

CLASS A OFFICE SPACE FOR LEASE

Sawgrass Court

1401 NW 136 Avenue,
Sunrise, FL 33323



Jones Lang LaSalle Brokerage, Inc. RE lic. #01856260



BUILDING HIGHLIGHTS



Building and monument signage available



Building renovation completed



Large floor plates ideal for company headquarters, operations and administration



5:1,000 parking ratio



Excellent public transportation and interstate accessibility



Sawgrass Mills Mall, BB&T Center, hotels and restaurants located within minutes

CURRENT AVAILABILITY

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SUITE	SIZE (r.s.f.)	
Suite 103	5,857	
Suite 301	7,103	Contiguous 14,103
Suite 303	7,000	Contiguous 14,103
Suite 405	2,527	

\$18.50 per r.s.f. NNN
Est. OPEX \$12.00 per r.s.f.



AREA AMENITIES



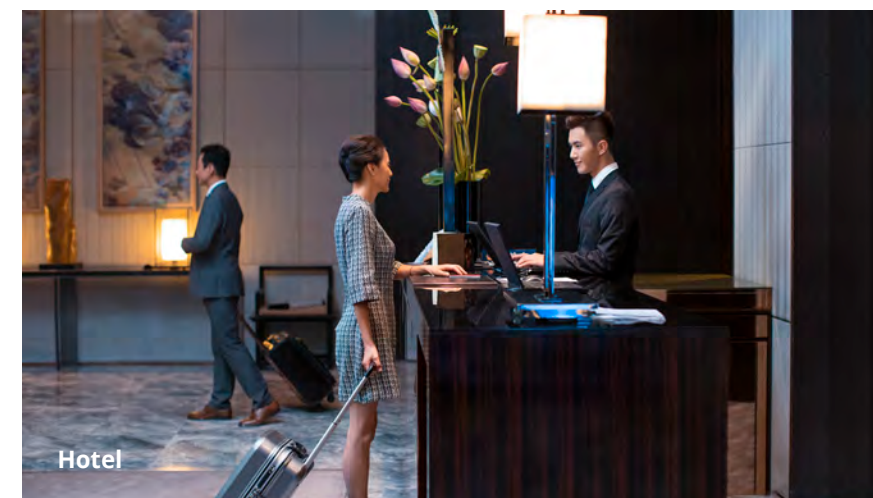
Happy Hour

LOCATION HIGHLIGHTS

- 15 minutes to Fort Lauderdale / Hollywood International Airport
- 30 minutes to Miami International Airport
- 15 minutes to Dade and Palm Beach Counties
- Sawgrass Mills Mall, BB&T Center, hotels and restaurants located within minutes



Coffee Shop



Hotel



Pastry



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Brady Titcomb

Executive Vice President

1+ 954 232 7931

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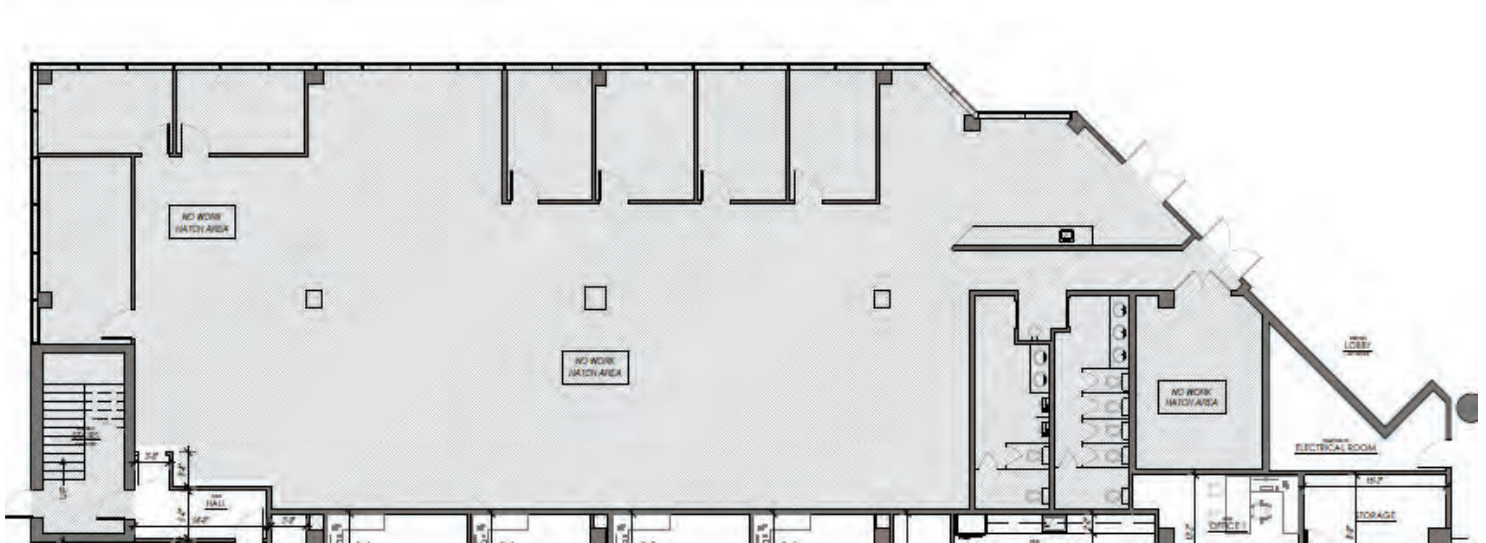


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Suite 103 - 5,877 r.s.f

**1401 NW 136 Avenue
Sunrise, FL 33323**



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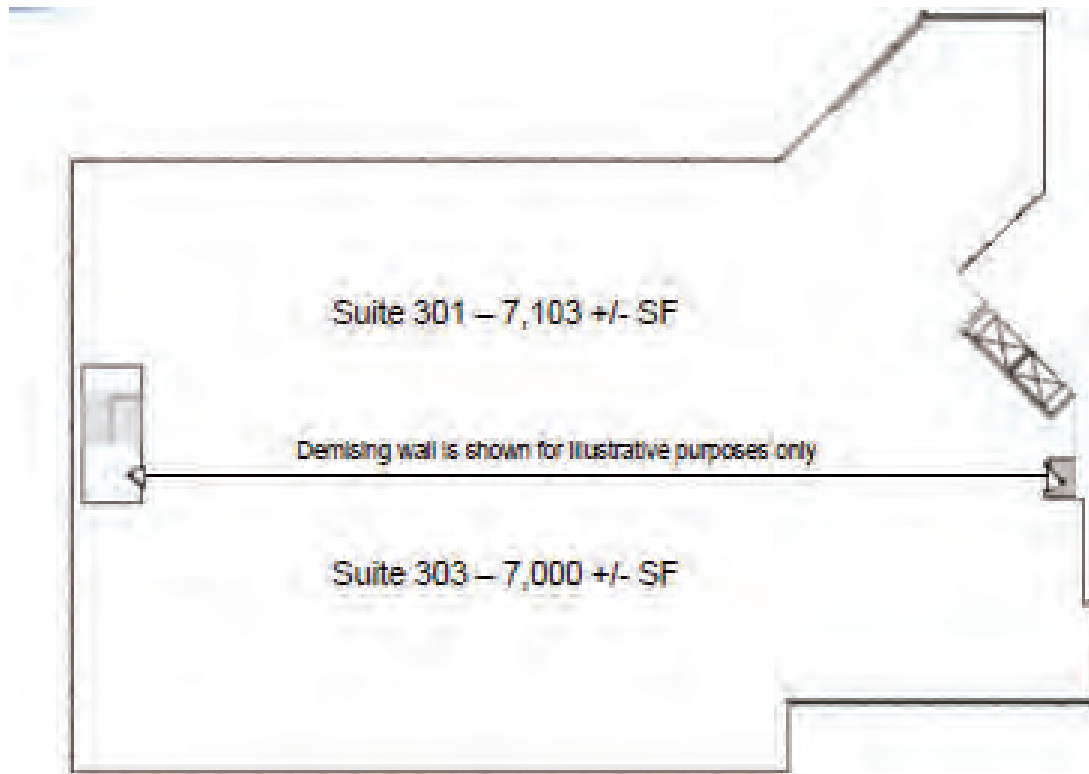
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Suites 301 and 303 - 14,103 r.s.f

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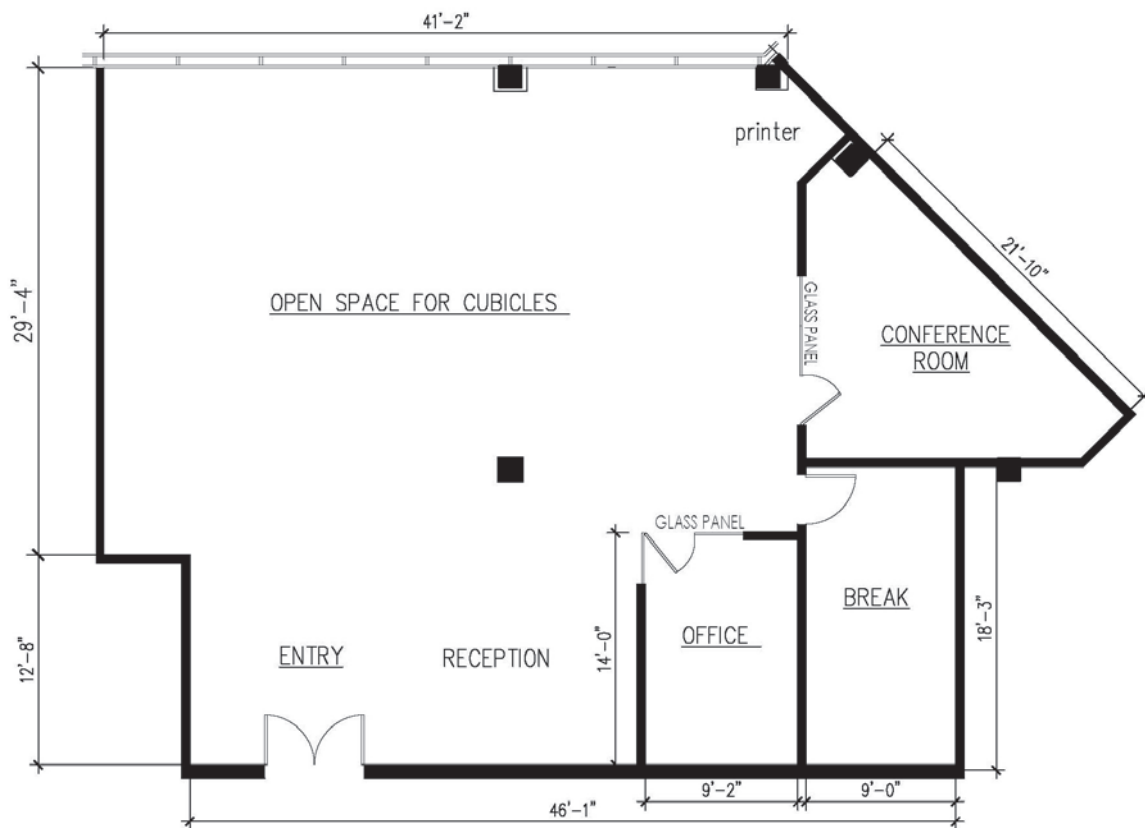
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