

THE EDGE

AT SAWGRASS

NEW OFFICE BUILDING

This property is fully approved by the city of Sunrise and construction drawings are complete. Delivery can be as quick as 18-20 months.



Architectural rendering subject to change with landlord's approval.

Developed by:

Helm Capital

Engineering Services:

FLYNN
ENGINEERING

General Contracting by:

MARKER

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 2023. 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.

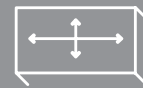
PROPERTY HIGHLIGHTS



New Construction
Delivery 2023



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



Covered structured
parking available

Abundant surface
parking

SITE PLAN



Parking Deck

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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 Mill is the largest single story mall in the U.S.



ELIE TAHARI

MICHAEL KORS

DAVID YURMAN

MOVADO
CORPORATE STORE

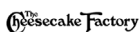
JIMMY CHOO

rag & bone
NEW YORK



MARC JACOBS

LUCKY*BRAND



SAWGRASS SQUARE

200,000+ SF of retail



Publix.



SUNRISE BLVD SHOPS



LAIFITNESS.

BB&T CENTER

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

LOCATION HIGHLIGHTS



THE EDGE

A T S A W G R A S S

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