



LAKE SHORE
PLAZA II

CONNECTION STARTS HERE

1300 CONCORD TERRACE | SUNRISE, FL 33323





LAKE SHORE PLAZA II

CONNECTION STARTS HERE

CONNECTED TO PEOPLE

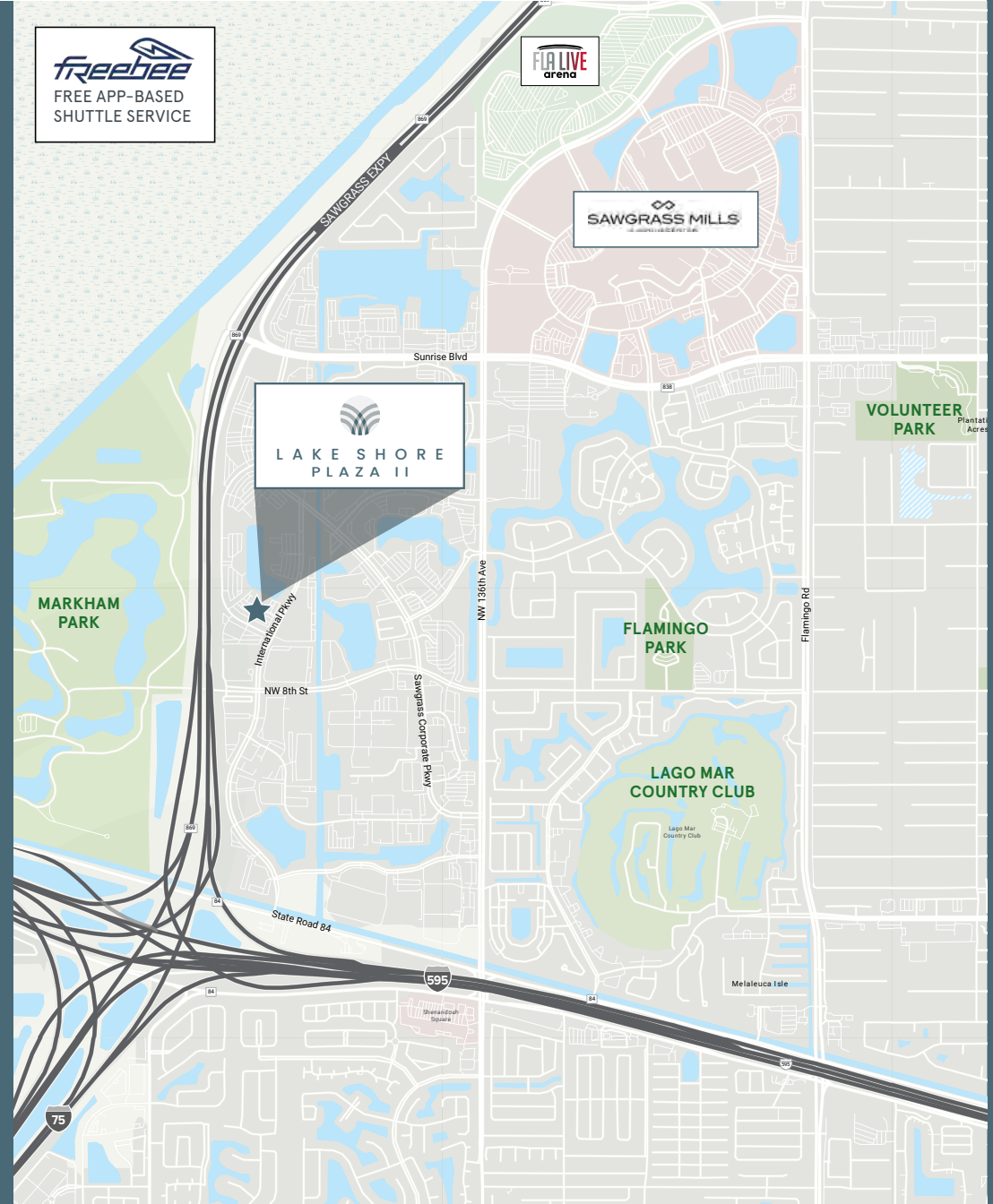
With immediate access to major highways, this centrally located Class A Office is an ideal location that offers connectivity to a broad talent base with a population of 2.7 million within a 30-minute drive to the property.

CONNECTED TO COMMUNITIES

West Broward is home to well-established residential neighborhoods, schools, hospitals and parks. Your community becomes an extension of how you get the best out of life.

CONNECTED TO AMENITIES

With 93 restaurants, 5 Hotels (1,134 rooms) and abundant entertainment options within 3 miles, you don't have to go far to grab a great lunch with your team, enjoy a holiday party, or cater to corporate guests.



BUILDING FACTS

CLASS A OFFICE

Best-in-class office building in the heart of Sawgrass Corporate Park.

BUILDING SF TOTAL: 128,470 SF

FLOORS: 5

TYPICAL FLOOR PLATE: 25,662 SF

PARKING RATIO: 4.38/1,000

LEED SILVER

HURRICANE IMPACT WINDOWS

PRECAST CONCRETE CONSTRUCTION



PANORAMIC VIEWS

Floor-to-ceiling impact-resistant windows, providing abundant natural light and lakeside fountain views.

BUILDING AMENITIES

Outdoor courtyard with lakeside seating & Freebee Shuttle service provided by the City of Sunrise.

UPCOMING RENOVATIONS

Lobby enhancements and new amenity suite underway, including tenant lounge and conference center.



HEALTH & WELLNESS

UV LIGHTING

Within each air handler to kill bacteria and in organic matter, while maintaining a higher efficiency.

DOUBLE FILTRATION

In place on each air handler: Merv-13 filters with pre-filters.

OUTDOOR SEATING

Fresh air boosts your mood, lowers your heart rate and increases brain clarity and energy levels.

BUILDING MANAGEMENT SYSTEM

Constantly monitors outdoor air intake and adjusts as needed to refresh indoor air quality

BIPOLAR IONIZATION

Traps and kills volatile organic compounds, viruses, bacteria and mold reducing the risk of contaminants spread through AC systems.



LOCATION

LOCATED IN SAWGRASS PARK

Sawgrass International Corporate Park is home to major HQ's such as; American Express Regional HQ, Ford Motor Company Research and Development, New York Life Regional HQ, HBO Latin America and more.

AREA AMENITIES

Minutes from shopping, dining, and entertainment. Only 1.5 miles to Sawgrass Mills Mall, and numerous local and national restaurants & cafes.

ACCESSIBILITY

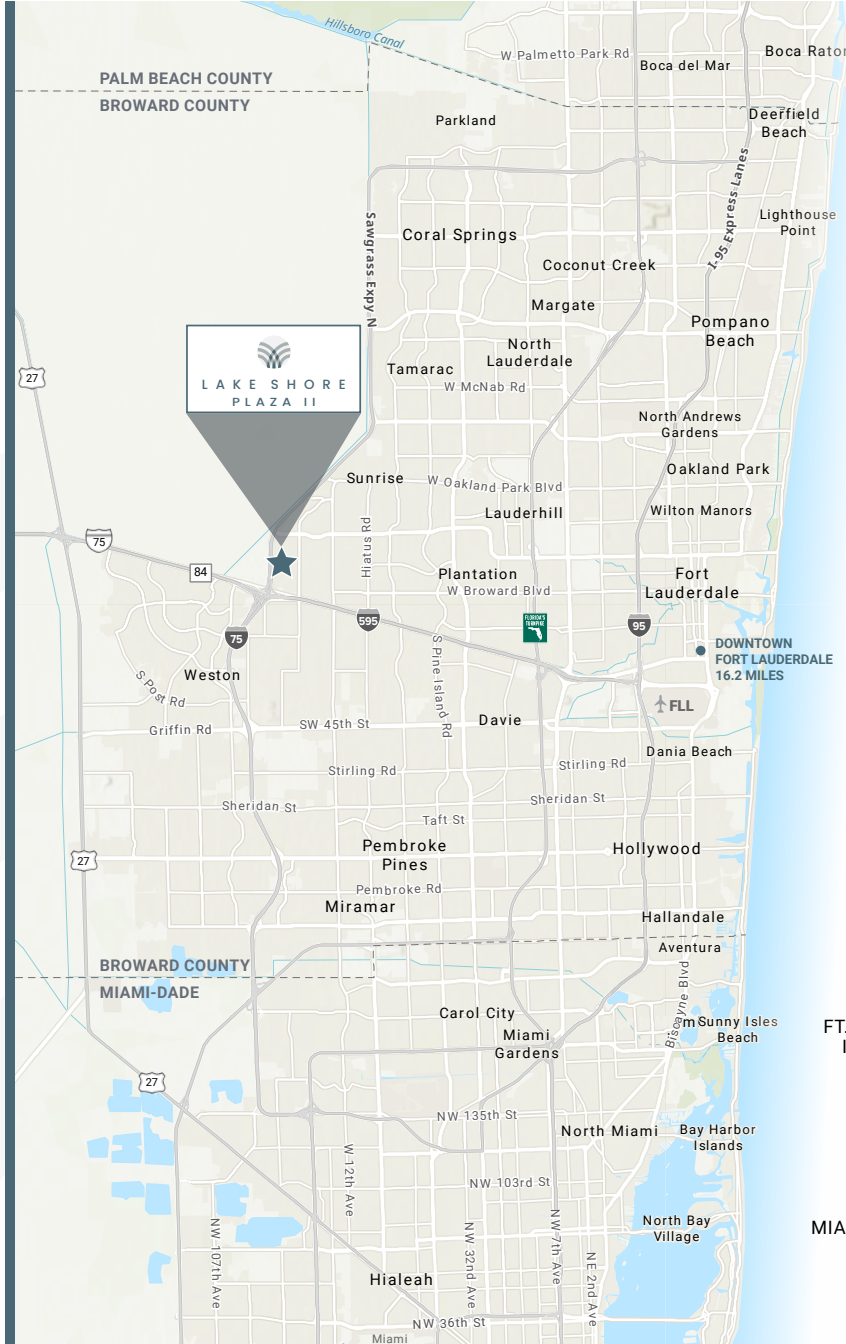
Immediate access to I-75, I-595, Sawgrass Expressway (869) & Florida's Turnpike. High visibility location along the Sawgrass Expressway.

AIRPORT

20 Minutes to Fort Lauderdale/Hollywood International Airport; 37 minutes to Miami Intl Airport.

THE NEIGHBORHOOD

Located near a number of well-established neighborhoods and schools, offers the employee base a community to call their own.



INTERSTATE 595
±1.1 MILES



SAWGRASS EXPRESSWAY
±1.1 MILES



FLORIDA'S TURNPIKE
±10.1 MILES



INTERSTATE 95
±12.2 MILES



PORT EVERGLADES
±15.3 MILES



FT. LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
±15.5 MILES



MIAMI INTERNATIONAL AIRPORT
±34.1 MILES



SAWGRASS EXPY
109,900 VPD

SUNRISE BLVD
27,000 VPD

LAKE SHORE
PLAZA II

YOUR SIGN HERE

freebee
FREE APP-BASED
SHUTTLE SERVICE

INTERNATIONAL PKWY

CONCORD TERRACE



LOCATION



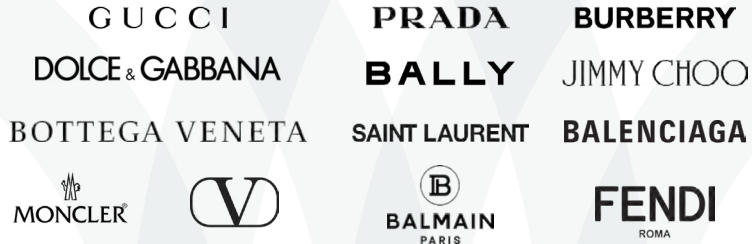
SAWGRASS MILLS MALL

The largest outlet and value retail shopping destination in the United States. With more than 350 stores, including outlet locations from Nike and Ralph Lauren, plus value retailers OFF 5th Saks Fifth Avenue, Bed Bath & Beyond, Target, Marshalls and electronics superstore, BrandsMart USA.



THE COLONNADE OUTLETS

The Colonnade Outlets showcases an unsurpassed collection of the most coveted designer luxury brand outlets in all South Florida.



FREE SHUTTLE SERVICE



ABOUT FREEBEE

Freebee is a FREE, door-to-door, on-demand transportation service, brought to you by the City of Sunrise.

You don't have to worry about finding parking at Sawgrass Mills Mall, Freebee gets you from point A to B without the hassle.

Freebee vehicles are 100% electric, and emission-free!

Your Freebee guide will share with you the latest and greatest happenings in the City of Sunrise.

HOURS OF OPERATION:

Monday - Thursday: 11am - 10pm

Friday: 11am - 12am

Saturday: 10am - 12am

Sunday: 10am - 10pm



DOWNLOAD THE RIDE FREEBEE MOBILE APP



AVAILABILITIES

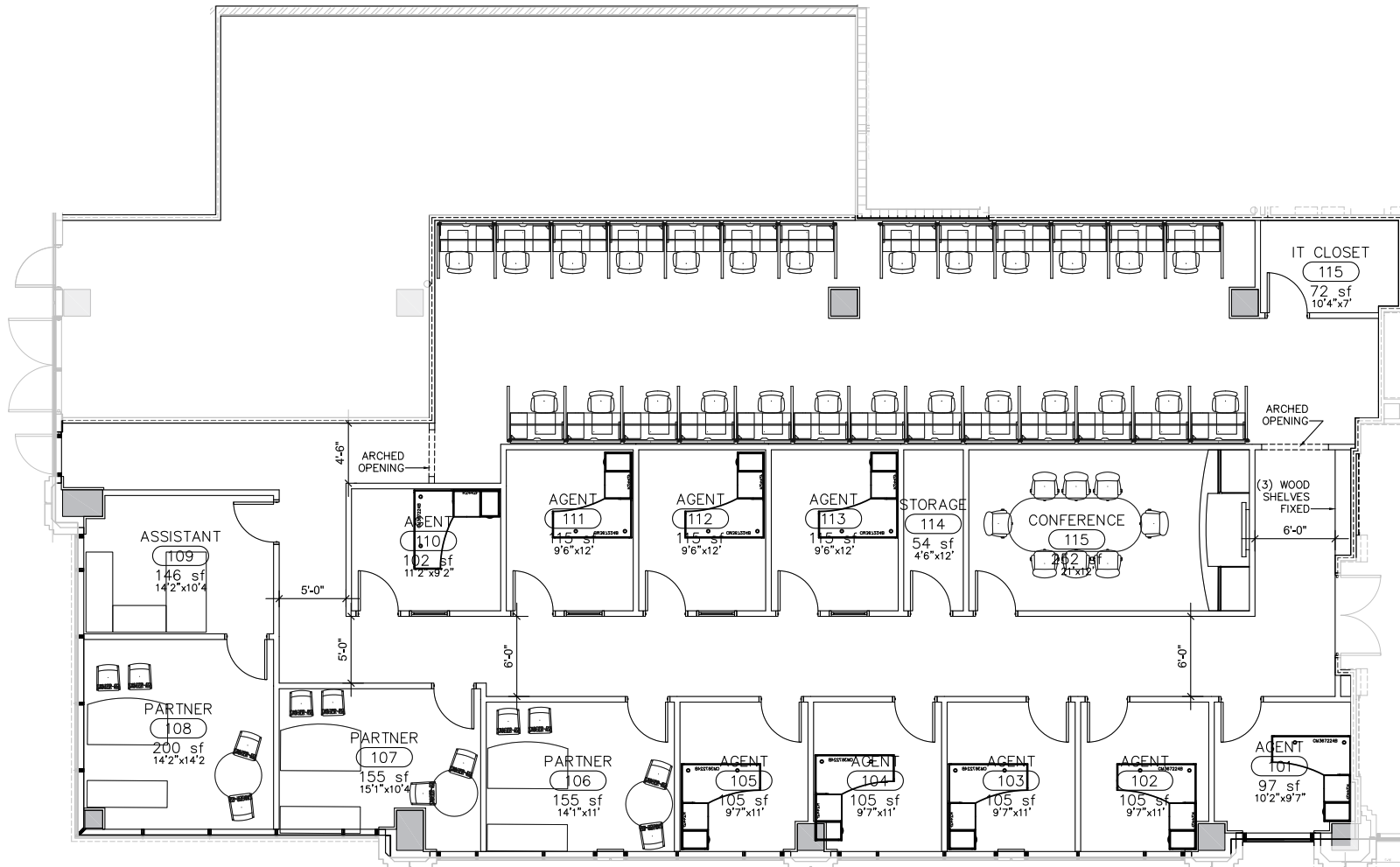
FULL FLOORS AVAILABLE
2ND & 3RD FLOOR
52,580 SQUARE FEET



OFFICE SUITES AVAILABLE NOW

1ST FLOOR | SUITE 100

6,017 SQUARE FEET



FULL FLOOR

Secure your full floor opportunity today, and unlock the potential for your business to thrive in an environment designed for success. Building signage available with full floor lease.

2ND FLOOR | SUITE 200

25,178 SQUARE FEET



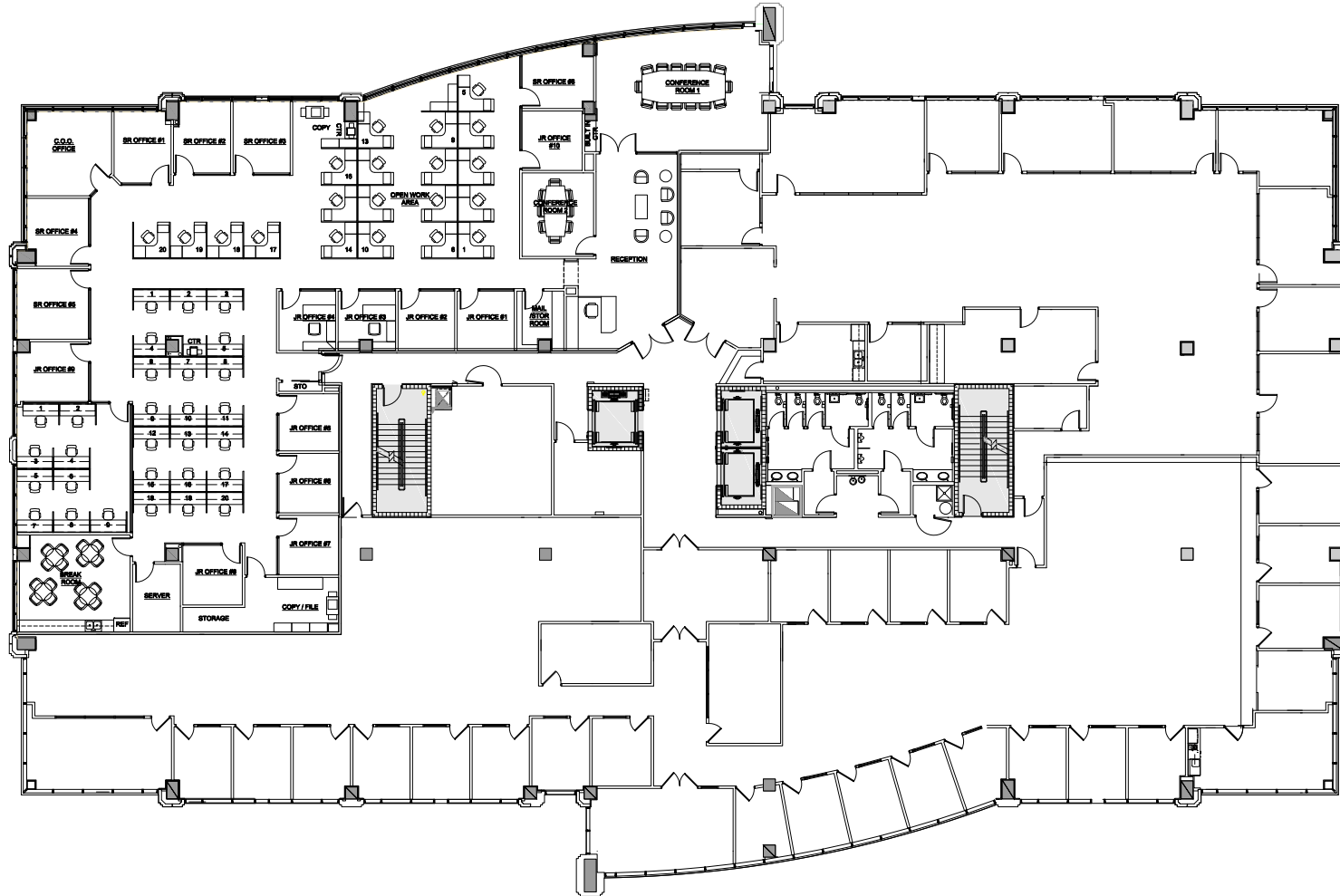
FULL FLOOR

Available June 2024

Building signage available with full floor lease.

3RD FLOOR

27,402 SQUARE FEET



OFFICE SUITES AVAILABLE NOW

3RD FLOOR | SUITE 300

9,085 SQUARE FEET

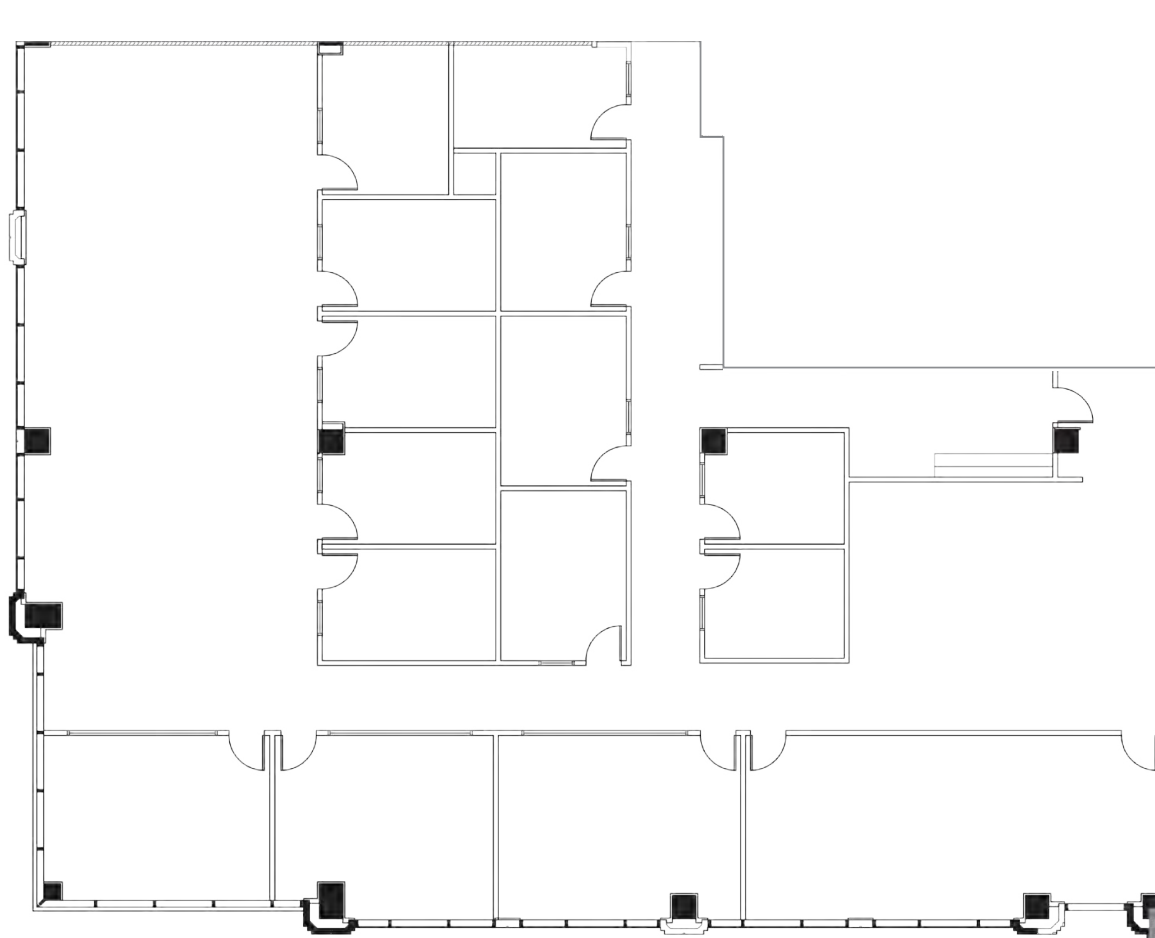
[VIEW VIRTUAL TOUR](#)



OFFICE SUITES AVAILABLE NOW

4TH FLOOR | SUITE 410

7,215 SQUARE FEET





L A K E S H O R E
P L A Z A I I

FOR OFFICE LEASING
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STARTS
HERE**



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