



Professional Office Suite – Sub-Lease

1301 International Parkway, Suite 120
Sunrise, FL 33323

For Sub-Lease

martinezteamcommercial.com

This 300 SF turnkey office is located within a 2,800 SF professional suite on the first floor of Lake Shore Plaza, a Class A building in Sawgrass International Corporate Park. The office features expansive impact windows with peaceful lake views and is part of a modern suite shared with a financial firm and business attorney. Tenants benefit from a reception area, kitchen, and private conference room with seating for eight. A dedicated cubicle for a support professional is also available for an added fee. The building was renovated in 2023 and includes a new lobby, Grab N Go café, and a reservable 20-person conference room. Additional amenities include an outdoor tenant lounge, free Wi-Fi, ample parking, and 24/7 FOB access. Conveniently located near major highways, it's less than 30 minutes from Fort Lauderdale-Hollywood International Airport.



Sub-Lease Price: \$1,100 per month rent plus Sales Tax

\$400 per month for the secretarial area

\$100 per month for internet access provided by master tenant

Leases rates will be quoted on a GROSS basis.

Office Space: 300 SF

Secretarial Area: 100 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

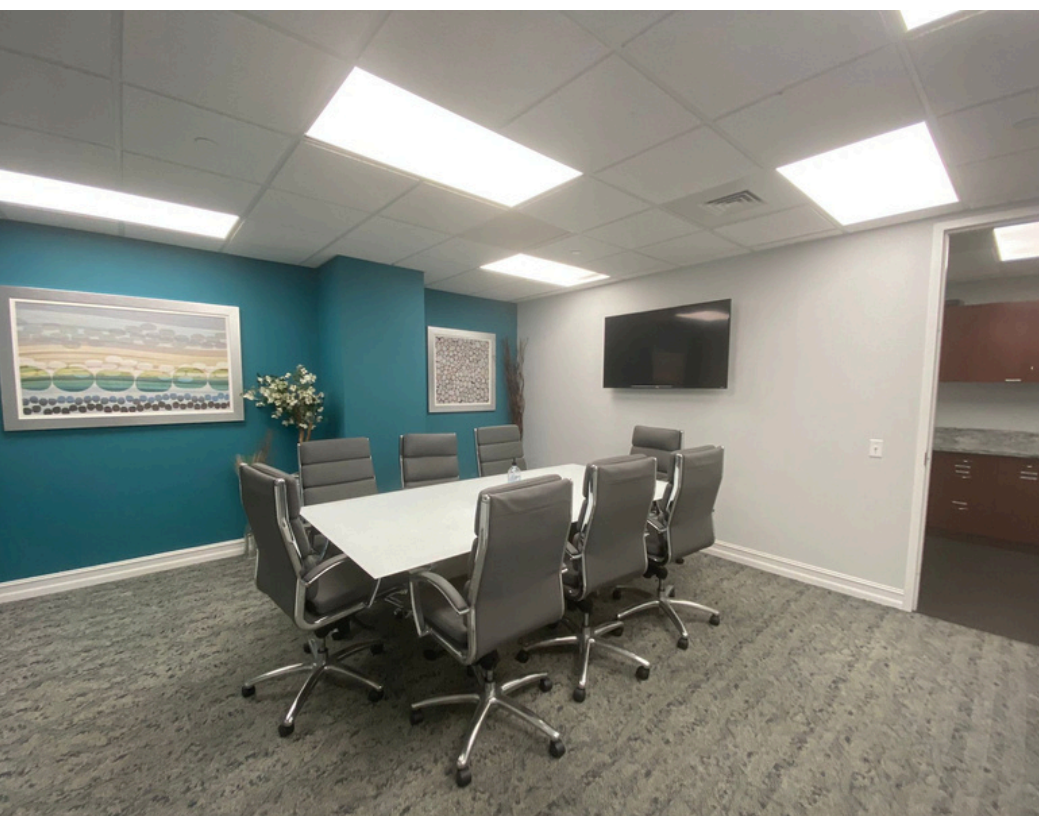
DEMOGRAPHICS

	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

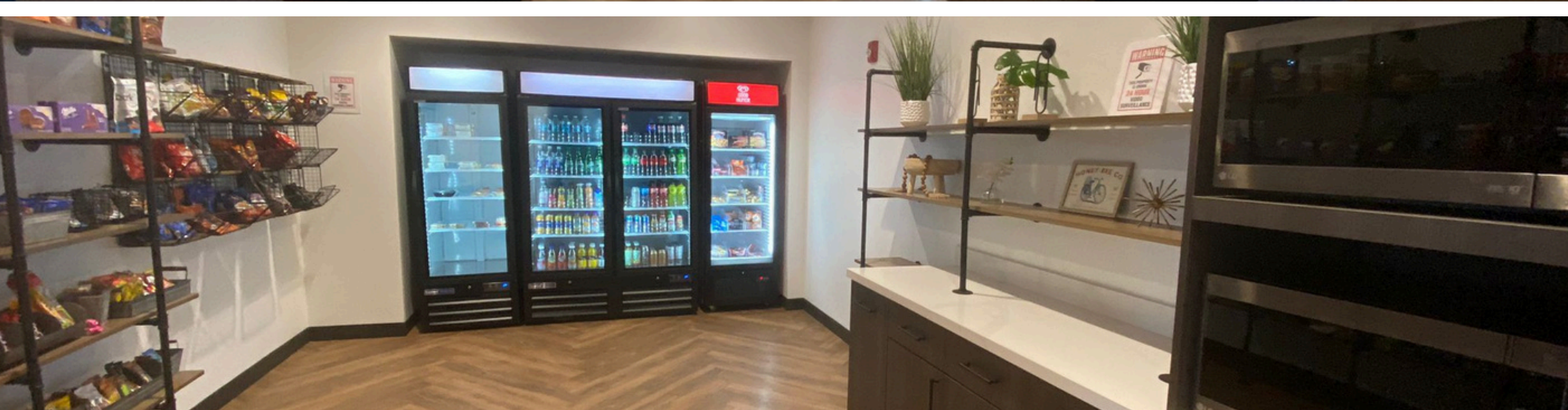
1301 International Parkway, Suite 120
Sunrise, FL 33323



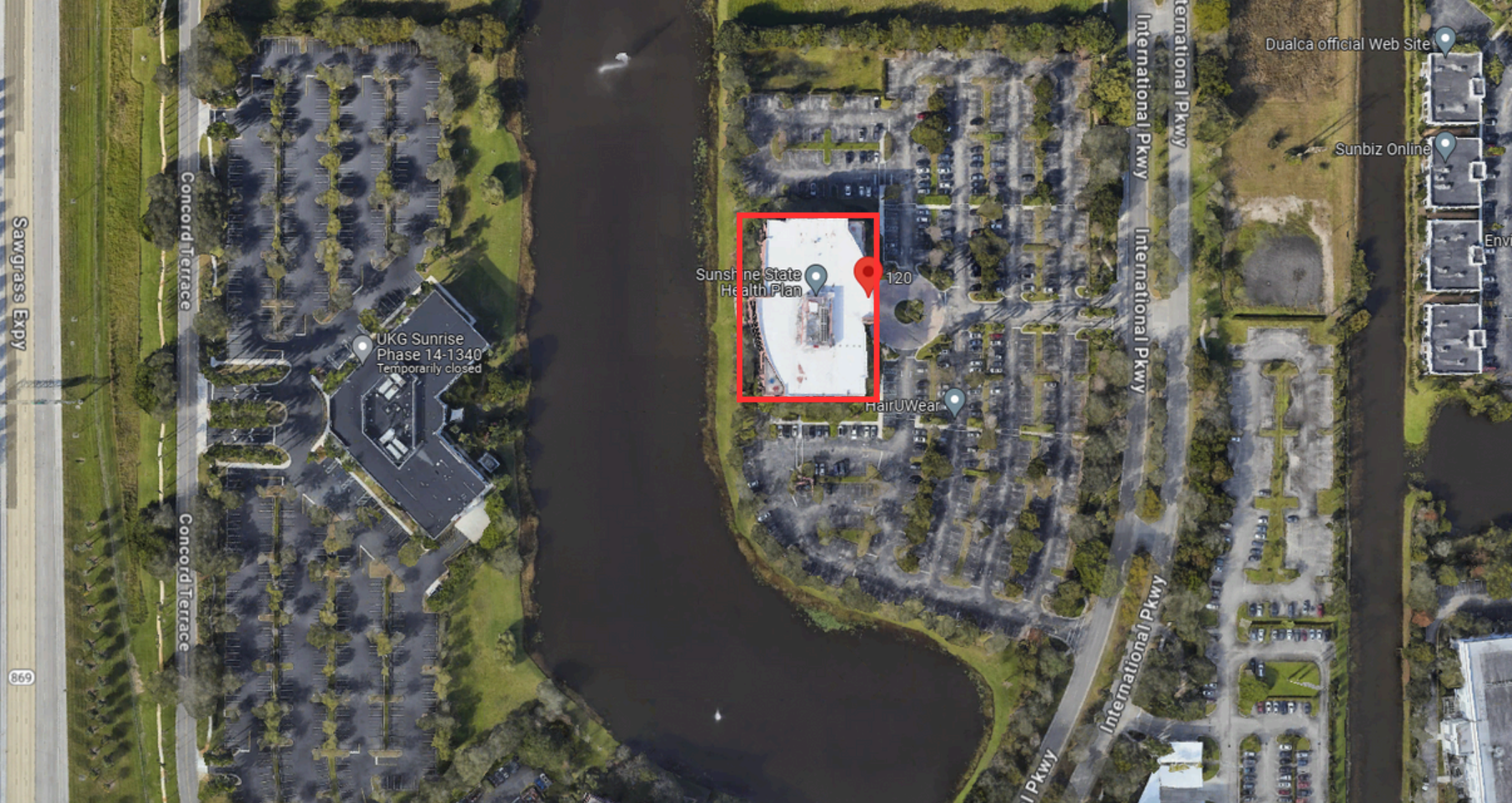












Aerial Shot

1301 International Parkway, Suite 120
Sunrise, FL 33323



Cory Friedman
954.242.1418
Cory@MartinezTeamCommercial.com

Gus Martinez, P.A.
954.394.7078
Gus@MartinezTeamCommercial.com

