

13450 W. SUNRISE BOULEVARD SUNRISE, FL 33323

# SAWGRASS

## LAKE CENTER



**\$1.00 PER SQUARE FOOT**

**FOR ANY NEW LEASE SIGNED BEFORE JUNE 30, 2026**



# ELEVATE YOUR WORKSPACE



## CLASS-A OFFICE OPTION WITH ATTACHED COVERED PARKING

Enjoy the convenience and security of attached covered parking, a rare feature in the Sawgrass Park submarket. With a market-leading parking ratio of 5.4/1,000 SF, tenants and visitors can enjoy easy access to the building without the hassle of searching for parking.



## EXCELLENT ACCESS TO MAJOR HIGHWAYS

Located at the crossroads of South Florida's key transportation arteries, Sawgrass Lake Center offers seamless connectivity via the Sawgrass Expressway, I-75, and I-595.



## PRIME LOCATION SURROUNDED BY TOP-TIER AMENITIES

Positioned directly adjacent to the Hilton DoubleTree Hotel, Sawgrass Lake Center offers easy access to convenient accommodations for business travelers and clients. Just across the street, tenants can explore Sawgrass Mills Mall, a renowned shopping and dining destination, as well as the Amerant Bank Arena, a popular venue for concerts, sporting events, and entertainment.





### NEWLY UPGRADED ON-SITE PROPERTY MANAGEMENT AND SECURITY

Experience peace of mind with brand-new, dedicated on-site property management and enhanced security services that ensure tenants' needs are met promptly and efficiently.



### BRAND-NEW AMENITY PACKAGE FOR ENHANCED WORK-LIFE BALANCE

Sawgrass Lake Center's newly renovated amenities are designed to support health, wellness, and productivity. Highlights include a modern grab-and-go café for convenient dining options, a state-of-the-art fitness center and yoga studio, and a stylish tenant lounge ideal for informal meetings or relaxation. The property also boasts a fully equipped conference/training center to support collaborative work and professional development.



### SUSTAINABILITY-MINDED FEATURES WITH EV CHARGING STATIONS (COMING SOON)

Supporting eco-conscious commuting, Sawgrass Lake Center will soon feature EV charging stations, allowing tenants and visitors to power their electric vehicles with ease.



# PREMIER CONVENIENCES





TENANT SUITES



CONFERENCE ROOM



TENANT SUITES



TENANT LOUNGE



WELLNESS STUDIO



# EXPERIENCE MORE WITH ACCESSO CLUB

## A PREMIER AMENITIES PROGRAM AVAILABLE EXCLUSIVELY TO ACCESSO TENANTS

As a valued tenant at an Accesso property, you're invited to enjoy the exclusive benefits of Accesso Club — a premium amenities program designed to enrich your work-life experience.

Accesso Club offers a variety of perks tailored to support your personal well-being and professional growth, including →





### ON-SITE SEMINARS & CLASSES

Enjoy engaging sessions right at your office, from yoga classes to professional development training, designed to keep you inspired and motivated.



### EXCLUSIVE DISCOUNTS & EXPERIENCES

Gain access to curated local offers and special deals on dining, entertainment, and services in your area.



### DISCOUNTED EVENT TICKETS

Enjoy exclusive savings on tickets to popular local and national events through our Accesso Concierge Services.



### ENHANCED AMENITIES

Take advantage of premium property features such as fitness centers, conference rooms, and co-working spaces, all designed to elevate your day-to-day experience.

With Accesso Club, your workplace is more than just an office — it's a community where you can connect, grow, and thrive.



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For more information please contact:

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