

SAWGRASS EXECUTIVE CENTER C

480 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33325



FOR LEASE

**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Bert Checa
Principal

M:786.473.9227 | O:786.473.9227
bcheca@lee-associates.com

Matthew Katzen
Senior Vice President

M:215.416.2671 | O:215.416.2671
mkatzen@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates present Office for lease in the Sawgrass Executive Center C. This prime location offers a multitude of conveniences and amenities enhancing business operations. Situated conveniently near a bus line (23), with Day Care and Restaurant on site. 57 parking spaces, providing ample room for both employees and visitors, and signage available for improved visibility. Strategically positioned near corporate headquarters, major retailers, and the renowned Sawgrass Mills Mall, the largest single-story outlet mall in the US with over 329 retailers, this office space offers an ideal location for businesses of all types. The property has excellent access just 2.1 miles to Sawgrass Expressway access, 2.6 miles to I-595, 3 miles to I-75, and 11.4 miles to I-95. Fort Lauderdale International Airport is located just 15 miles from the property, roughly a 17-minute drive, Miami International Airport approximately 35 minutes, and Palm Beach less than 1 hour.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

MATTHEW KATZEN

Senior Vice President
215.416.2671
mkatzen@lee-associates.com

PROPERTY HIGHLIGHTS

- Office Available for Lease
- Day Care and Restaurants On-Site
- 57 parking spaces
- Nearby Bus Line
- Signage



Sawgrass Executive Center C
Suite 102

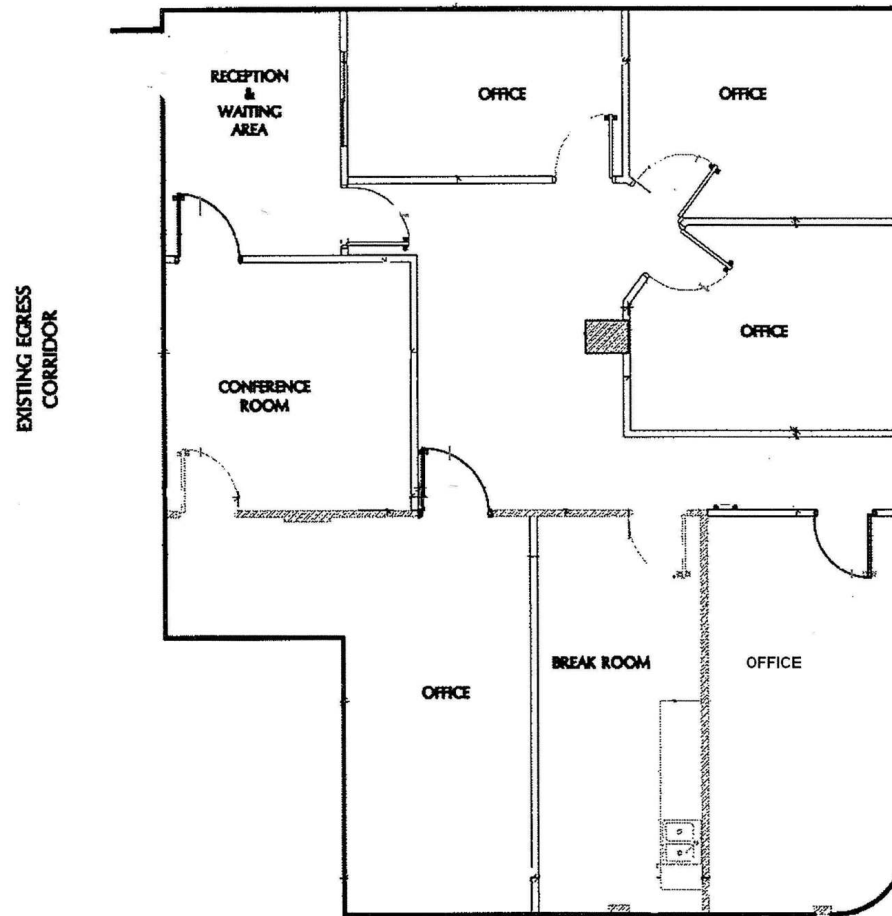


Prime Location:
Sawgrass Parkway



Exceptional Freeway Access:
2.1 miles to Sawgrass Expressway
2.6 miles to I-595
3 miles to I-75
11.4 miles to I-95

LEASE SPACES



Suite 102 Available 1,730 SF Modified Gross \$30.00 SF/yr

PROPERTY DETAILS

PROPERTY INFORMATION		LOCATION INFORMATION	
PROPERTY TYPE	Office	BUILDING NAME	Sawgrass Executive Center C
PROPERTY SUBTYPE	Office Building	STREET ADDRESS	480 Sawgrass Corporate Pkwy
ZONING	B-3	CITY, STATE, ZIP	Sunrise, FL 33325
LOT SIZE	3,772,600,920 SF	COUNTY	Broward
APN #	50-40-03-AB-0010	MARKET	South Florida
BUILDING INFORMATION		SUB-MARKET	Sawgrass Park
BUILDING SIZE	3,340 SF	NEAREST HIGHWAY	595 & I-75
BUILDING CLASS	B	NEAREST AIRPORT	Fort Lauderdale-Hollywood Int'l airport
TENANCY	Multiple	PARKING & TRANSPORTATION	
NUMBER OF FLOORS	2	PARKING RATIO	4.0
YEAR BUILT	1996	NUMBER OF PARKING SPACES	57
NUMBER OF BUILDINGS	1		

SUITE 102



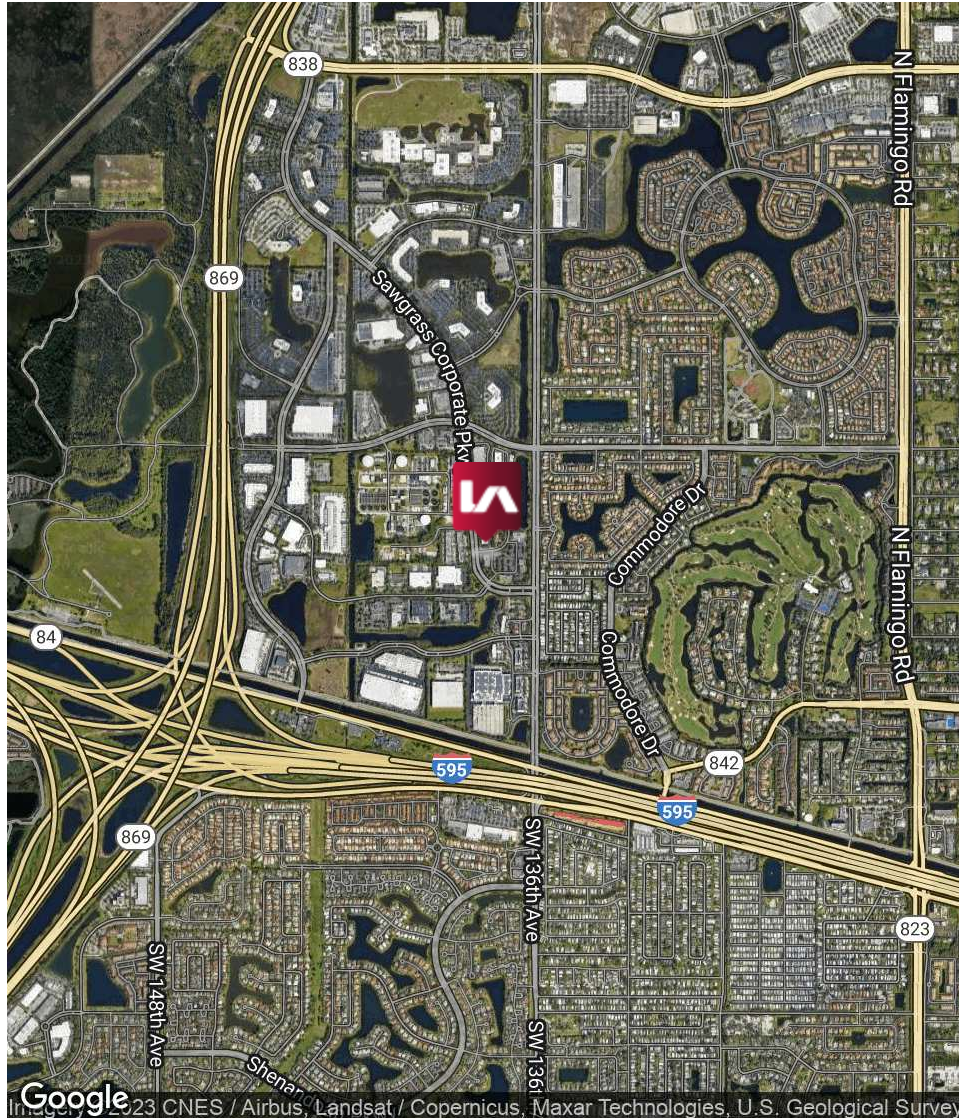
ADDITIONAL PHOTOS



AREA OVERVIEW



MAPS



LOCATION OVERVIEW

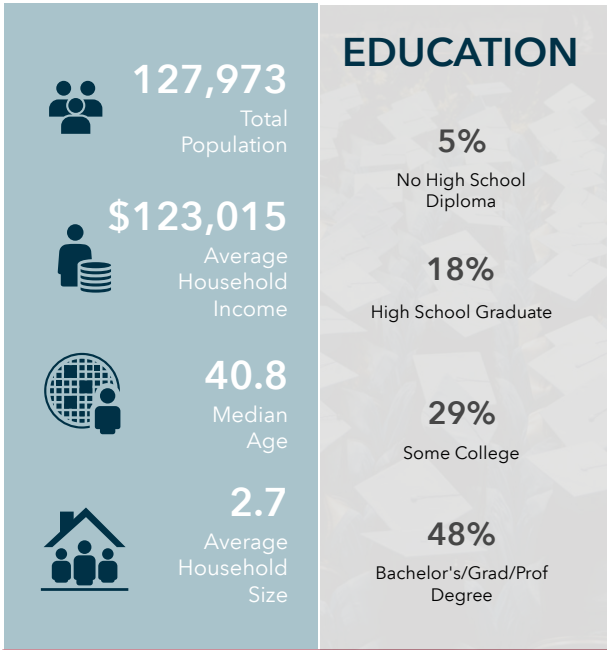
The building is located on Sawgrass Corporate Parkway just 1.6 miles from SR/84 ramps. The Building has excellent accessibility 2.1 miles to Sawgrass Expy, I-595 is 2.6 miles away, and 3 miles to I-75. Fort Lauderdale-Hollywood International Airport is 15 miles approximately a 17-minute drive.

CITY INFORMATION

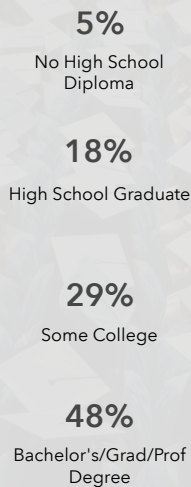
CITY:	Sunrise
MARKET:	South Florida
SUBMARKET:	Sawgrass Park
NEAREST HIGHWAY:	595 & I-75
NEAREST AIRPORT:	Fort Lauderdale-Hollywood Int'l airport

DEMOGRAPHIC PROFILE

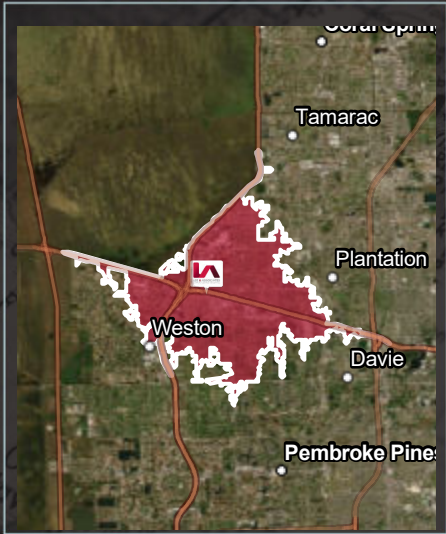
— KEY FACTS —



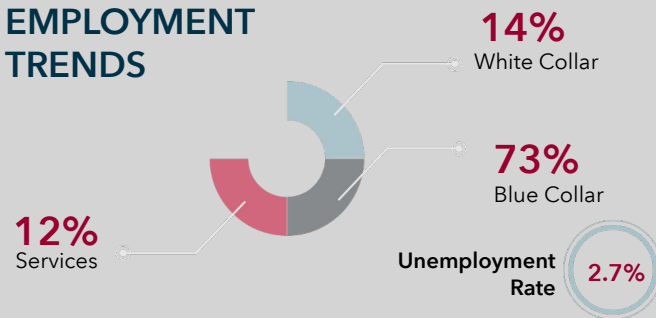
EDUCATION



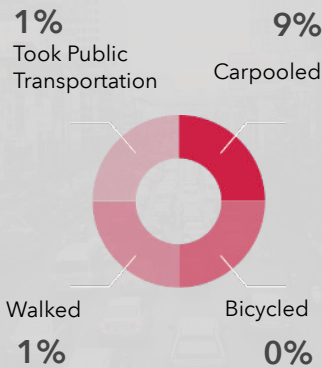
Drive time of 10 minutes



EMPLOYMENT TRENDS



COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION



BUSINESS



DEMOGRAPHIC PROFILE

— KEY FACTS —

401,523
Total Population

\$115,280
Average Household Income

41.8
Median Age

2.6
Average Household Size

EDUCATION

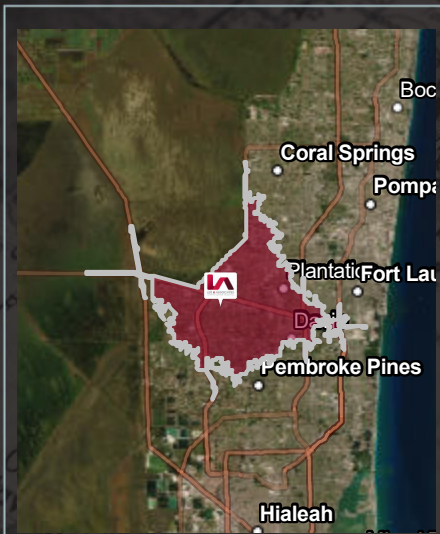
7%
No High School Diploma

21%
High School Graduate

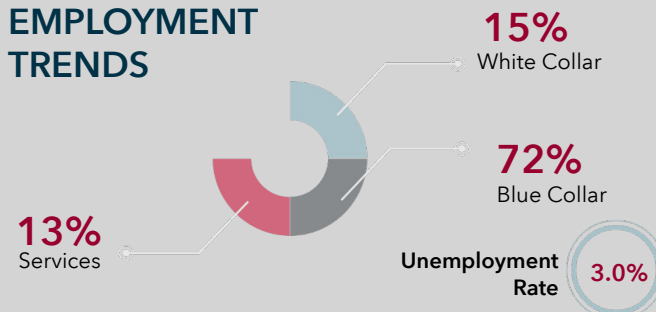
28%
Some College

44%
Bachelor's/Grad/Prof Degree

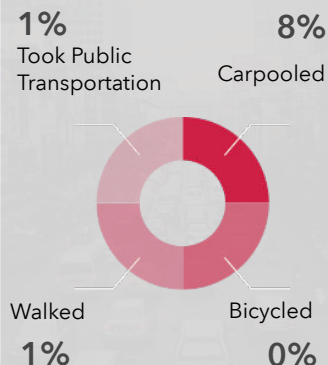
Drive time of 15 minutes



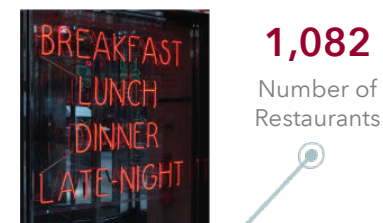
EMPLOYMENT TRENDS



COMMUTING TRENDS



NEARBY AMENITIES



1,082
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
380,607

Daytime Population: Workers
195,421

Daytime Population: Residents
185,186

BUSINESS



25,396
Total Businesses



194,448
Total Employees



33,108,790,312
Total Sales

4,064
Retail Businesses



DEMOGRAPHIC PROFILE

— KEY FACTS —

