

CLASS A OFFICE SPACE FOR LEASE

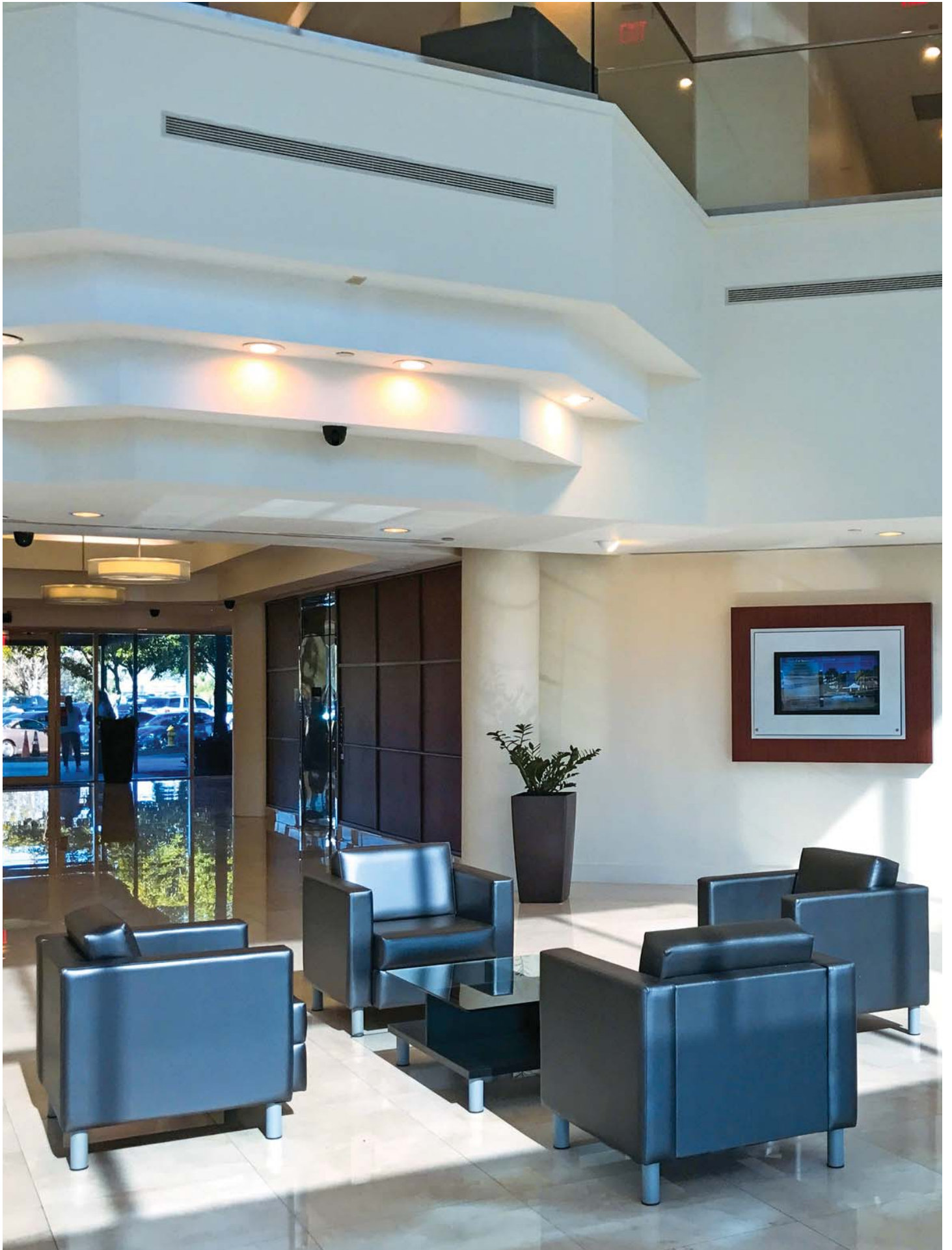
SAWGRASS

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

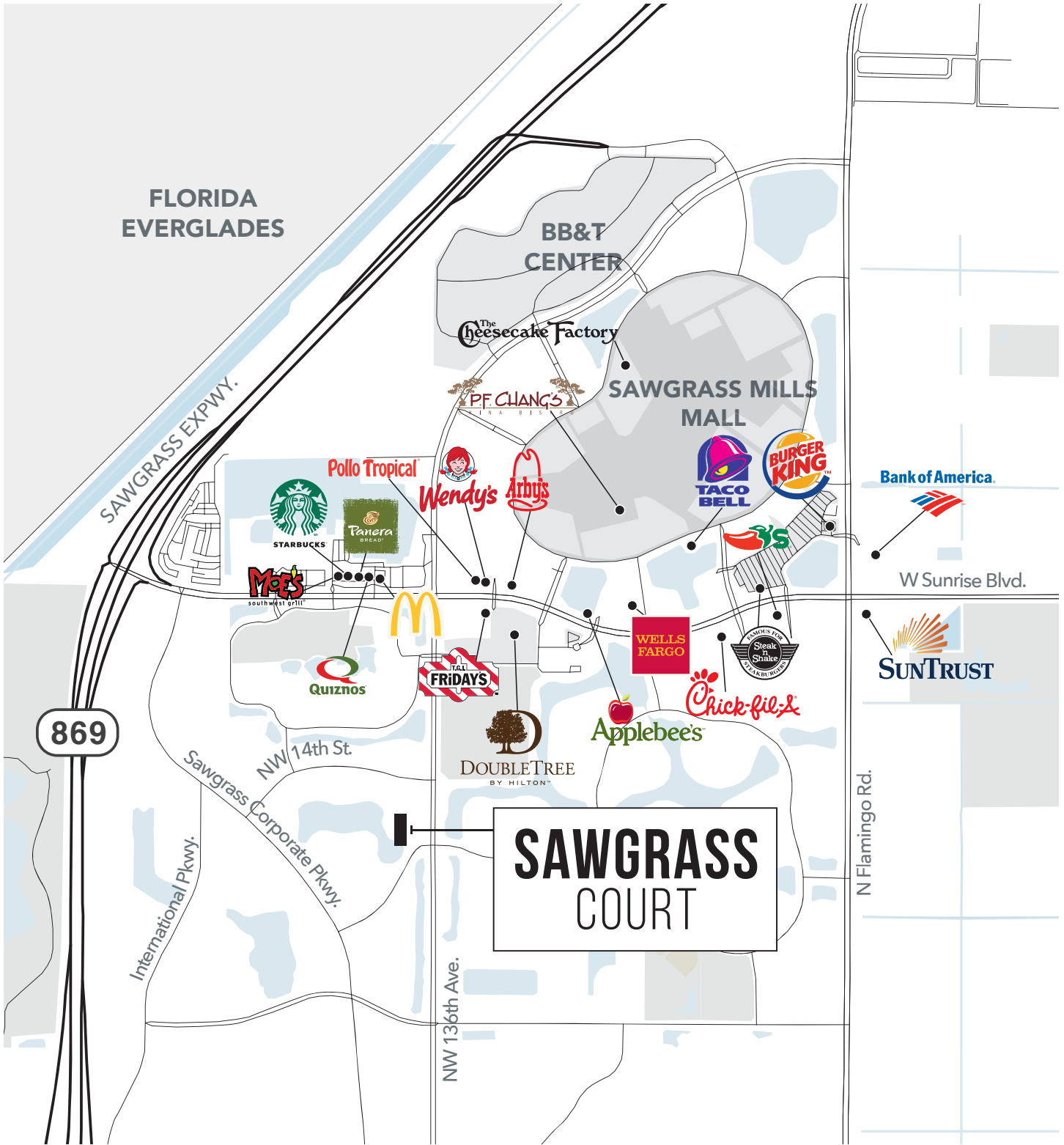


Sawgrass Mills Mall, BB&T Center, hotels and restaurants located within minutes

CURRENT AVAILABILITY

| SUITE | SIZE (r.s.f.) | |
|-----------|---------------|---|
| Suite 100 | 11,447 | Avail. 12/1/2022 |
| Suite 102 | 2,947 | Avail. 12/1/2022 |
| Suite 301 | 7,103 | Contiguous(14,103r.s.f.) |
| Suite 303 | 7,000 | Contiguous(14,103r.s.f.) |
| Suite 304 | 8,342 | Avail. 12/1/2022, Contiguous (22,445 r.s.f.) |
| 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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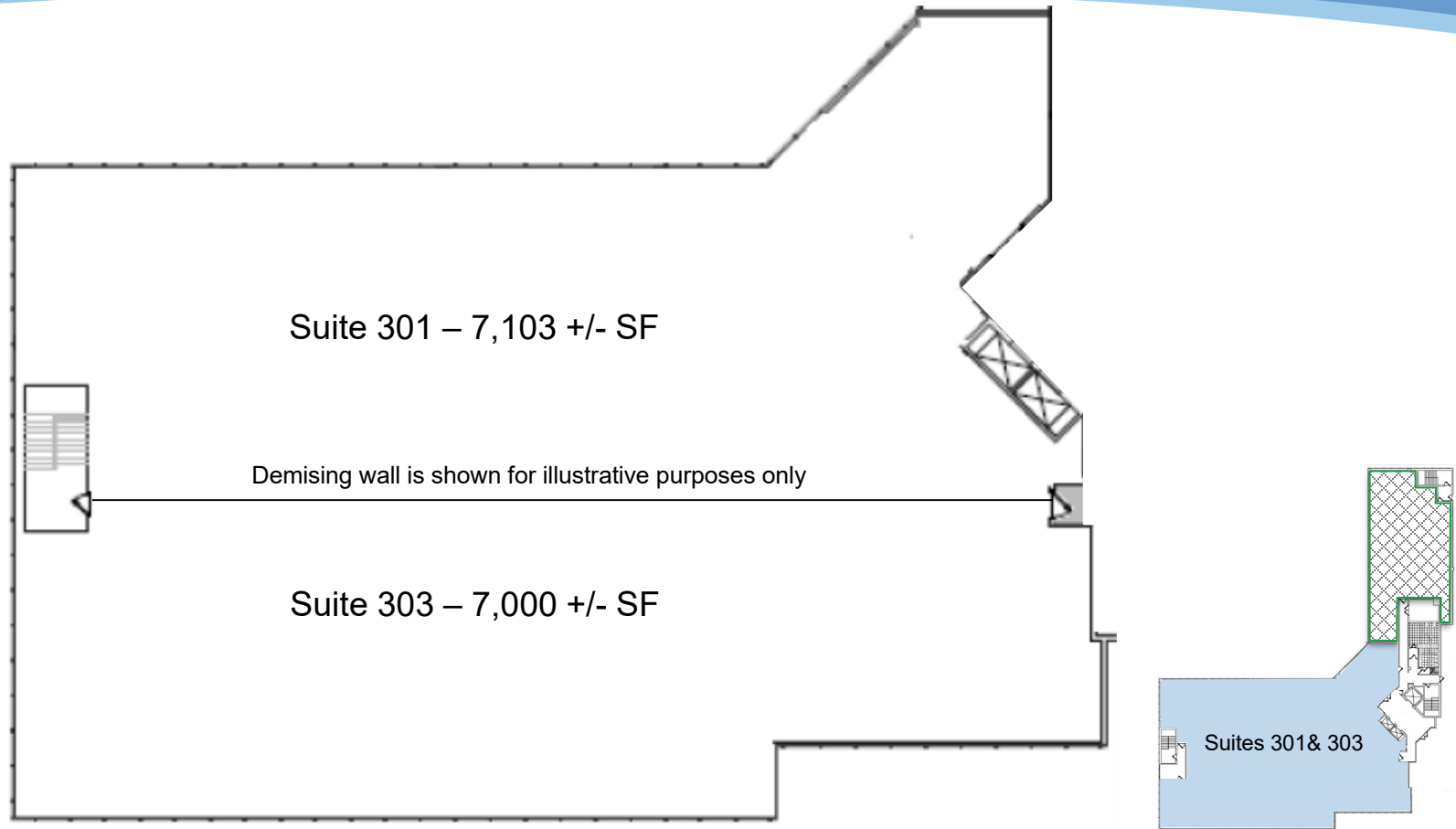
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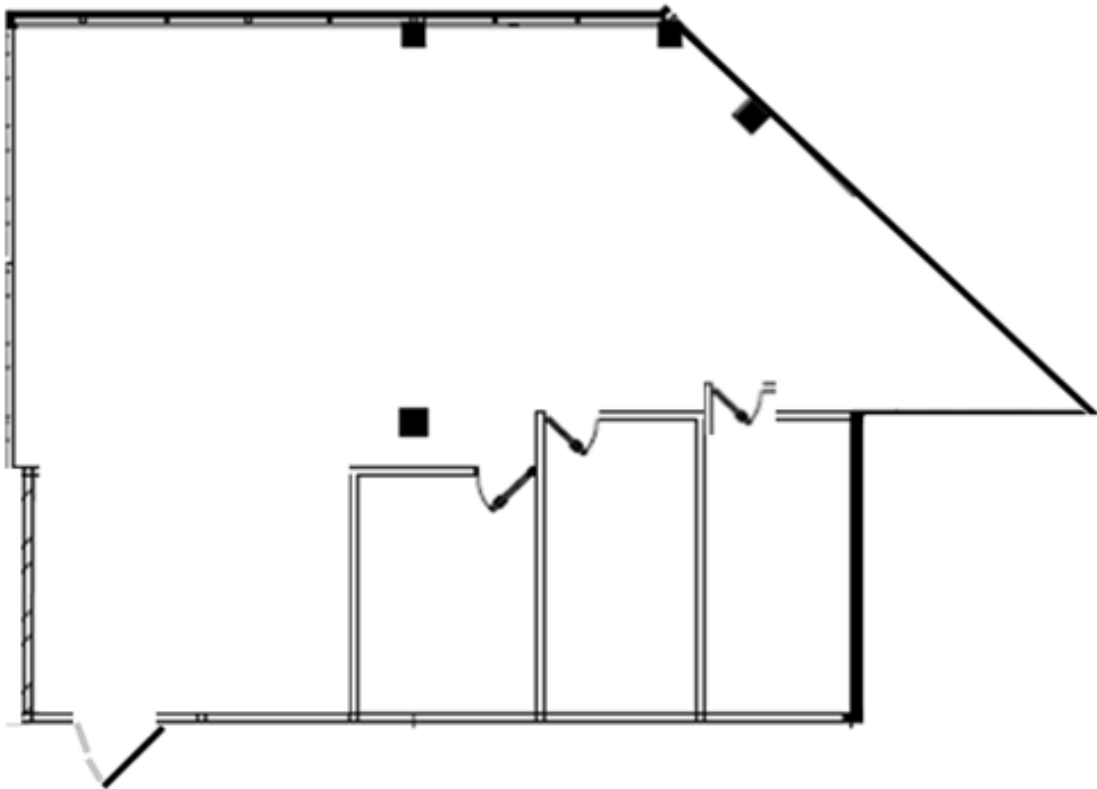
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