

# Lake Shore Plaza

1301 International Parkway

Sunrise, FL 33323

workspace  
property trust

Up to 75k Available Now

Asking Rent: \$24.00/NNN  
2024 OPEX: \$13.89 RSF

**Building Signage Opportunity**

Renovations  
Completed in  
Lobby, Café, &  
Conference  
Center!

Covered Parking  
Coming in 2024!



# 1301 International Parkway

Sunrise, Florida 33323

## PROPERTY HIGHLIGHTS

### AMENITIES

Five story Class "A" office building located within the prestigious Sawgrass International Corporate Park. 2023 renovation which includes Grab & Go Café, Conference Room and newly renovated lobby. Two-story glass atrium lobby entrance, outdoor tenant lounge with water views and high-end finishes throughout. Free Wi-Fi in lobby and interactive touchscreen directory with real-time traffic updates. Close proximity to Sawgrass Mills Mall, hotels, restaurants, banks, daycare, fitness centers and walking trails.

### TRANSPORTATION

Immediate access to Sawgrass Expressway, Interstate 75, and Interstate 595. 15 Miles from Ft Lauderdale International Airport

### TECHNOLOGY

AT&T, FPL FiberNet, Sprint, Comcast

### SUSTAINABILITY

Certified LEED Silver. Green initiatives in place by tenants and property management to include janitorial and recycling

**Building Owner:** Workspace Property Trust

**Total Building Size:** 140,160 SF

Up to 75k Available Now



Conference Room



Lobby Area





Cafe



Balcony View



Front Entrance



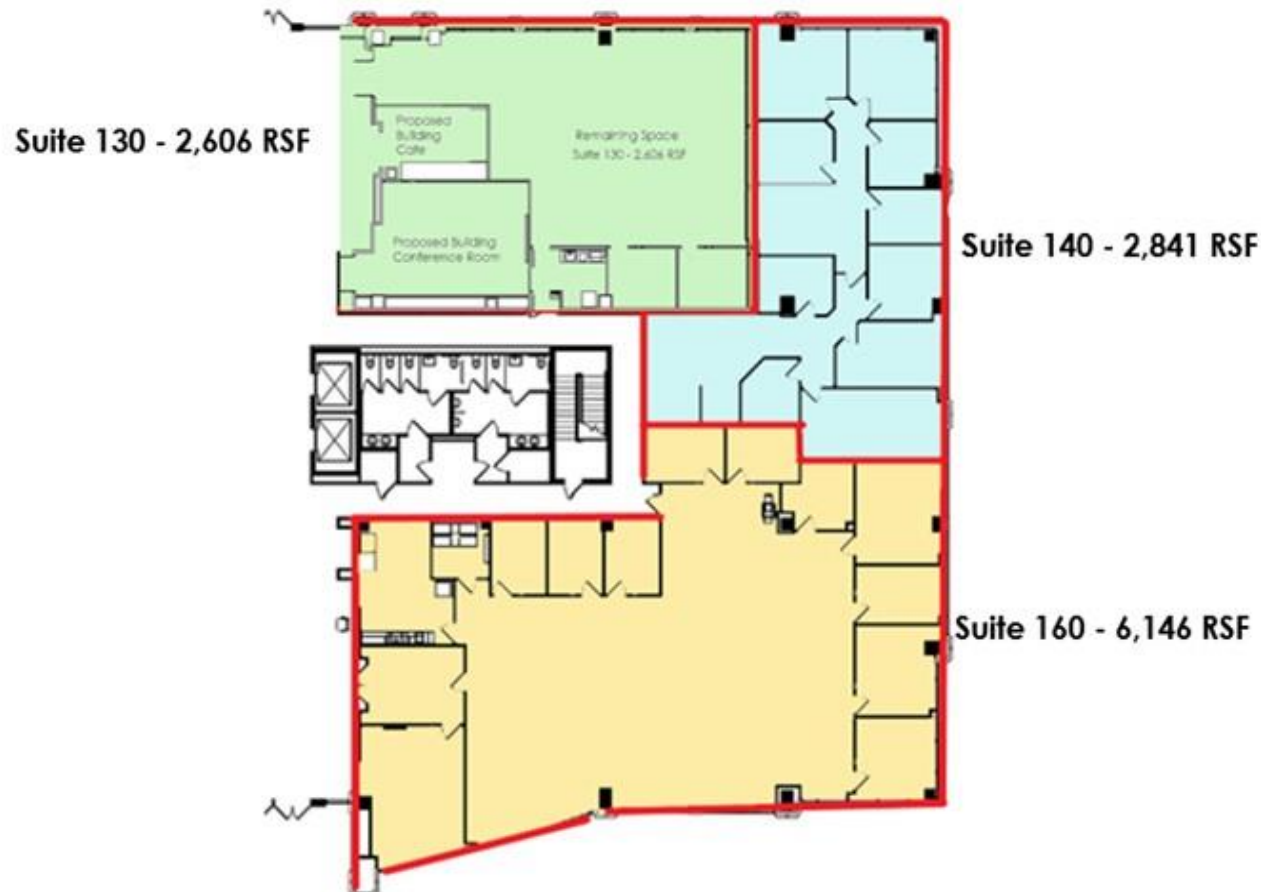
Outdoor Lounge

# 1301 International Parkway – Suite 130, Suite 140 & Suite 160

Sunrise, FL 33323



## 11,593 SF Available Now



## Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431  
(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

Mike, Nathanson  
Director of Leasing  
[mnathanson@workspaceproperty.com](mailto:mnathanson@workspaceproperty.com)

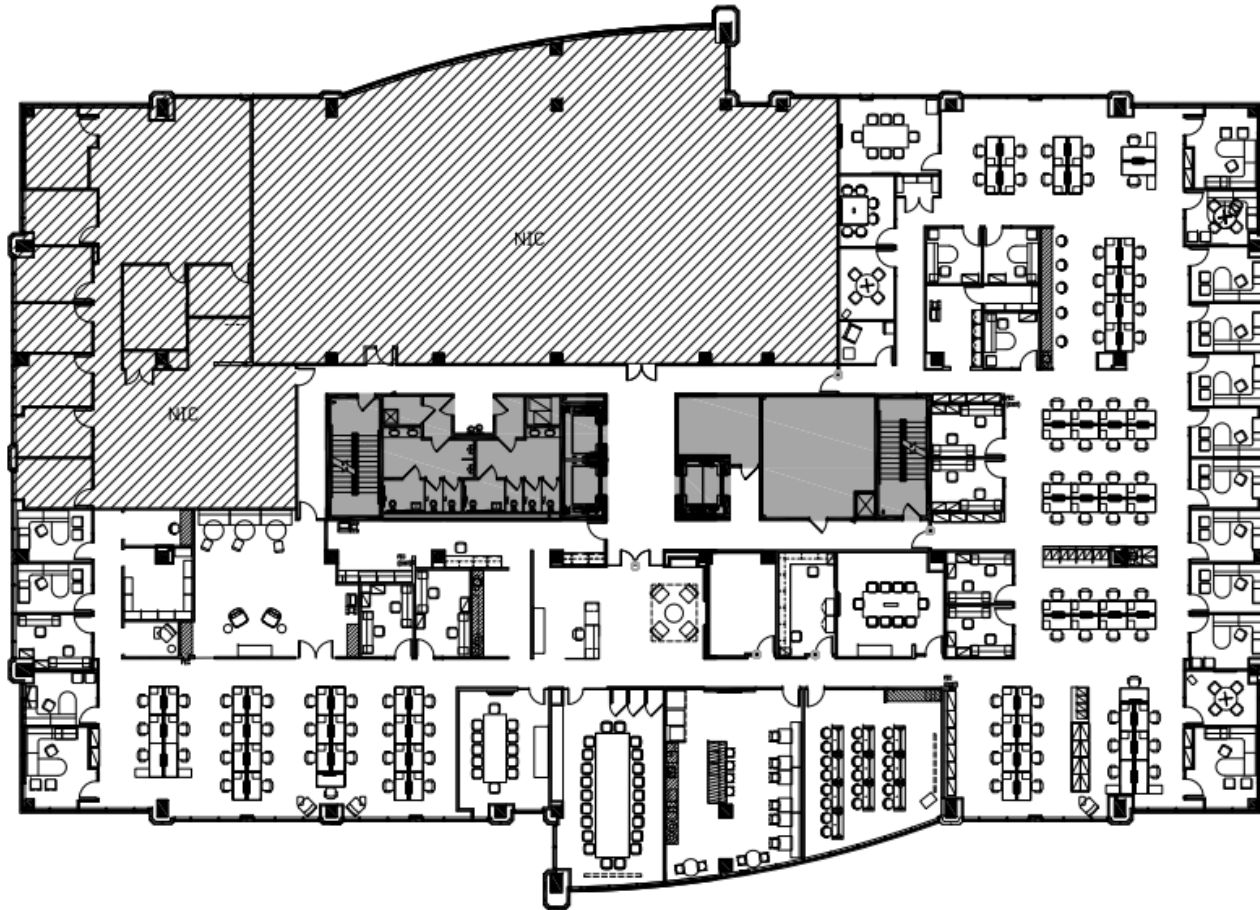


# 1301 International Parkway – Suite 300

Sunrise, FL 33323

**workspace**  
property trust

## 20,002 SF Furnished Plug & Play Available 8.1.24



## Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431  
(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

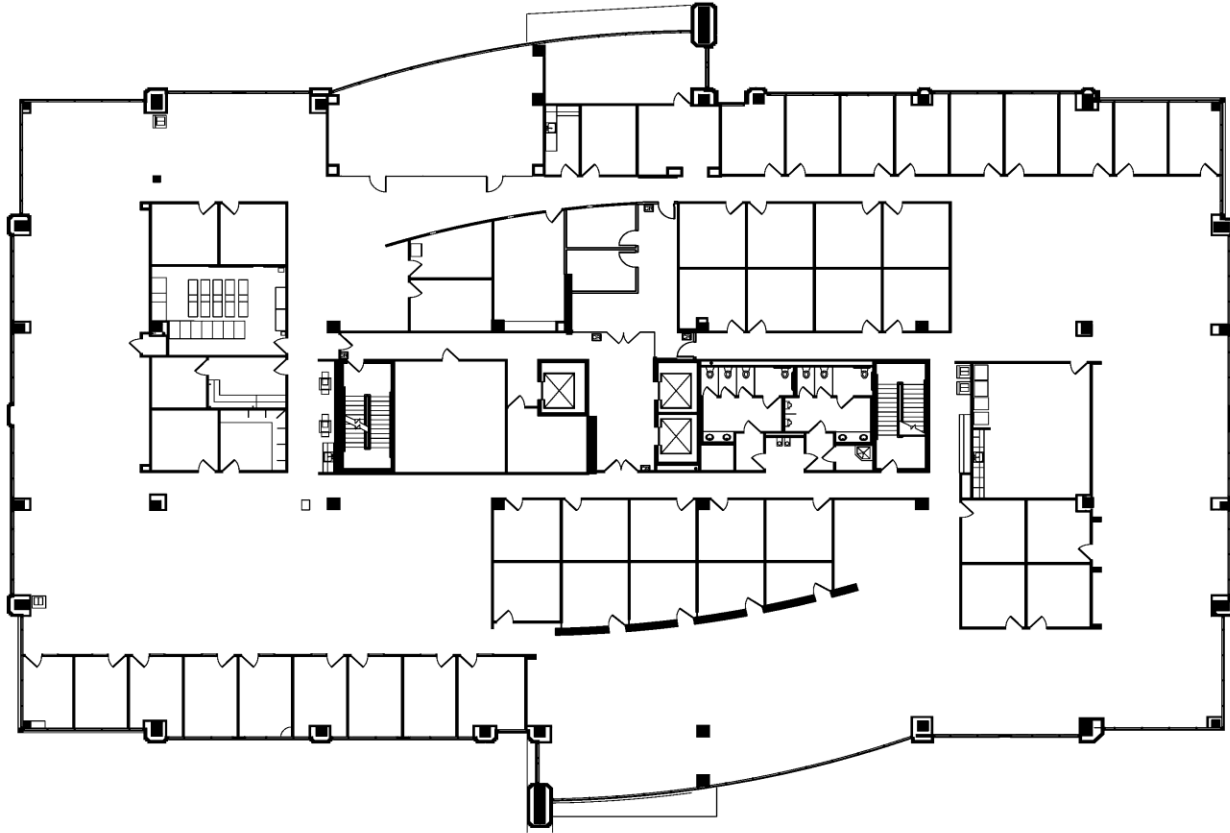
Mike, Nathanson  
Director of Leasing  
[mnathanson@workspaceproperty.com](mailto:mnathanson@workspaceproperty.com)

# 1301 International Parkway – 4<sup>th</sup> Floor

Sunrise, FL 33323



## 29,574 SF Available Now



## Leasing Information

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(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

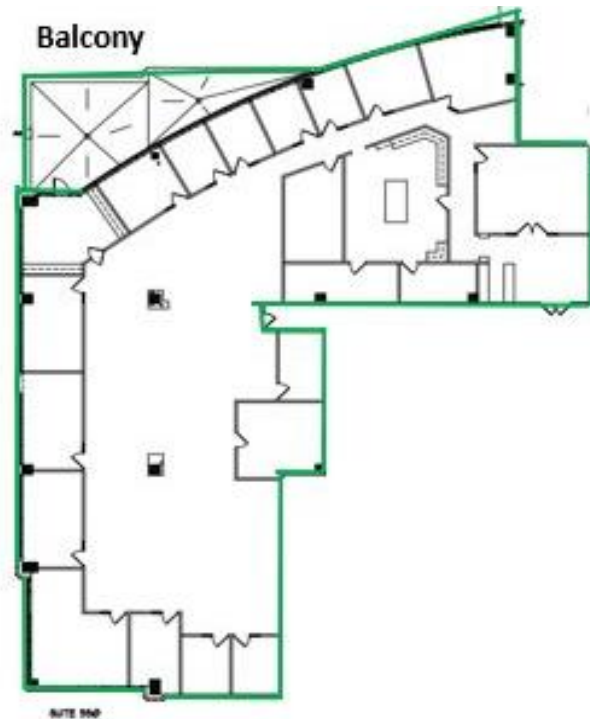
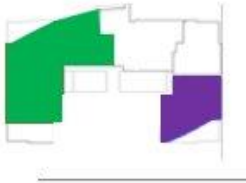
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# 1301 International Parkway – Suite 550 & Suite 520

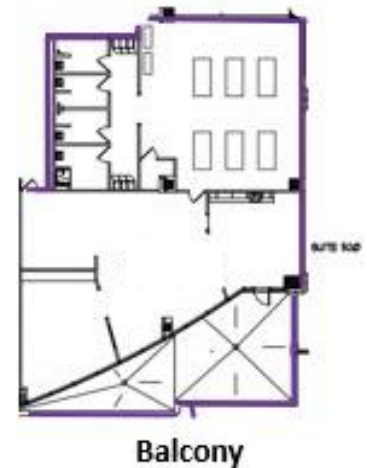
Sunrise, FL 33323



## 14,174 SF Available Now



Suite 550  
10,191 RSF



Suite 520  
3,983 RSF

## Leasing Information

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