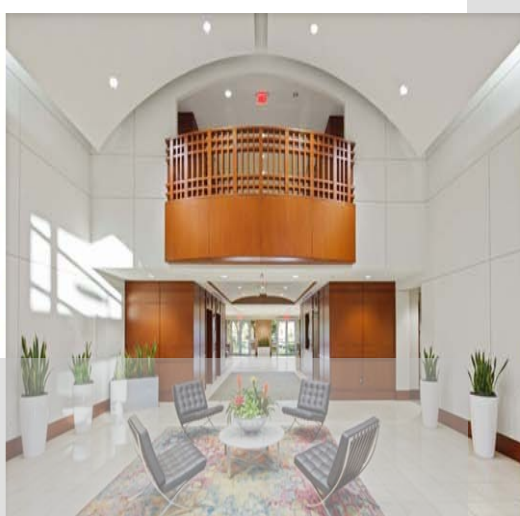


# *International Place II*



**Unlock New Possibilities in  
the Most Desirable Office  
and Residential Submarket  
Located in the Heart of  
Sunrise, Florida**



*Welcome to Sawgrass International Corporate Park*

1580 Sawgrass Corporate Parkway  
Sunrise, FL 33323



[www.IP2sawgrass.com](http://www.IP2sawgrass.com)  
[www.comrealfortlauderdale.com](http://www.comrealfortlauderdale.com)

# Highlights

**BUILDING  
SIZE:**  
94,461 SF

**PARKING  
RATIO:**  
4.45/1,000 SF  
Surface Parking

**TYPICAL FLOOR  
PLATE:**  
23,512 SF

**STORIES:**  
4

**TWO-STORY  
ATRIUM STYLE  
LOBBY WITH  
VAULTED CEILINGS**

**FOUR SemaConnect  
EV CAR  
CHARGING  
STATIONS**

**IMPACT  
RESISTANT  
THERMAL GLASS**

**24-HOUR  
CONTROLLED  
SECURITY ACCESS**

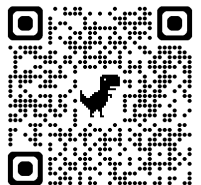
**CLASS A OFFICE  
BUILDING**

**SPEC SUITES  
COMING SOON**

**IMMEDIATE  
OCCUPANCY**

## Available Space

*Suite 140	4,732 SF	Move-In Ready; Plug & Play
Suite 300	4,396 SF	
Suite 305	3,275 SF	Spec Suite Options Available
Suite 300/305	Contiguous up to 7,671 SF	
Suite 404	946 SF	Spec Suite; Available 5/1/26
Suite 406	1,201 SF	Spec Suite; Available 5/1/26
Suite 405	3,068 SF	Available 5/1/27



***\*Suite 140 - New to Market, Move-In Ready, Prominent Visibility  
& Accessibility from the Building Lobby***

1580 Sawgrass Corporate Parkway  
Sunrise, FL 33323

**ComReal**

FT. LAUDERDALE

# Overview

International Place II 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 II features a stunning two-story atrium style lobby with vaulted ceilings, 24 hour controlled security access and ample surface parking. It is situated in the 612-acre, master-planned Sawgrass International Corporate Park, the location of choice for technology, service, sales 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 Fort Lauderdale, Broward County and Fort Lauderdale-Hollywood International Airport and beyond.

## Area Highlights



### **Sawgrass Mills Mall**

*The Ultimate Shopping Destination*

Home to more than 350 retail outlets, diverse dining options & entertainment venues



### **Amerant Bank Arena**

*South Florida's Premier Entertainment Venue*

Home to the NHL's Florida Panthers, the arena hosts top-tier performances such as sports, concerts and other major events

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There is also an abundance of neighborhood retail shopping plazas nearby such as the Sunrise Retail and Business Plaza, Sawgrass Square and The Walk at University.

# International Place II



A premier business corridor located in the heart of Sawgrass offering excellent visibility and convenience to first-class amenities, hotels and shopping destinations.

*For More Information, Please Contact:*

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**1580 SAWGRASS CORPORATE PARKWAY, SUNRISE, FL 33323**

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