

Lease Availability Report

1550 Sawgrass Corporate Pky - 1550 Sawgrass Centre

Sunrise, FL 33323 - Sawgrass Park Submarket



BUILDING

Type:	Class A Office
Tenancy:	Multiple
Year Built:	1998
RBA:	61,717 SF
Floors:	3
Typical Floor:	20,572 SF

AVAILABILITY

Min Divisible:	19,039 SF
Max Contig:	61,717 SF
Total Available:	61,717 SF
Asking Rent:	\$23.50/NNN

EXPENSES PER SF

Taxes:	\$4.89 (2020)
Opex:	\$12.13 (2020)
Total Expenses:	\$17.02 (2020)

SALE

Last Sale: Portfolio of 4 Office Properties in Sunrise, FL Sold on Oct 22, 2019 for \$80,250,000 (\$230.01/SF)

AMENITIES

24 Hour Access, Bus Line, Controlled Access, Day Care, Energy Star Labeled, Food Court, Restaurant, Security System, Signage

TRANSPORTATION

Parking:	300 Surface Spaces are available; Ratio of 4.86/1,000 SF
Airport:	25 minute drive to Fort Lauderdale-Hollywood International Airport
Walk Score ®:	Car-Dependent (24)
Transit Score ®:	Some Transit (30)

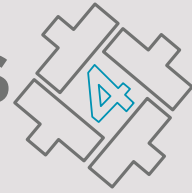
KEY TENANTS

Centene Corporation	2,170 SF
---------------------	----------

ENTIRE BUILDING
FOR LEASE
CLASS A | 61,717 SF

1550 Sawgrass Corporate Parkway
Sunrise, FL 33323

**SAWGRASS
PLAZA**



NEW OWNERSHIP

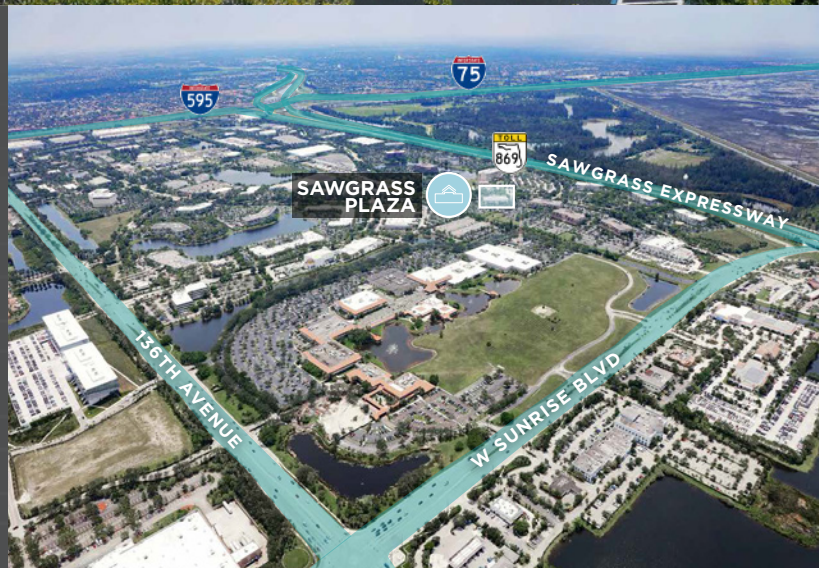
The BROOKDALE Group



SAWGRASS
PLAZA

PROPERTY FEATURES

- Entire building available (divisible)
- Class A office building available 12/1/2020
- 61,717 square foot, three-story
- Roving security
- Building signage opportunity
- 5.3 : 1,000 parking ratio
- Superior access to Sawgrass Expressway, I-75, I-595 and the entire Tri-County area



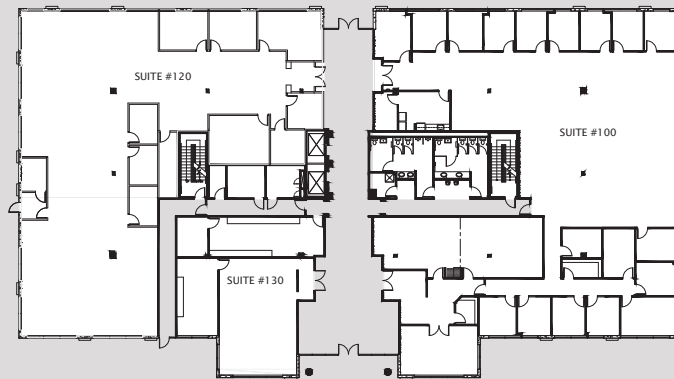
SAWGRASS PLAZA



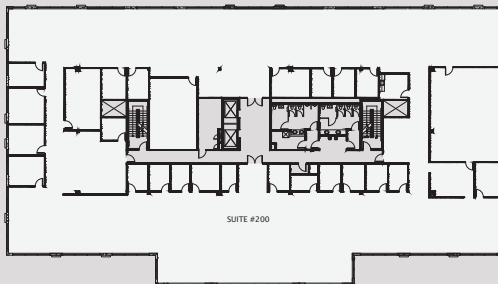
New Ownership

The BROOKDALE Group

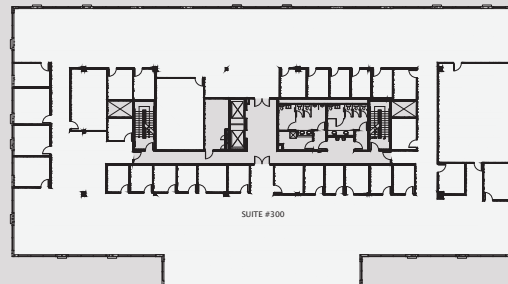
First Floor | 19,039 SF



Second Floor | 21,431 SF



Third Floor | 21,427 SF



Located in Premier
Sawgrass Submarket



Excellent Access to
Nearby Highways



Abundant
Parking



Efficient
Floor Plates

Contact Information:

DEANNA LOBINSKY
Executive Director

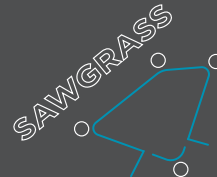
+1 954 377 0489

deanna.lobinsky@cushwake.com

CHASE KULP
Associate

+1 954 377 0494

chase.kulp@cushwake.com



Owned by:

The BROOKDALE Group

Leased by:



CUSHMAN & WAKEFIELD

Cushman & Wakefield of Florida, LLC

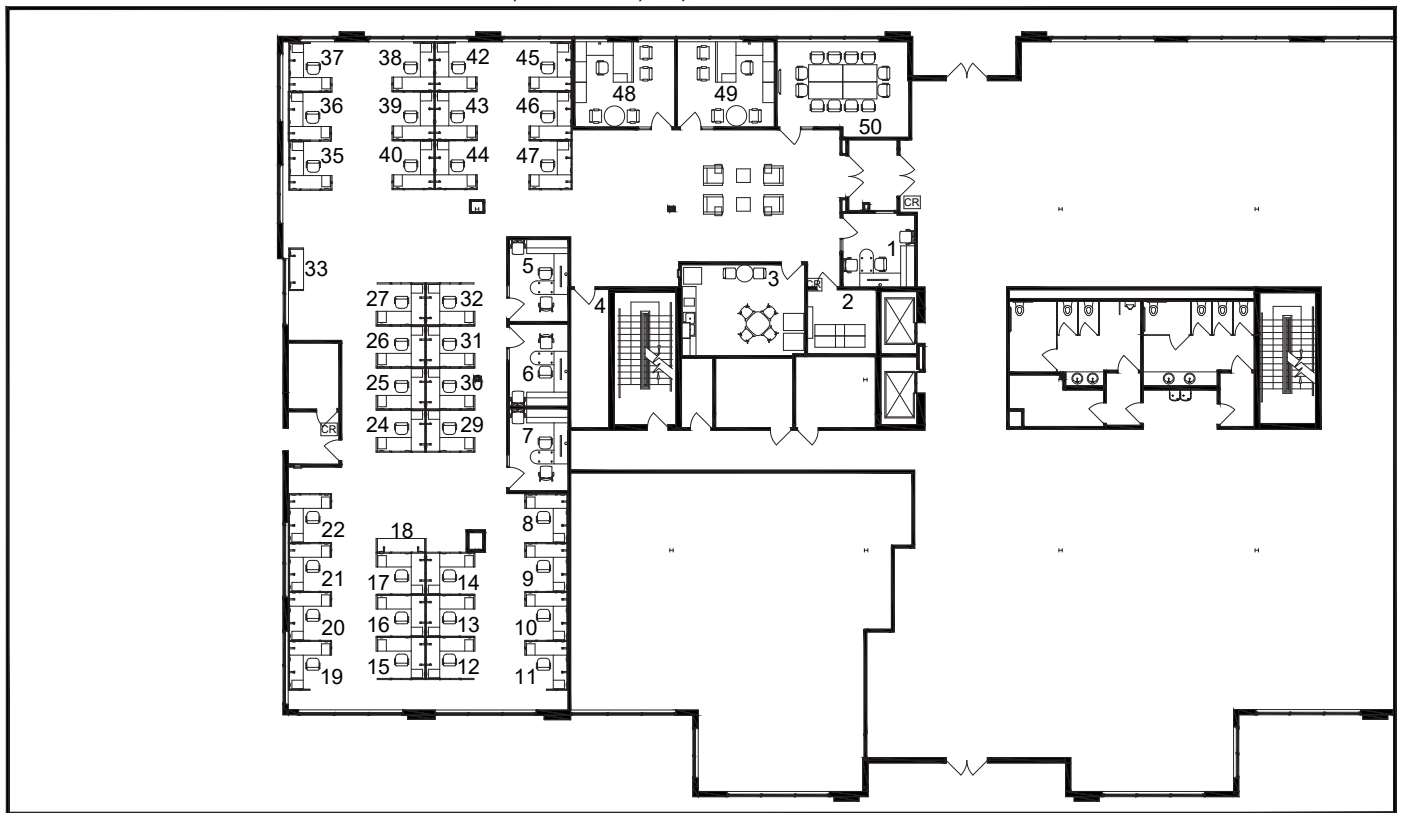
515 East Las Olas Boulevard

Suite 900

Fort Lauderdale, Florida 33301

©2020 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

1550 SAWGRASS CORPORATE PARKWAY, SUNRISE, FL, 1st FLOOR



FOR INTERNAL USE ONLY

CENTENE CORPORATION

1550 SAWGRASS CORPORATE PARKWAY, SUNRISE, FL, 2nd FLOOR

