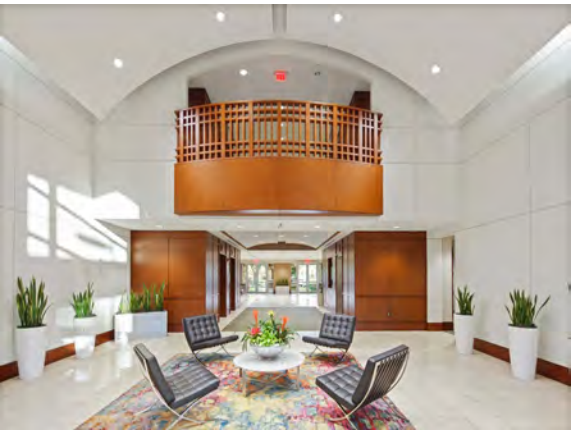




1580 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

KEY FEATURES



IMMEDIATE OCCUPANCY AVAILABLE



4.45/1,000 SF PARKING RATIO



24/7 CONTROLLED ACCESS





International Place 2 is a 4-story, Class A, 94,461 square foot office building located in the heart of Sunrise, Florida. This office building is situated in one of South Florida's most desirable office and residential submarkets; offering floor plans and floor plates for many business sizes.

International Place 2 features a stunning two-story atrium style lobby with vaulted ceilings, 24 hour controlled security access and ample surface parking (4.45/1,000 SF parking ratio). It is situated in the 612-acre, master-planned Sawgrass International Corporate Park, the location of choice for technology, service and professional firms.

The city of Sunrise is an especially strategic submarket with access to the outstanding labor demographics of surrounding communities as well as easy access to all major roadways servicing South Florida's East and West coast areas. The building is strategically bound by I-595, I-75 and Sunrise Boulevard, with outstanding access to Ft. Lauderdale, Broward County, Fort Lauderdale-Hollywood International Airport and beyond.



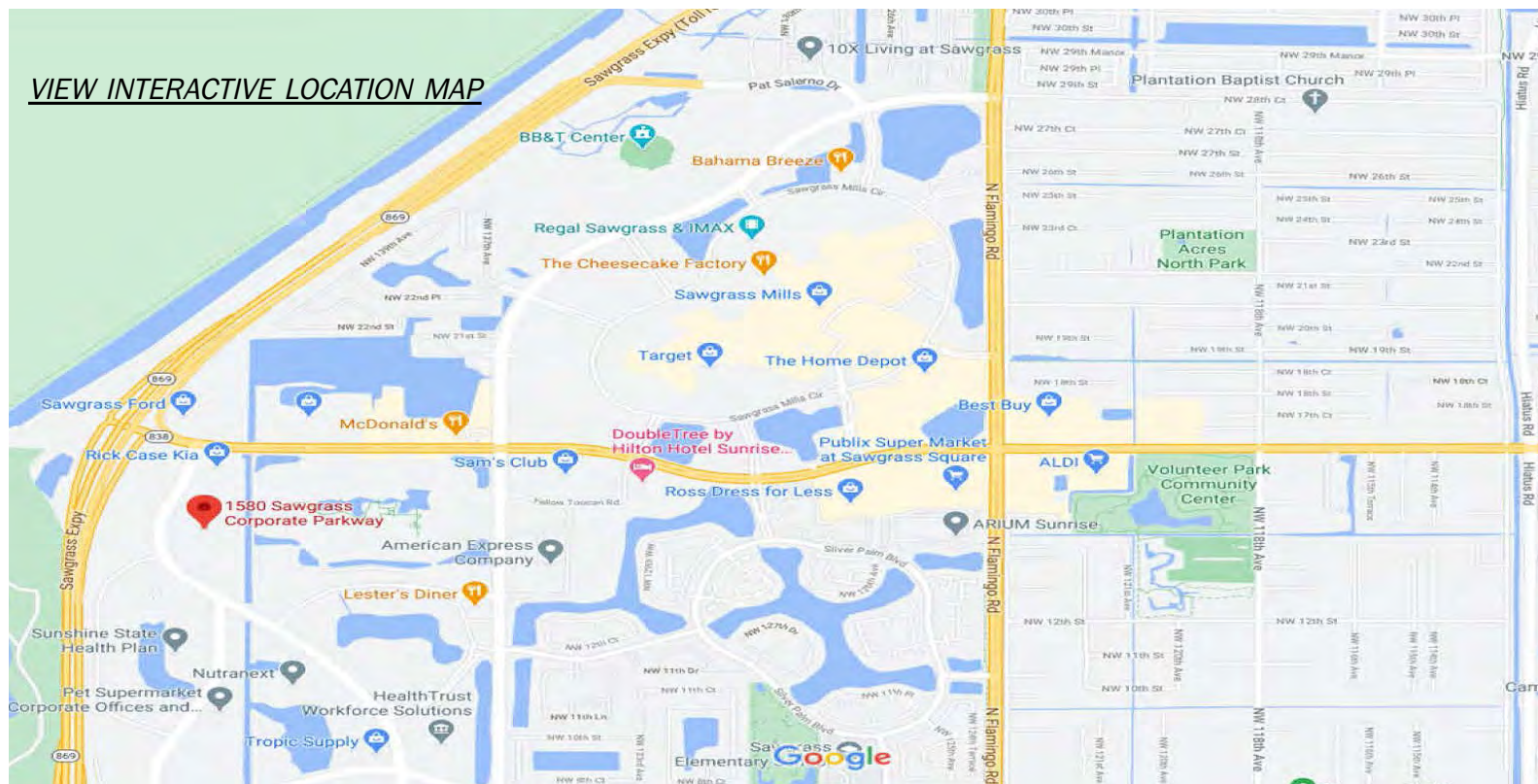


AVAILABLE SPACE

SUITE	RSF	NOTES
402	2,591	AVAILABLE 10/1/24

EXCEPTIONAL AMENITIES & ACCESS

[VIEW INTERACTIVE LOCATION MAP](#)



PROPERTY & LOCATION HIGHLIGHTS

Property Highlights

- Two-story, atrium style lobby with vaulted ceilings
- Views of the Everglades, multiple lakes & jogging paths in a secure peaceful environment
- Four SemaConnect EV car charging stations
- Impact resistant thermal glass
- Ample surface parking; 4.45/1,000 SF parking ratio
- 24 hour controlled security access

Location Highlights

- Five minutes from Sawgrass Mills Mall; offering 300+ retail outlets, dining & numerous entertainment options; indoor/outdoor
- Within easy reach of the Amerant Bank Arena
- Conveniently located close to all major highways via the Sawgrass Expressway
- Close proximity to Ft. Lauderdale-Hollywood International Airport



For More Information, Contact:

Sandra Andersen
954.385.0000
sandersen@comreal.com

Andrew Ackerman
954.385.0000
aackerman@comreal.com

INTERNATIONAL PLACE 2

WWW.IP2SAWGRASS.COM

