attorney, first floor
- Suite includes use of reception area, kitchen, and private 8-person conference room
- Dedicated 100 SF support staff workstation available for an additional \$400 per month
- Furniture in place, ideal for tenants seeking immediate occupancy without FF&E investment
- 2023 capital improvements: renovated lobby and new Grab N Go cafe enhance the tenant experience
- Building amenities include outdoor tenant lounge, complimentary Wi-Fi, and reservable 20-person conference room
- 24/7 building access supports flexible schedules and after-hours client work
- Steps from Sawgrass Mills with retail, dining, hotels, and entertainment within walking distance
- Premier highway access, minutes to I-595, Sawgrass Expressway, and Florida's Turnpike
- Approximately 30 minutes from Fort Lauderdale-Hollywood International Airport
- Abundant free surface parking for tenants, employees, and visiting clients
- Trade area strength: 27,588 residents and \$129,970 average household income within two miles
- 202,356 residents and \$141,406 average household income within a five mile radius
- Well suited for attorneys, financial advisors, consultants, and small professional service firms



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OFFERING SUMMARY

Lease Rate:	\$1,100/month
Number of Units:	180
Available SF:	300 SF
Lot Size:	9.416 Acres
Building Size:	144,492 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



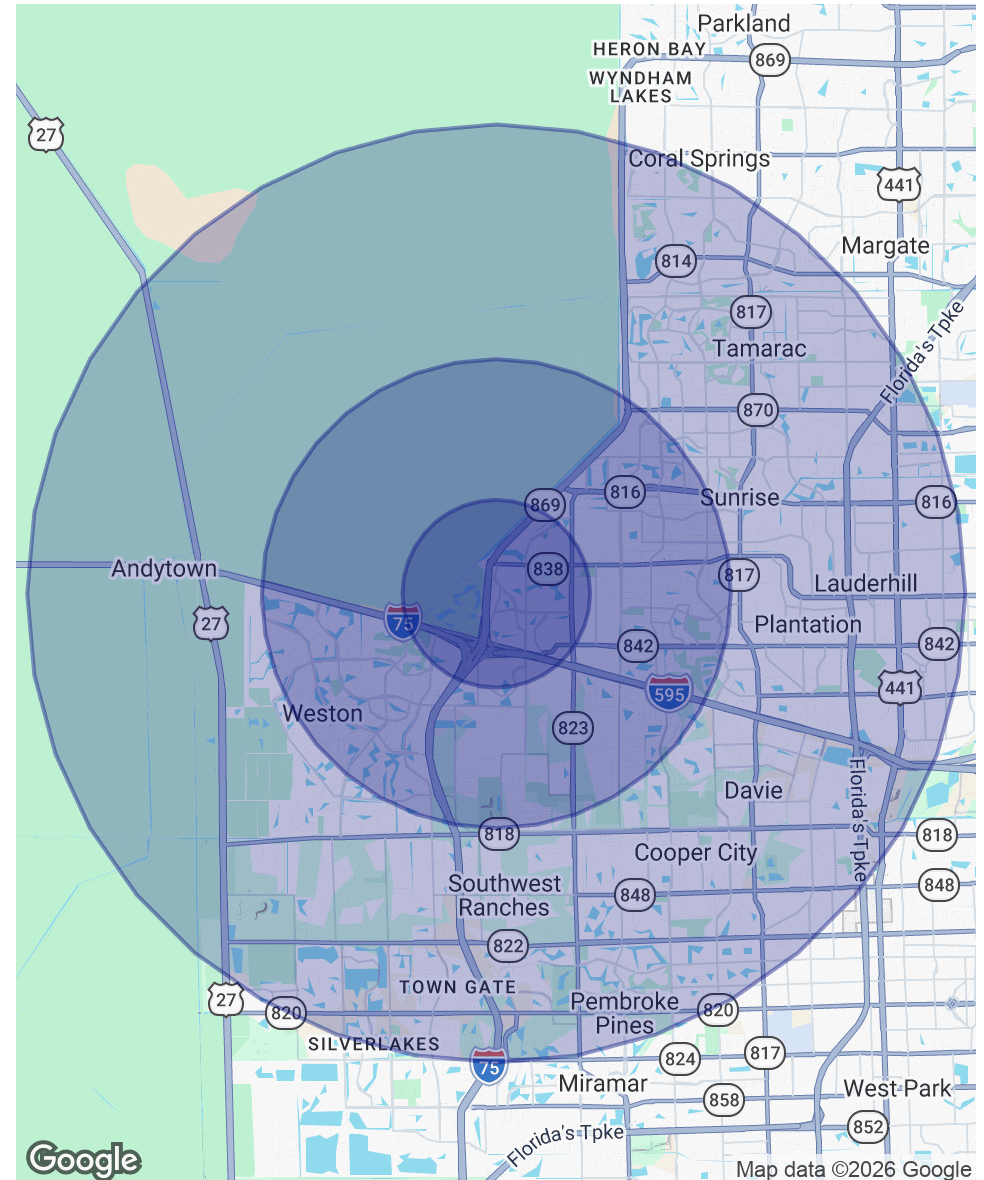
Demographics Map & Report

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POPULATION	2 MILES	5 MILES	10 MILES
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

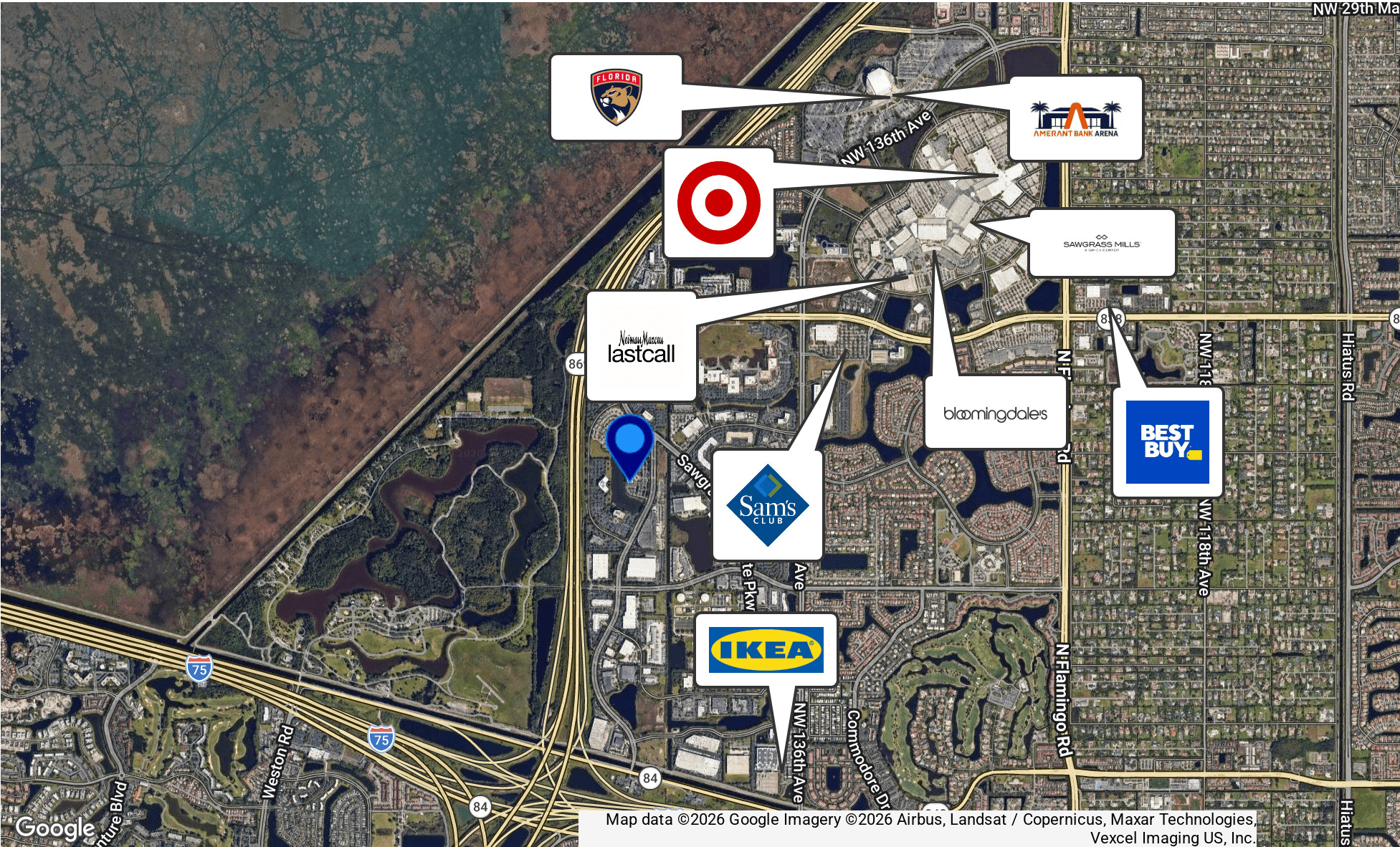
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	9,765	74,518	333,685
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$129,970	\$141,406	\$111,272
Average House Value	\$485,111	\$557,143	\$447,210

2020 American Community Survey (ACS)



Retailer Map

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Additional Photos

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Aerial View

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