



Professional Office Suite – Sub-Lease

1301 International Parkway, Suite 120
Sunrise, FL 33323

For Sub-Lease

martinezteamcommercial.com

Located within a 2,800 SF professional office suite, on the first floor of the Class A Lake Shore Plaza in the prestigious Sawgrass International Corporate Park. This 400 sf turnkey office comes with extra large impact windows with serene views of the lake. The office includes an external cubicle area for a support person. This end cap suite is shared with a financial company and a business attorney. This modern well-appointed office suite, includes a reception area, kitchen, and a private conference room with seating for eight people. The office has 24/7 FOB access.

Recent renovations to the lobby in 2023 a Grab N Go cafe, and a new 20-person conference area room available by appointment for tenants. The building boasts top-tier amenities with an outdoor tenant lounge, free wifi, and ample parking. The building is easily accessible to all the major highways. The Fort Lauderdale airport is less than 30 minutes away.



**MARTINEZ
TEAM**



Sub-Lease Price: \$1,500 per month

Office Space: 400 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

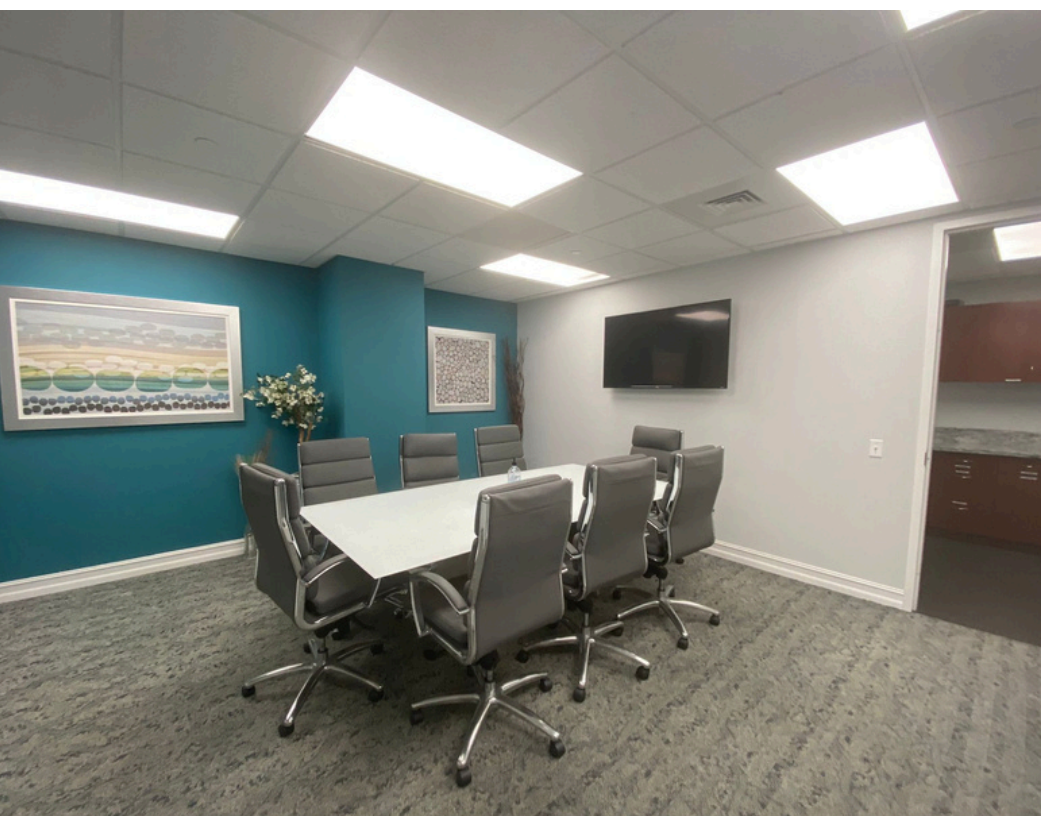
DEMOGRAPHICS

	1 mile	3 mile	5 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

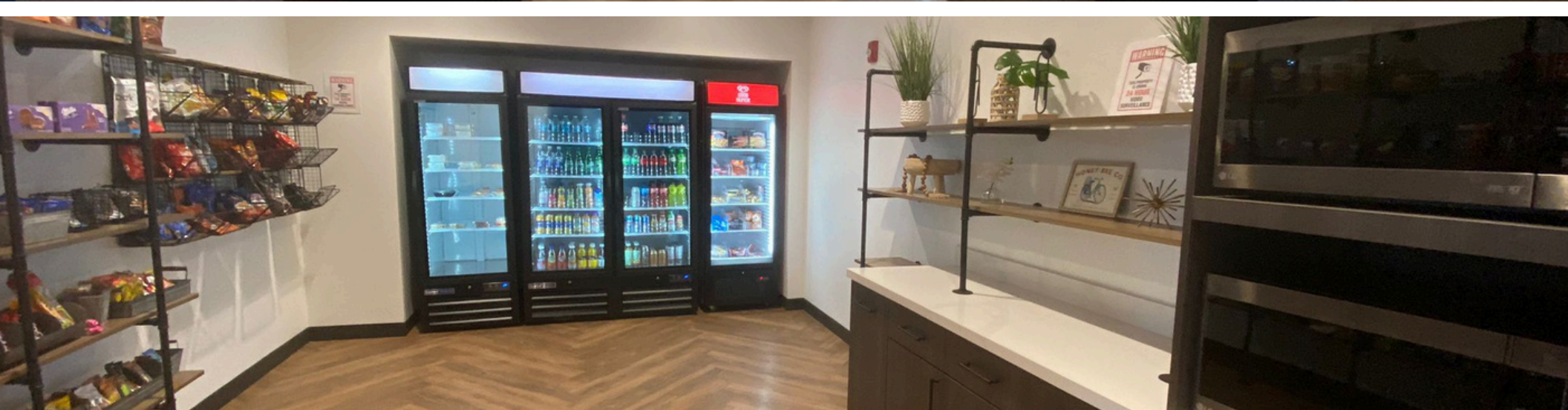
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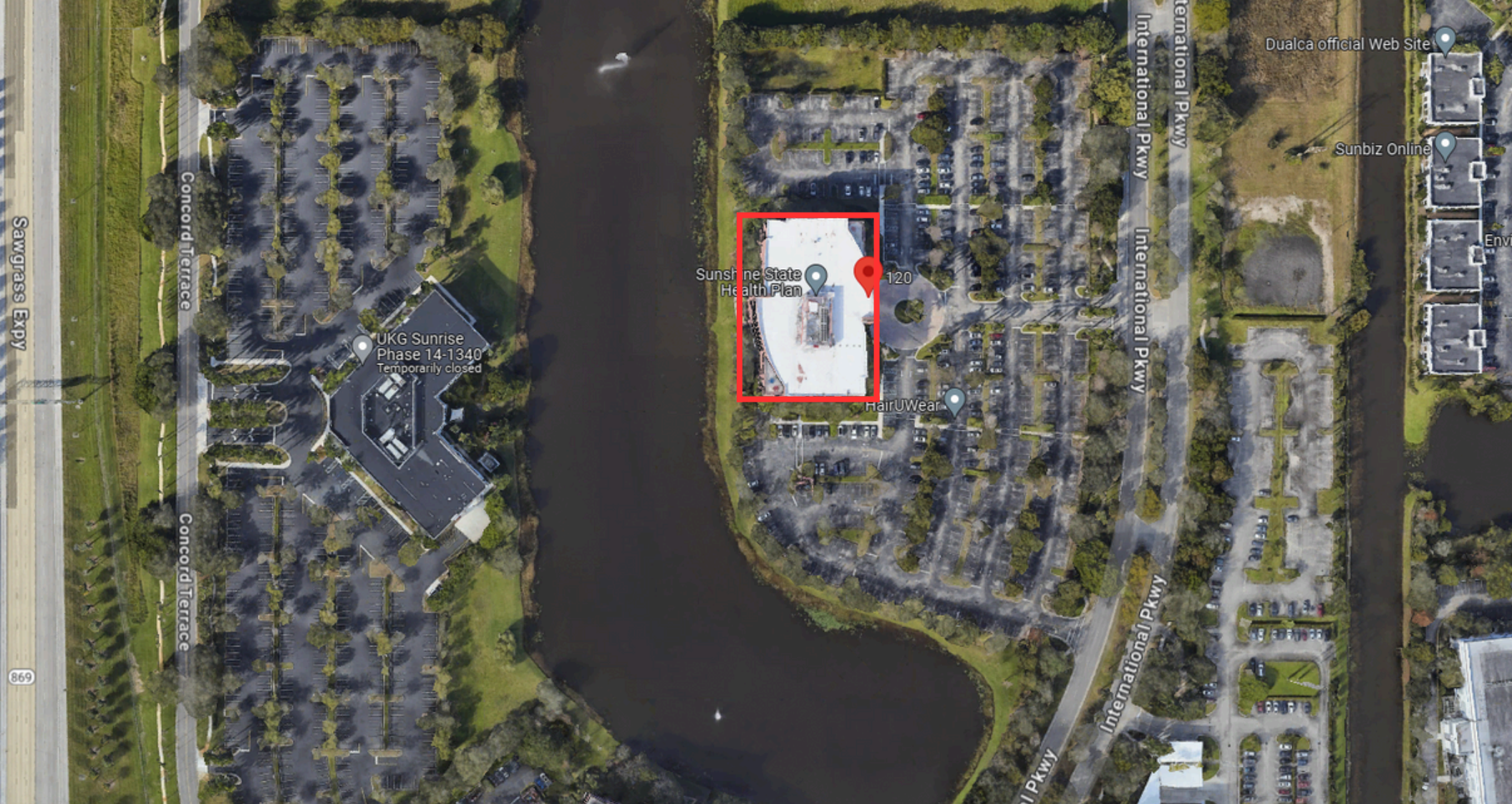












Aerial Shot

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