

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

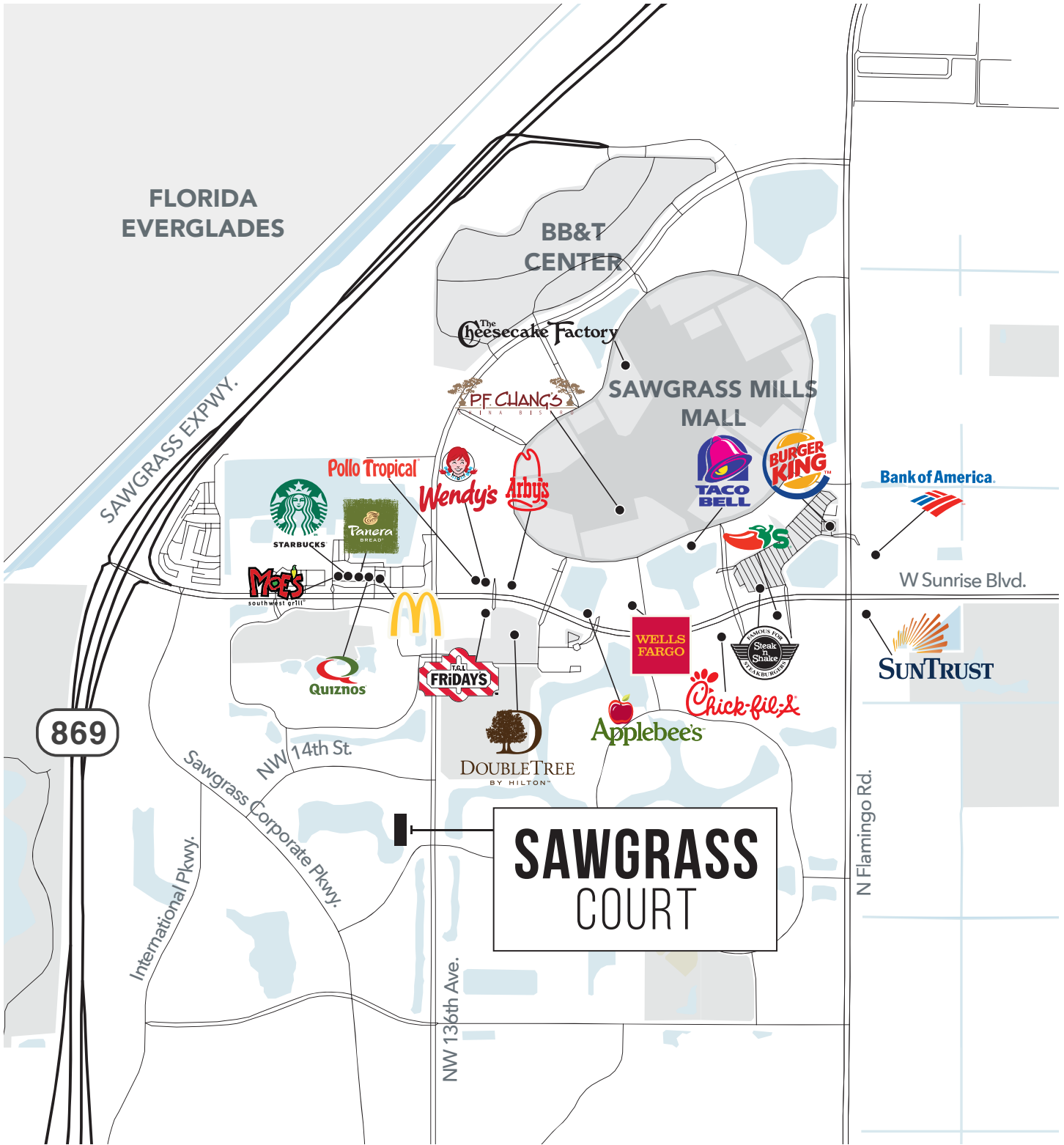


Sawgrass Mills Mall, BB&T Center, hotels and restaurants located within minutes

CURRENT AVAILABILITY

SUITE	SIZE (r.s.f.)	
Suite 100	11,447	
Suite 102	2,947	
Suite 301	7,103	Contiguous 14,103 RSF
Suite 303	7,000	Contiguous 14,103 RSF
Suite 304	8,342	Contiguous 22,445 RSF
Suite 402	3,125	Available 5/1/2024
Suite 405	2,527	

\$18.50 per r.s.f. NNN
Est. OPEX \$11.00 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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