

# CLASS "A" OFFICE SPACE FOR SUBLEASE



**\$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**

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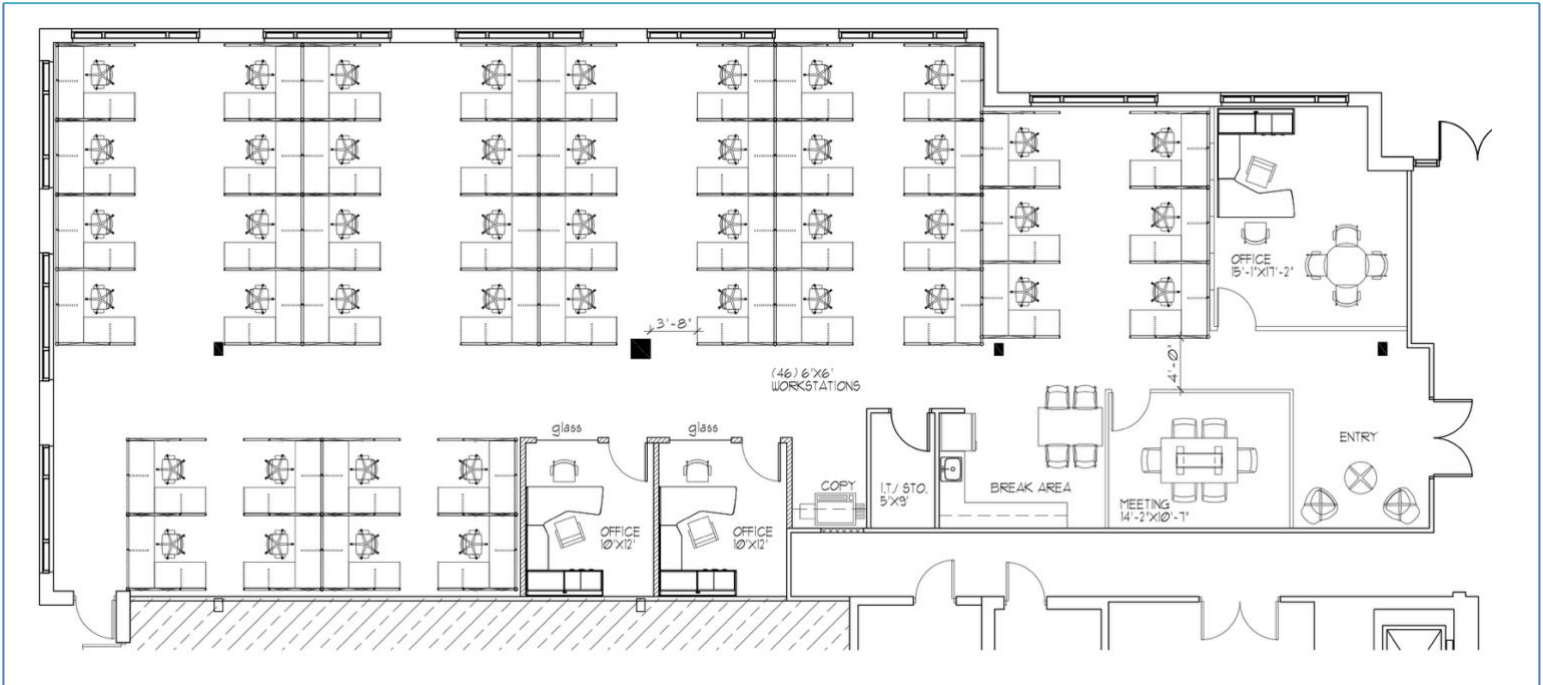
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# FLOOR PLAN

Approx. Dimensions – For Visual Representation



## ADDITIONAL PHOTOS

