



# *Sawgrass International Corporate Park*

1411 Sawgrass International Corporate Parkway  
Sunrise, FL 33323

*For Sale*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Sawgrass Corporate Park's office spaces host a collaborative community with easy access to all parts of Broward County. We're home to a diverse group of professionals and entrepreneurs in a variety of industries. Bring your team to occupy Suite A of this building or it can be leased for your investment.



*Purchase Price: \$ 2,160,800*

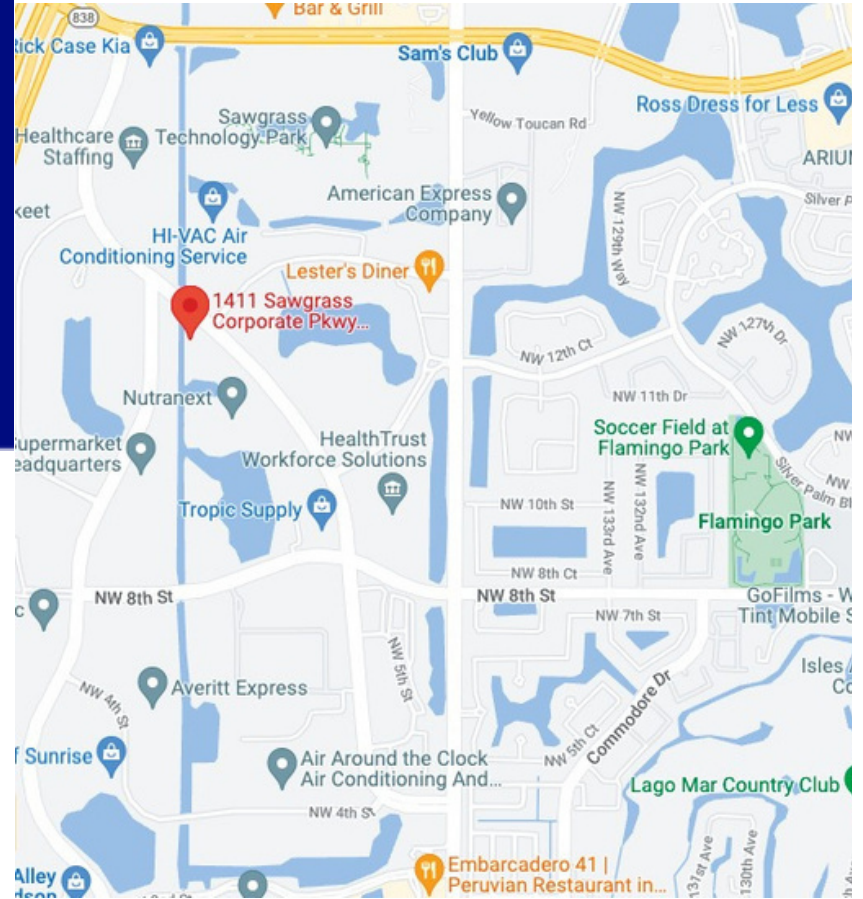
*CAP Rate: 7.4% (Projected)*

*Year Built: 2007*

*Building Type: Office/Professional*

*Upgrades: Hurricane Impact Windows & Doors*

*Condominium dues of \$5,000/quarter*



## HIGHLIGHTS

- South Florida's largest office park
- Strategically bound by 5-95, I-75, and Sunrise Boulevard
- Mix of high-tech manufacturing, R&D, executive offices suites, and mid-rise Class Offices
- Waterfront
- Current owner occupies 51% of the property for SBA reasons

## DEMOGRAPHICS

	2 mile	5 mile	10 mile
2022 Population	29,335	203,477	871,987
2022 Households	10,199	76,884	324,579
Average Household Income	\$110,942	\$105,404	\$87,589

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# *Current Rent Roll*

## *(Sales Tax Excluded)*

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<b>Unit</b>	<b>Monthly Net</b>
Suite A and B-100	\$9,500
B-10	\$822.17
B-20 (Currently Unoccupied)	\$800.00
B-30/50/60	\$2,701.60
B-40	\$750.00
B-80 (Currently Unoccupied)	\$695.88
B-90	\$1,128.60



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# Office Income Analysis

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Purchase Price	\$2,160,800
Annual Operating Income	\$205,418
Annual Operating Expenses	\$46,476
Down Payment (as a % of purchase price)	30%
Annual Loan Payments	\$0
Down Payment (in dollars)	\$648,240
Annual Net Operating Income	\$158,942
Annual Cash Flow	\$158,942
Capitalization Rate	7.4%
Cash On Cash Return	24.5%
Gross Rent Multiplier	10.5



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# Offices

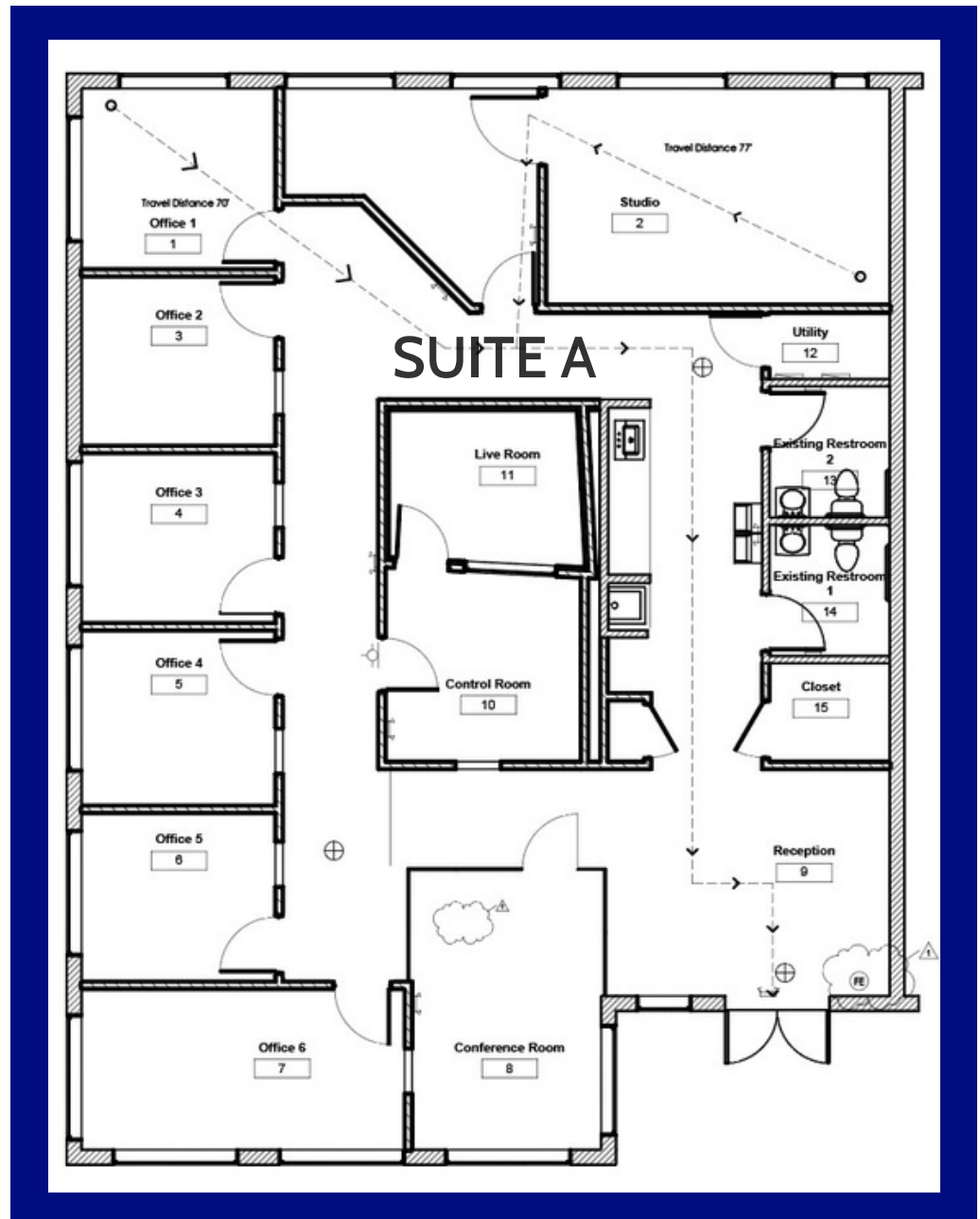
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# Suite A Layout

2,702 SF

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# Offices for Lease

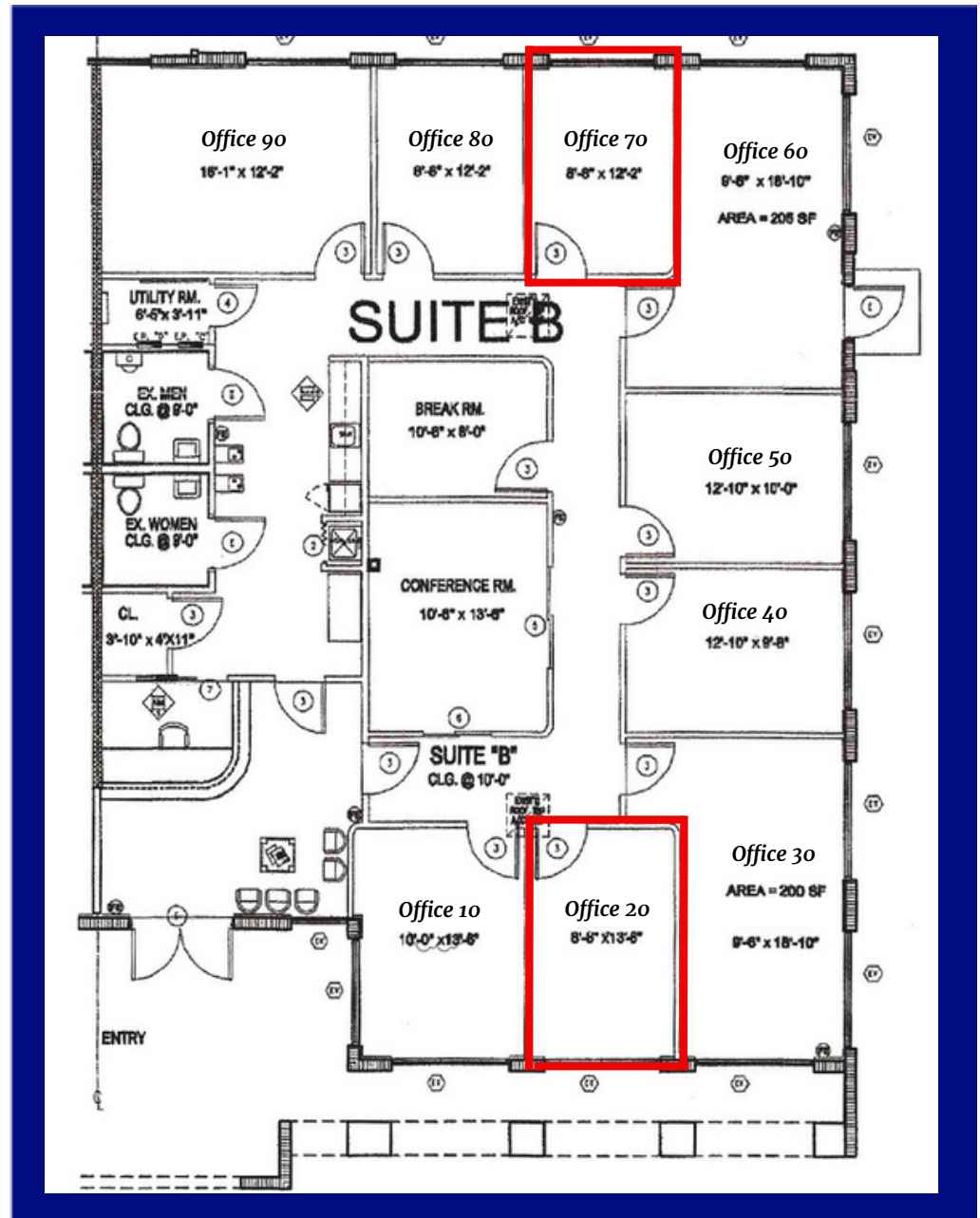
**B-20**

180 RSF

**B-70**

162 RSF

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# Property Survey

