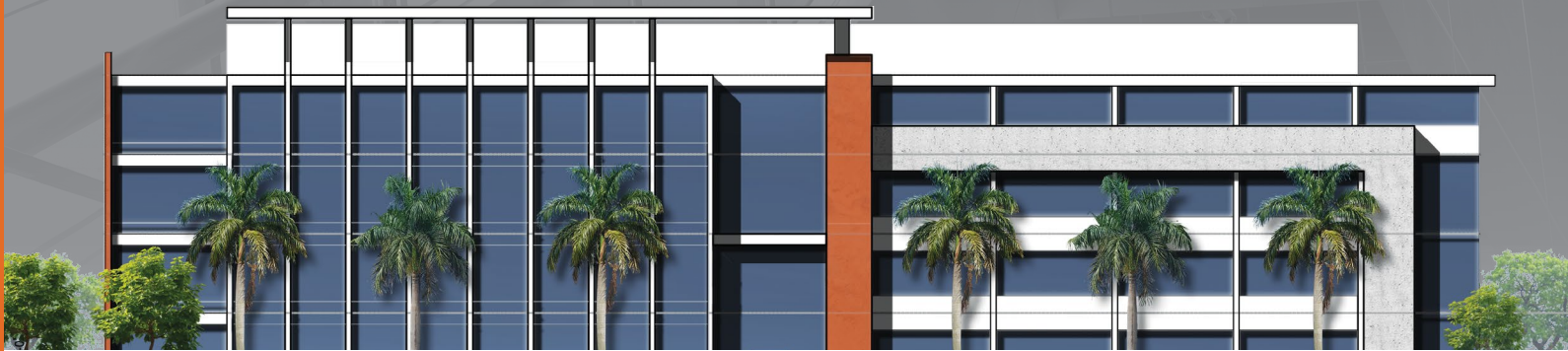


# THE EDGE

AT SAWGRASS

NEW OFFICE BUILDING



Architectural rendering subject to change with landlord's approval.

13670 NW 12th St, Sunrise, FL 33323

**CBRE**

# WELCOME TO THE EDGE AT SAWGRASS.

Located in the heart of the largest corporate park in South Florida, The Edge at Sawgrass is the brand-new development of Sawgrass International Corporate Park. Several acres of vacant land is set to deliver a magnificent 4-story, modern 108,000 SF Class A office building in early 2021. The Edge at Sawgrass is ideally situated near plenty of shopping, restaurants, and entertainment. In addition, with easy access to major thoroughways and key businesses and headquarters nearby, The Edge at Sawgrass is a perfect opportunity for office tenants who desire to be in a convenient and flourishing market.

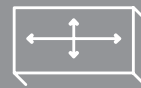
# PROPERTY HIGHLIGHTS



New construction  
delivery Q1 2021



Class A four-story  
office building  
approximately  
108,000 SF



Efficient floor  
plans with minimal  
interior columns



Building signage  
available



Easy access to all  
parts of the Sawgrass  
International  
Commerce Park



Abundant surface  
parking and covered  
structured parking  
available



Parking Deck

## SITE PLAN

# SAMPLE FLOOR PLANS

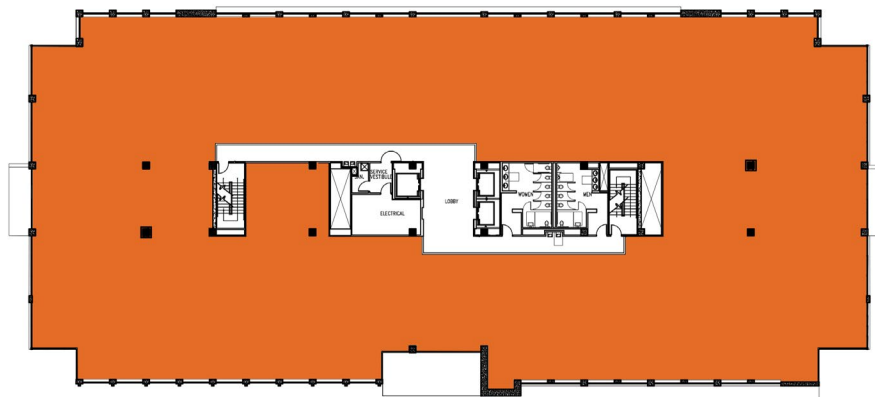
GROUND LEVEL

27,000 RSF



FLOORS 2-4

27,000 RSF



# UNMATCHED ACCESS

## DRIVE TIMES

- 20 min** / Population: 304,678
- 40 min** / Population: 2,424,242
- 60 min** / Population: 4,660,985

- + Strategically bound by the Sawgrass Expressway, Interstate 75, and Interstate 595.
- + 5.6 million people - over 90% of South Florida's residents live within a one hour drive of the Property.



# LOCATION HIGHLIGHTS



## SAWGRASS MILLS MALL

2.4 million SF of retail with over 350 destinations, Sawgrass Mills Mall is the largest single story mall in the U.S.



ELIE TAHARI

MICHAEL KORS

DAVID YURMAN

MOVADO  
CORPORATE STORE

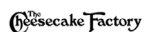
JIMMY CHOO

rag & bone  
NEW YORK



MARC JACOBS

LUCKY\*BRAND



## SAWGRASS SQUARE

200,000+ SF of Retail



Publix.



## SUNRISE BLVD SHOPS



## BB&T CENTER

21,000 Seated arena, home of the Florida Panthers and major concerts

# LOCATION HIGHLIGHTS



# THE EDGE

A T S A W G R A S S

## DEVELOPED BY:



## DESIGN ARCHITECT:



The firm specializes in planning, design and delivery solutions for buildings and communities. RLC offers a diverse team with significant experience in office, industrial, retail, residential, mixed-use, education and interior architecture.

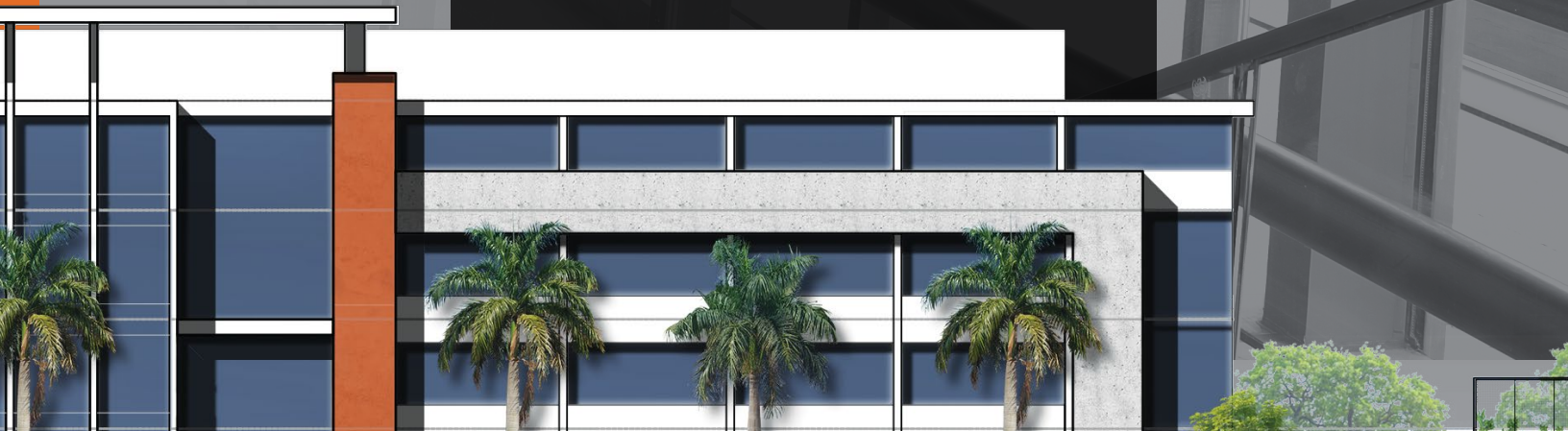
## FOR MORE INFORMATION:

**Chris Gallagher**

Senior Vice President

+1 954 331 1730

[christopher.gallagher@cbre.com](mailto:christopher.gallagher@cbre.com)



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