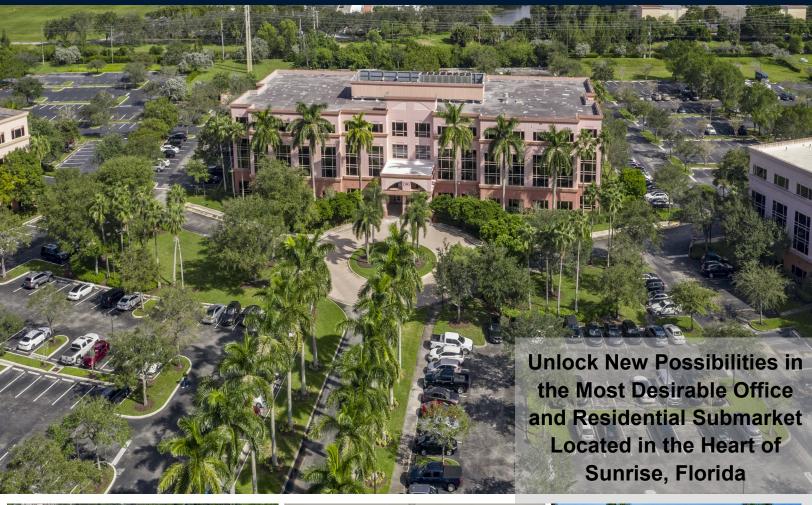
# International Place II









Welcome to Sawgrass International Corporate Park

1580 Sawgrass Corporate Parkway Sunrise, FL 33323



<u>www.IP2sawgrass.com</u> <u>www.comrealfortlauderdale.com</u>

## Highlights

BUILDING SIZE: 94,461 SF PARKING RATIO: 4.45/1,000 SF Surface Parking TYPICAL FLOOR PLATE: 23,512 SF

**STORIES:** 

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	
Suite 300	4,396 SF	
Suite 305	3,275 SF	SPEC SUITE OPTIONS
Suite 300/305	Contiguous up to 7,671 SF	
Suite 310	3,756 SF	AVAILABLE 8/1/26
Suite 406	1,201 SF	AVAILABLE 11/1/26









#### 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





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

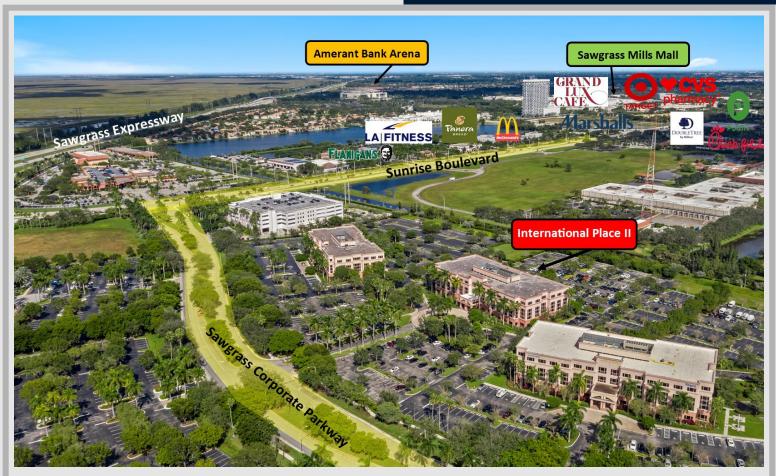


Amerant Bank Arena South Florida's Premier Entertainment Venue

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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