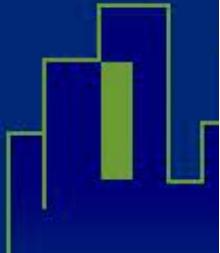


CLASS "A" OFFICE SPACE FOR SUBLLEASE



**\$24.00 P/SF NNN
OPEX \$13.86 P/SF**

1580 Sawgrass Corporate Parkway, Sunrise, FL

- 5,020 SF first floor location, just off Lobby entrance.
- 3 to 5 year sublease available.
- Sublet with or without furniture.
- Ample surface parking, four SemaConnect EV car charging stations, 24 hour-controlled security access, impact resistant thermal glass.
- Close to major highways including Sawgrass Expressway, near Amerant Bank Arena and Fort Lauderdale-Hollywood International Airport.
- Fantastic natural light throughout Suite. LED lighting.
- Very Effective "White Noise Suppression" system.
- Well-kept Class "A" 4-story office building.
- Located in a top South Florida submarket, ideal for tech, service, medical, and professional firms.
- See page 2 for Space Plan and Photos.



**Ideal Location for
Your Business!**

**Minutes to the
Sawgrass
Expressway**

Although the information contained herein is believed to be correct, Broker and Sublandlord have not independently verified the information contained herein and disclaim any and all responsibility for any inaccuracies. Further, Broker expects prospective Subtenant to exercise their own independent due diligence in verifying all supplied and relevant information. No representation or warranty, expressed or implied, is made as to the accuracy or completeness of this flyer or any of its contents, or any other written or oral communication transmitted to a prospective subtenant in the course of its evaluation of the proposed sublease of the suite.

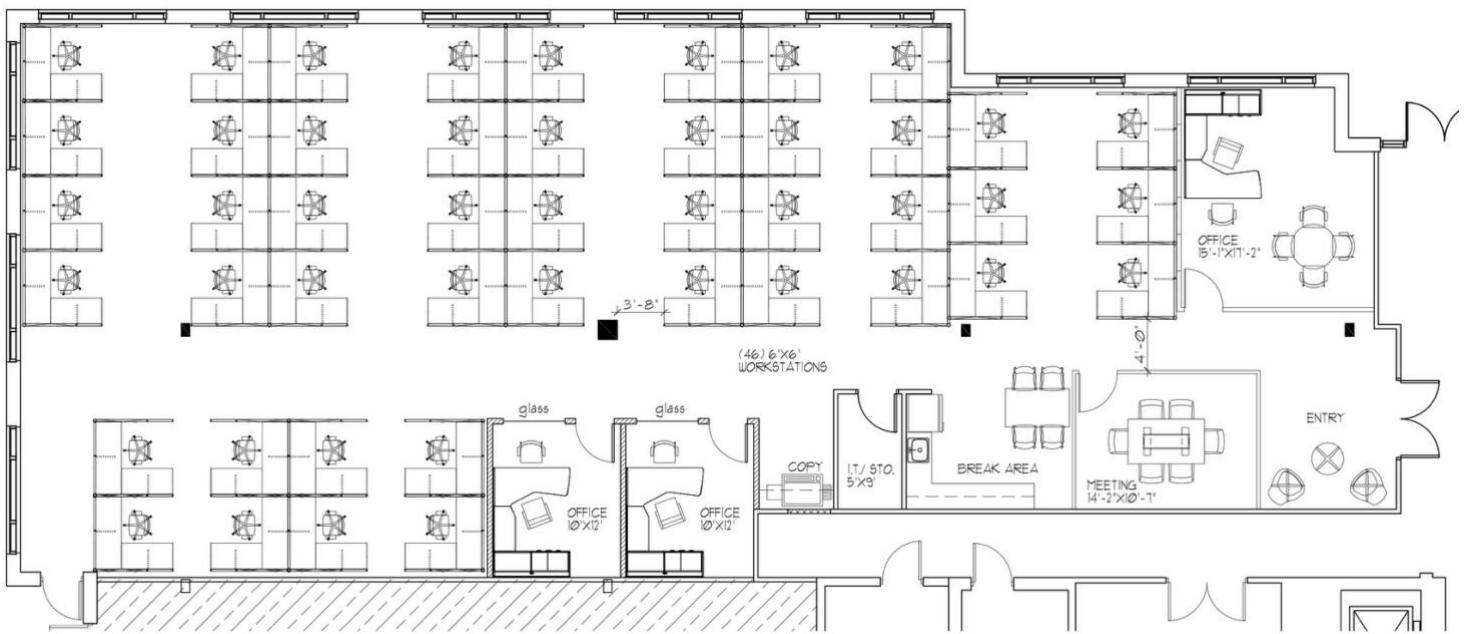
LOCAL KNOWLEDGE-LOCAL STRENGTH™

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FLOOR PLAN

Approx. Dimensions – For Visual Representation



ADDITIONAL PHOTOS

