

**YOUR SIGNAGE HERE**

# Find Your Space.

## Liberty Center at Monarch Lakes

3100 S.W. 145<sup>th</sup> Ave, Suite 401  
Miramar, FL 33027

**8,493 RSF**  
**Available for Lease**

**Asking Rent: \$24.00/NNN**  
**2022 OPEX: \$13.91/RSF**

## Property Highlights



### AMENITIES

Class "A" office building in prestigious Huntington Business Park with immediate access to I-75. Hurricane impact glass windows and first floor common area locker rooms with showers. New furniture in lobby. On-site management, security and cafe. Outdoor tenant lounge area with water views, free Wi-Fi in lobby, interactive touchscreen directory with real-time traffic updates and 4.5/1,000 SF parking ratio. Building signage visible from I-75. Close-proximity to shopping, hotels, restaurants, banking, daycare and fitness centers.



### TRANSPORTATION

Easy access to Interstate 75 and Miramar Parkway



### TECHNOLOGY

AT&T, FPL FiberNet, Sprint, Comcast



### SUSTAINABILITY

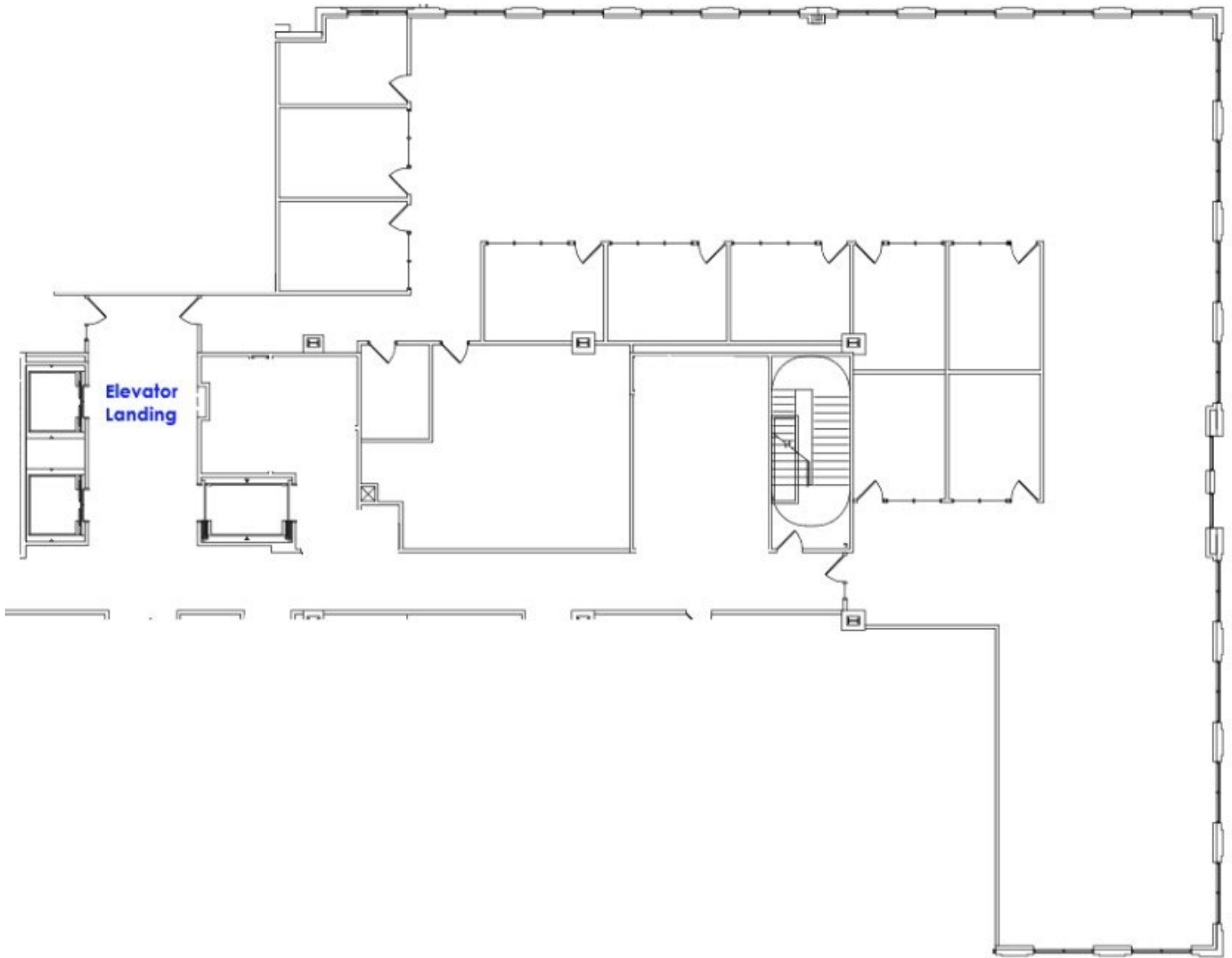
Certified LEED Gold building. Green initiatives in place by tenants and property management to include janitorial cleaning and recycling.

Lobby

**Our Space Works.**

**3100 S.W 145<sup>th</sup> Ave, Miramar, FL 33027**

**FOR LEASE**



**WORKSPACE PROPERTY TRUST (WSPT®)**

WSPT is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million sf across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas.

**LEASING  
INFORMATION**

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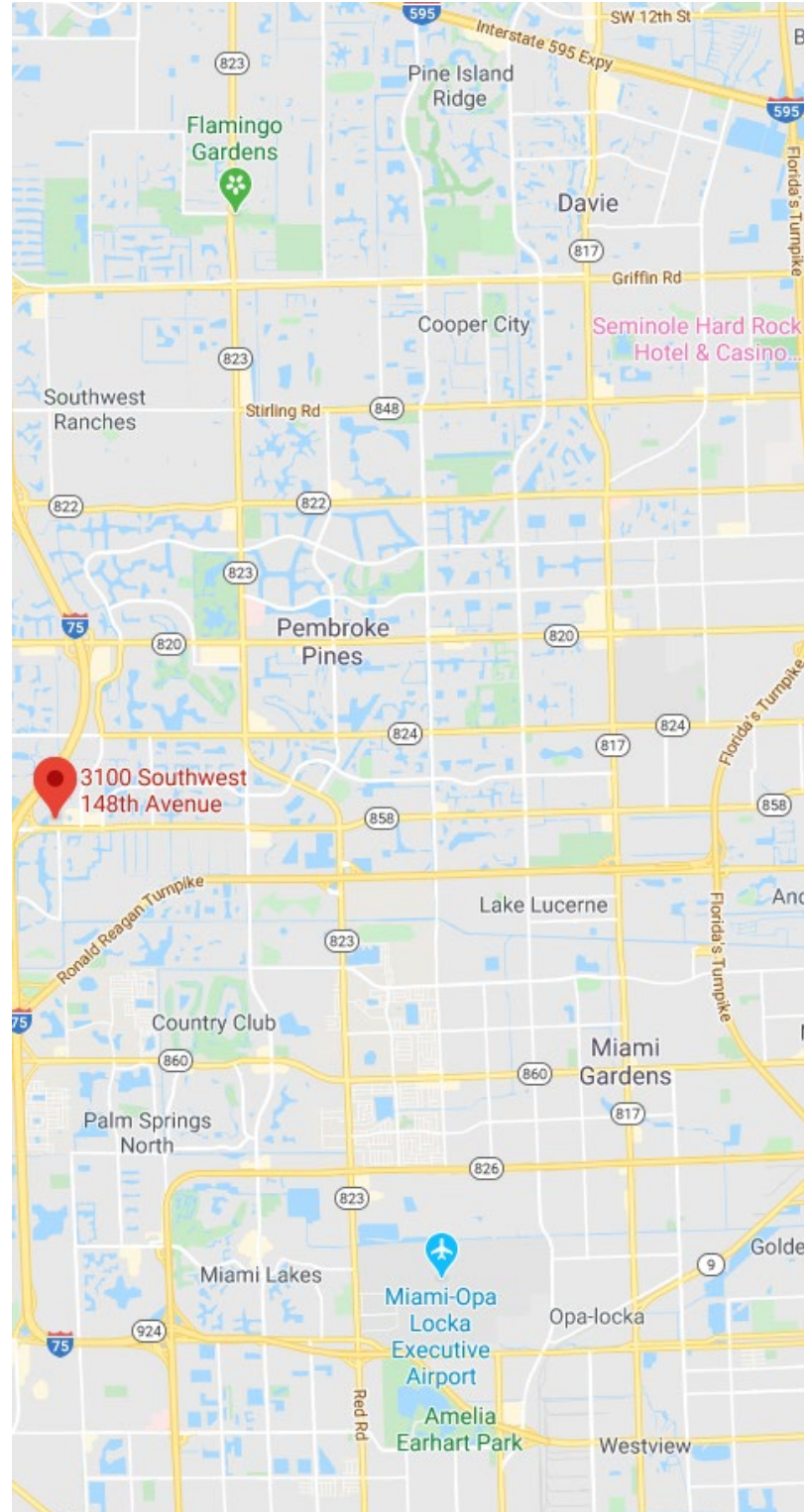
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**FOR LEASE**



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