

OFFICE SPACE AT SAWGRASS EXECUTIVE CENTER C



480 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33325

FOR LEASE

Presented By,

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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[@leesouthflorida](https://www.instagram.com/leesouthflorida)

PROPERTY SUMMARY

SAWGRASS EXECUTIVE CENTER | BUILDING C

Lee & Associates presents office space for lease at Sawgrass Executive Center C, offering businesses a professional environment in one of South Florida's premier commercial corridors. The property features 57 on-site parking spaces, available building signage for enhanced visibility, and convenient on-site amenities including a restaurant and day care. Located directly along Broward County Transit Bus Route 23, the property provides accessibility for employees and visitors while supporting a wide range of office users.

Strategically positioned in the heart of the Sawgrass business district, the property is surrounded by major corporate headquarters, national retailers, and Sawgrass Mills Mall, the largest single-story outlet mall in the United States with more than 329 retailers. The location offers exceptional regional connectivity with access to the Sawgrass Expressway (2.1 miles), I-595 (2.6 miles), I-75 (3 miles), and I-95 (11.4 miles). Fort Lauderdale-Hollywood International Airport is approximately 15 miles away, with Miami International Airport reachable in about 35 minutes and Palm Beach International Airport in less than one hour.



For more information, please contact one of the following individuals:

MARKET ADVISORS

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PROPERTY HIGHLIGHTS



Sawgrass Executive Center C Suite 102

- Building signage available
- On-site restaurant and day care



Location:

Located within **Sawgrass Executive Center** in the heart of the **Sawgrass/West Broward office market**, this property offers exceptional regional connectivity with immediate access to the **Sawgrass Expressway, I-595, and I-75.**



Drive Time to Major Highways:

1. **Sawgrass Expressway (SR-869)**
 - Distance: ~2.1 miles
 - Drive Time: 4-6 minutes
2. **Interstate 595 (I-595)**
 - Distance: ~2.6 miles
 - Drive Time: 5-7 minutes
3. **Interstate 75 (I-75)**
 - Distance: ~3 miles
 - Drive Time: 5-8 minutes

PROPERTY DETAILS

PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Office Building
ZONING	B-3
APN #	50-40-03-AB-0010

BUILDING INFORMATION

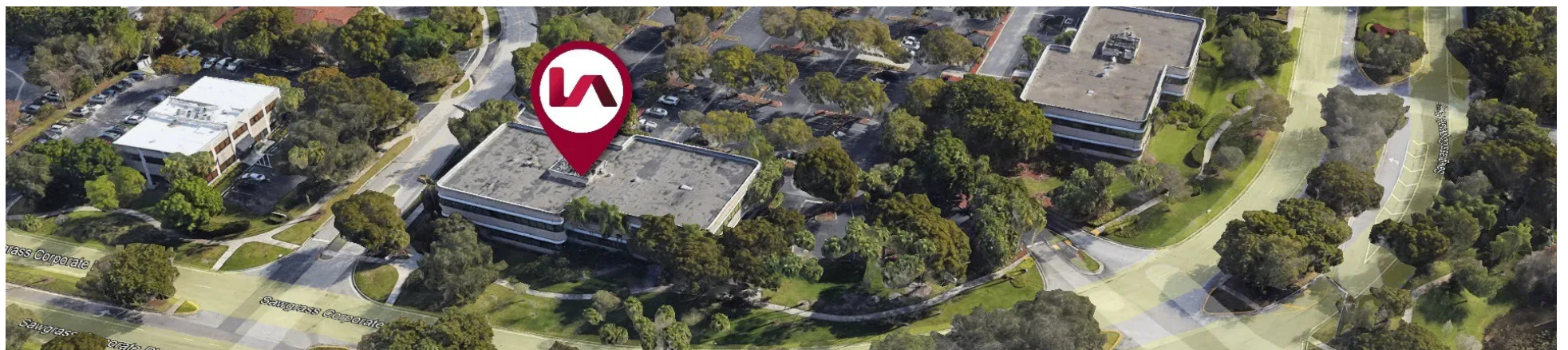
BUILDING SIZE	24,820 SF
BUILDING CLASS	B
TENANCY	Multiple
NUMBER OF FLOORS	2
AVERAGE FLOOR SIZE	12,810 SF
YEAR BUILT	1996
NUMBER OF BUILDINGS	1

LOCATION INFORMATION

BUILDING NAME	Sawgrass Executive Center C
STREET ADDRESS	480 Sawgrass Corporate Pkwy
CITY, STATE, ZIP	Sunrise, FL 33325
COUNTY	Broward
MARKET	South Florida
SUB-MARKET	Sawgrass Park
NEAREST HIGHWAY	595 & I-75
NEAREST AIRPORT	Fort Lauderdale-Hollywood Int'l airport

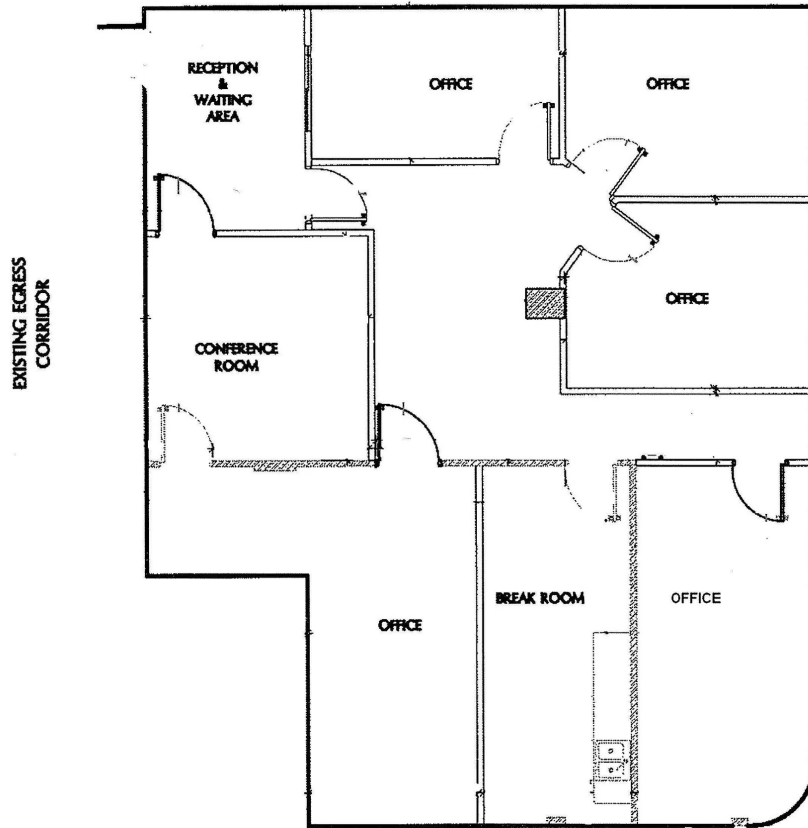
PARKING & TRANSPORTATION

PARKING RATIO	4.0
NUMBER OF PARKING SPACES	57

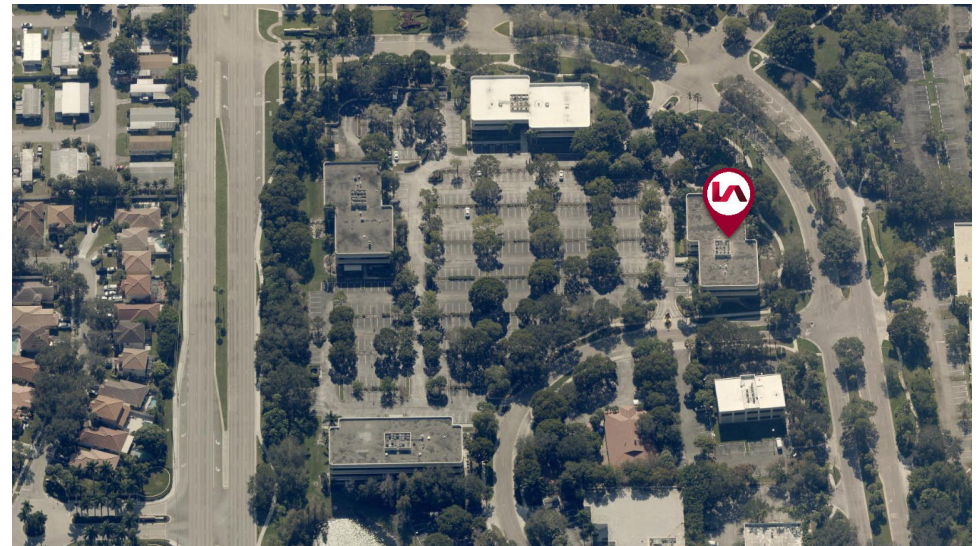


SUITE SUMMARY

480 Sawgrass Corp. Pkwy. #120



LEASE RATE	\$30 SF/yr
LEASE TYPE	MG
SUITE	120
SIZE	1,730 SF
YEAR BUILT	1996
ZONING	B-3



SUITE 120 | FLEXIBLE OFFICE LAYOUT WITH ABUNDANT NATURAL LIGHT



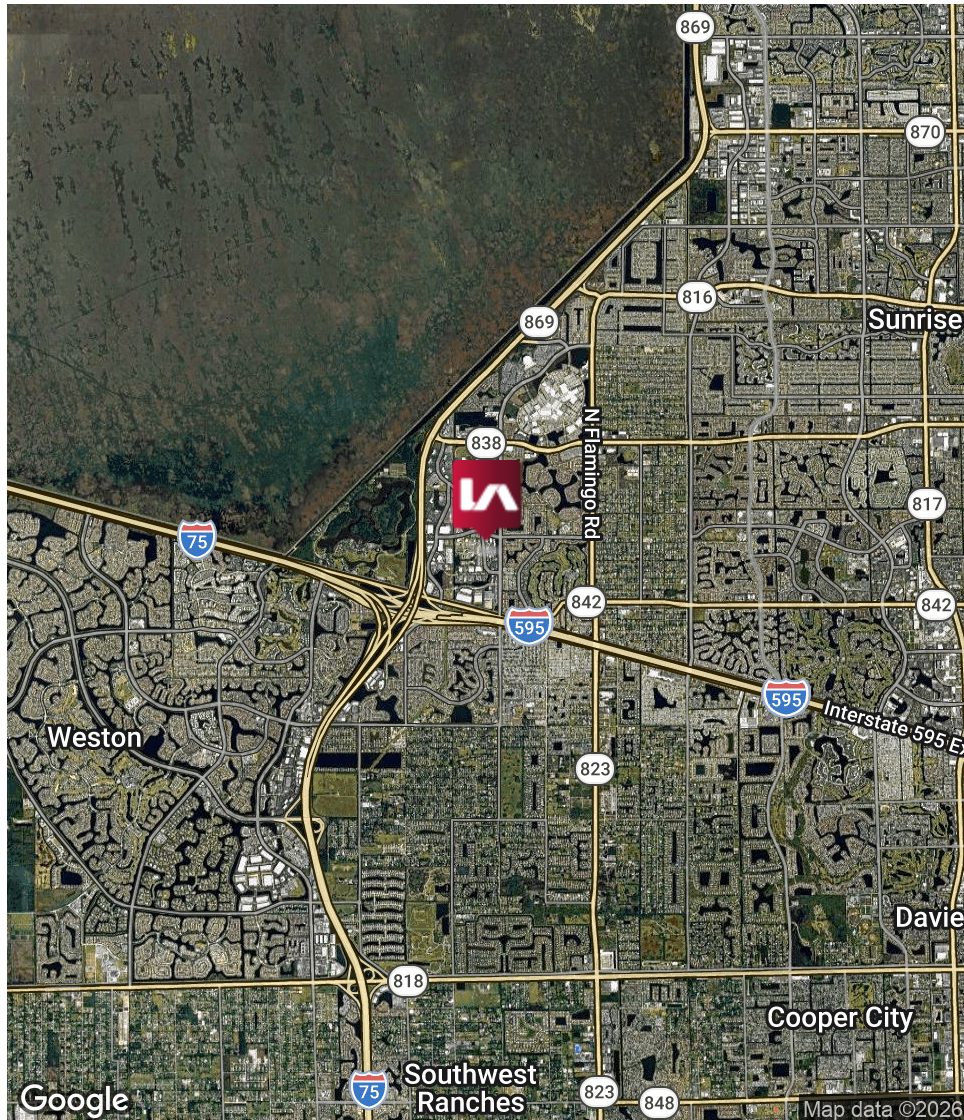
ADDITIONAL PHOTOS



AREA OVERVIEW



SAWGRASS BUSINESS DISTRICT LOCATION



LOCATION OVERVIEW

Located in the heart of Sunrise's Sawgrass business district, the property offers immediate access to South Florida's major highway network and is surrounded by corporate employers, retail destinations, and business services. The central location provides convenient travel to Fort Lauderdale-Hollywood International Airport, Miami International Airport, and Palm Beach International Airport, making it ideal for regional and international business operations.

CITY INFORMATION

CITY:

Sunrise

MARKET:

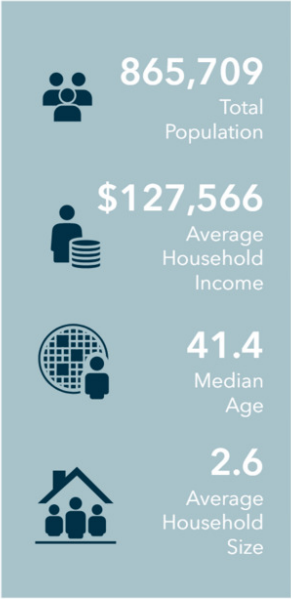
South Florida

SUBMARKET:

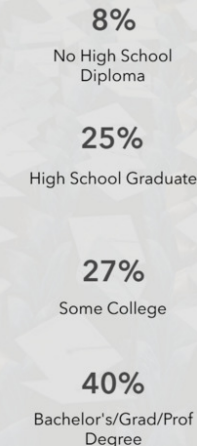
Sawgrass Park

DEMOGRAPHIC PROFILE | 20 MIN DRIVE

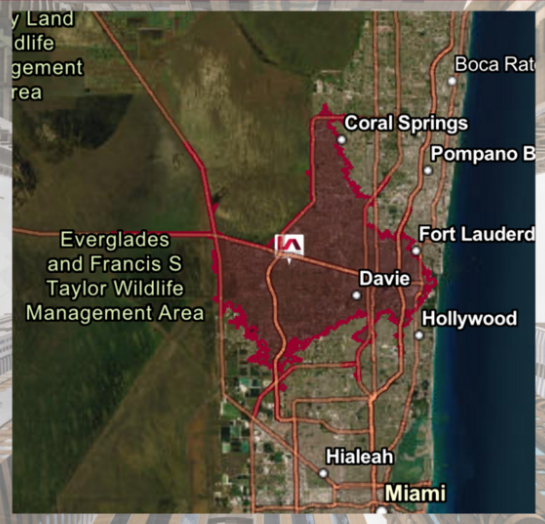
KEY FACTS



EDUCATION



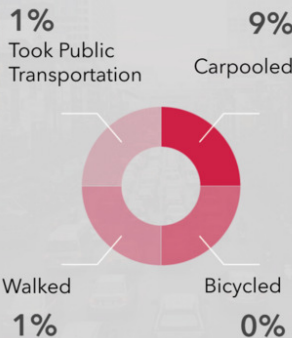
Drive time of 20 minutes



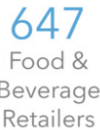
EMPLOYMENT TRENDS



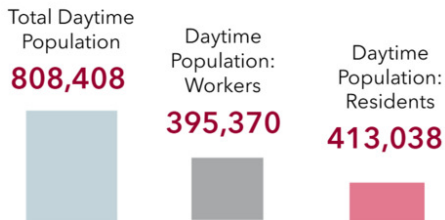
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION



BUSINESSES

