

OFFICE FOR LEASE

\$20.00_{psf NNN} | \$12.50_{Opex psf}

500 Sawgrass Corporate Parkway

Sunrise, FL 33323



Greg Martin

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The Highlights



First-Floor Office Suite

Professionally built-out ±3,897 SF office space located on the first floor, offering turnkey functionality



Efficient Layout

Functional floor plan featuring private offices, a conference room, reception area, and collaborative workspace



Strategic Sawgrass Location

Positioned within the highly accessible Sawgrass business corridor with direct connectivity to I-595, I-75, and the Sawgrass Expressway



Upgraded Interiors

Modernized common areas and restrooms enhance the overall tenant experience



Parking & Signage

Abundant 7/1,000 SF parking ratio with monument signage available for added visibility



Nearby Amenities

Just minutes from Sawgrass Mills, Amerant Bank Arena, IKEA, and numerous dining options



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The Availability

1st Floor



3,897 SF



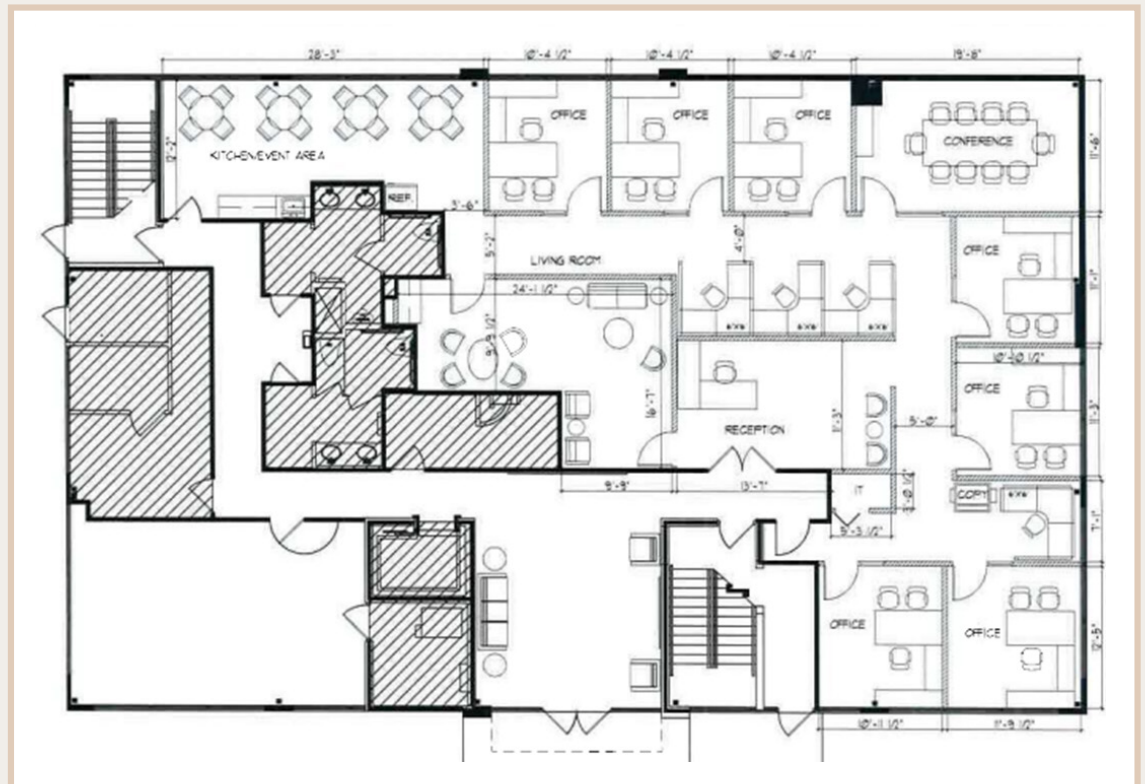
Private Offices



Updated Interiors



Efficient Layout



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The Gallery



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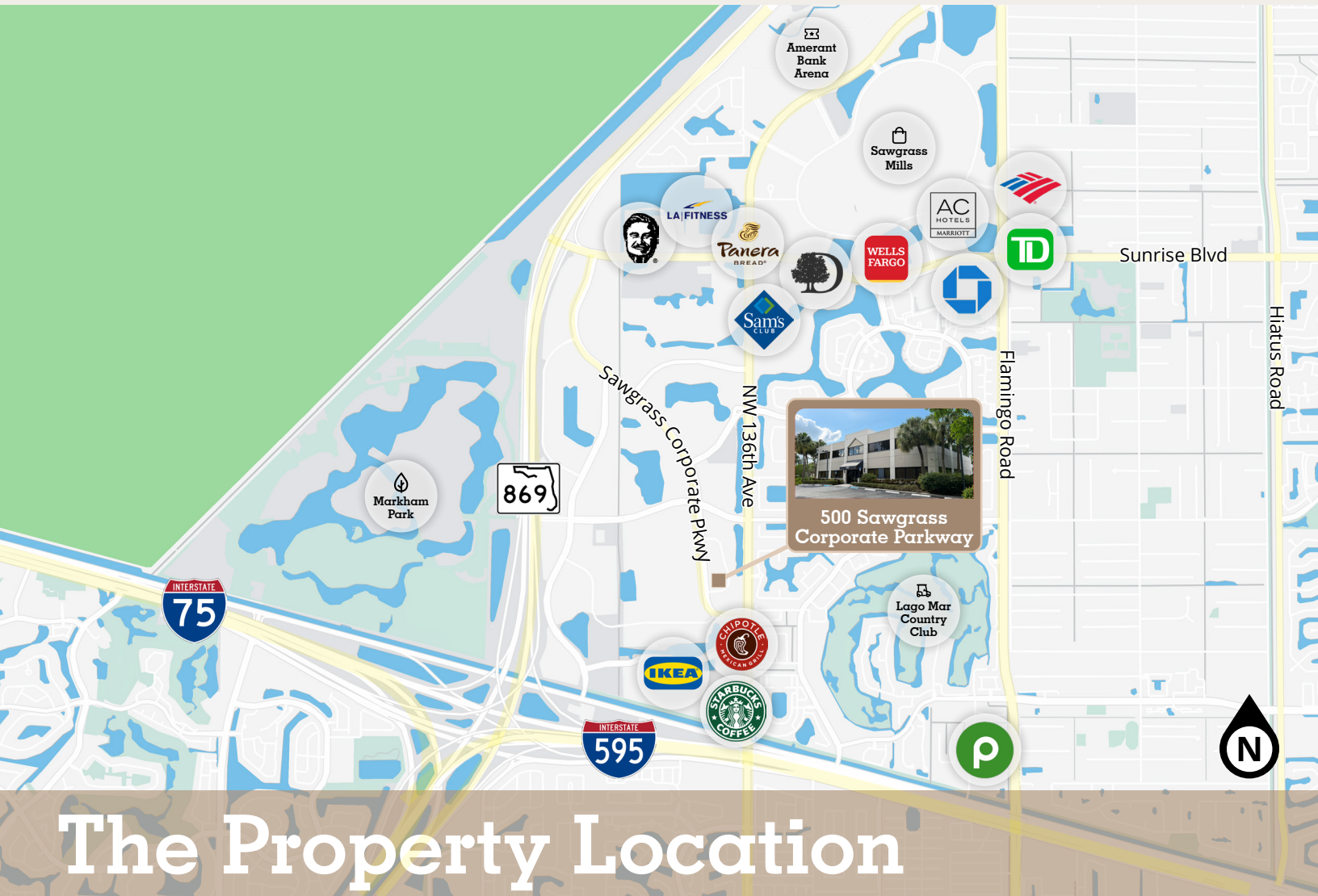
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The Property Location

Dining

Flanigan's
Starbucks

Chipotle
Panera Bread

Shopping

Sawgrass Mills
Sam's Club

Publix
IKEA

Banks

Wells Fargo
Bank Of America

Chase
TD Bank

Lifestyle

Amerant Bank Arena
LA Fitness

Markham Park
Lago Mar Country Club

Hotels

Double Tree by Hilton

AC Hotels by Marrio

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