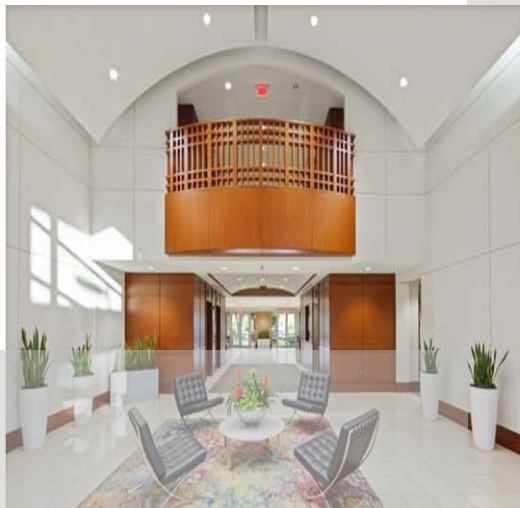


International Place II



**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
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**

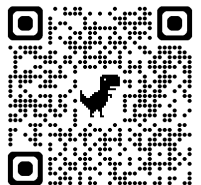
**CLASS A OFFICE
BUILDING**

**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 Move-In Ready
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

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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