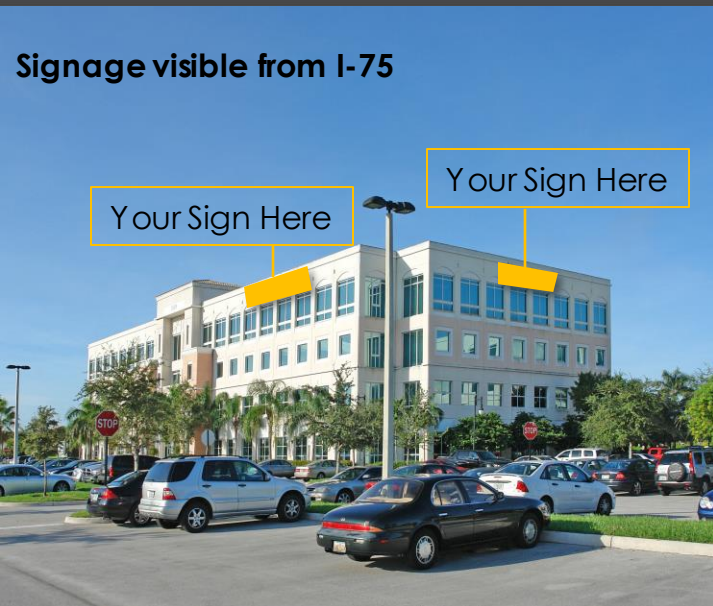


Find Your Space.

Miramar Centre II
3501 SW 160th Ave
Miramar, FL 33027

96,394 RSF
Full Building Opportunity
Available Now

Asking Rent: \$24.00/NNN
2023 OPEX: \$13.87/ RSF



Property Highlights



AMENITIES

Class "A" office located within the prestigious Miramar Centre Corporate Park. This building includes hurricane-impact glass windows, back-up generator, large ground floor, multi-purpose area, multiple executive balconies and loading dock. Tenants benefit from on-site management, café, and an outdoor lounge area complete with picnic tables and complimentary Wi-Fi. Plus, potential for additional campus space in adjacent Miramar Centre I or III.



TRANSPORTATION

Immediate access to I-75 and Miramar Parkway



TECHNOLOGY

AT&T, FPL FiberNet, Sprint and Comcast



SUSTAINABILITY

Landlord will collaborate with tenant should tenant desire LEED certification for tenant improvements.

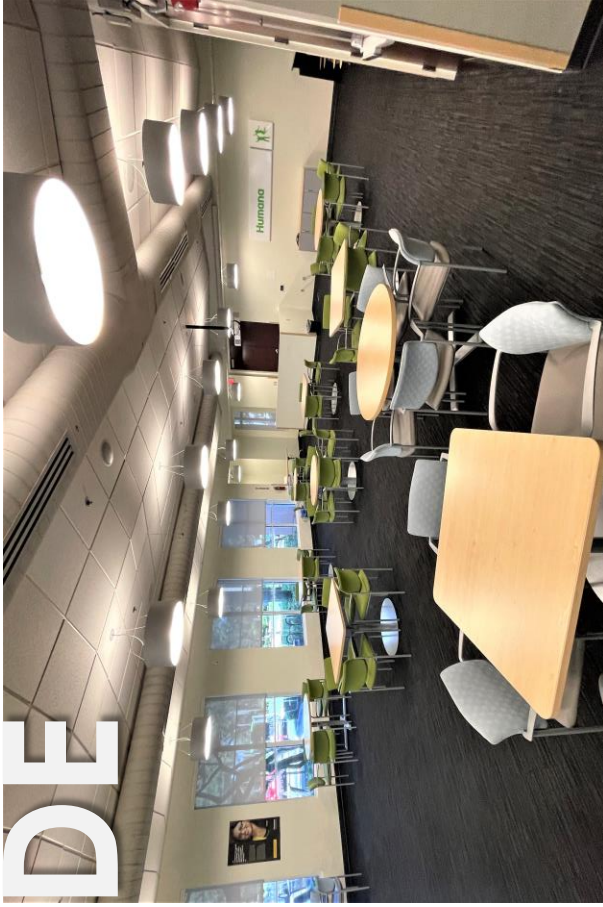


WORKSPACE PROPERTY TRUST (WSPT)

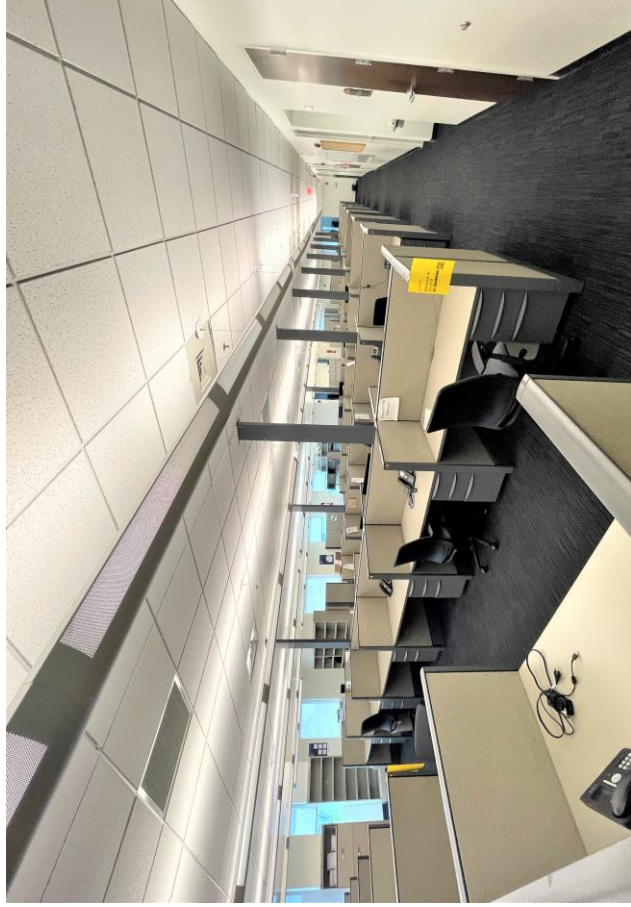
WSPT is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) space. WSPT owns and operates approximately 18 million SF across over 200 properties in sought-after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

Our Space Works.

A LOOK INSIDE



plug & play



break rooms

conference rooms



LEASING INFORMATION

3350 SW 148th Ave e
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

Director of Leasing
Mike Nathanson
O 954.391.5526
C 954.695.5636
mnathanson@workspaceproperty.com

FOLLOW US ON



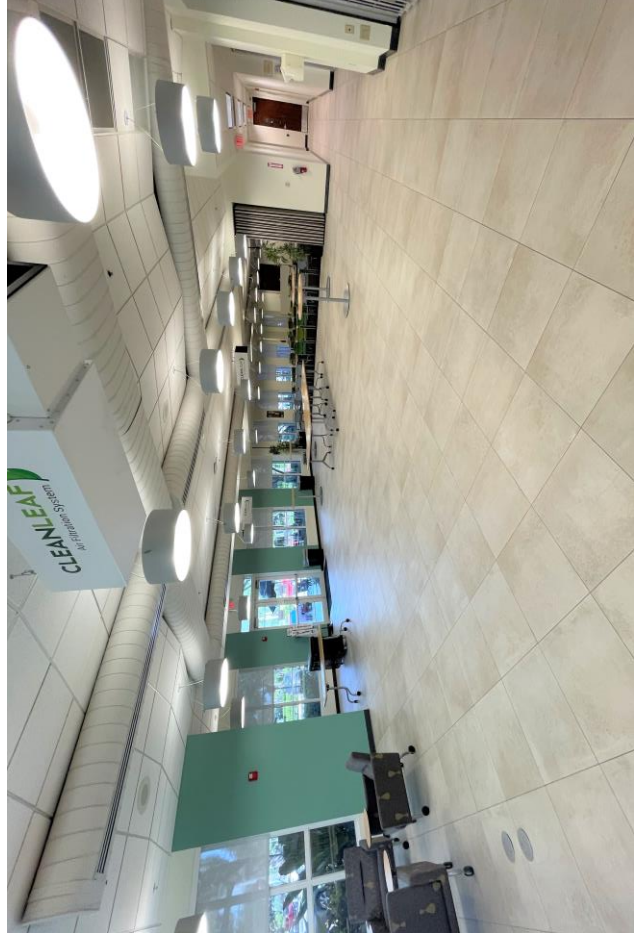
@workspacepropertytrust



ample parking

on-site security

cafe



LEASING INFORMATION

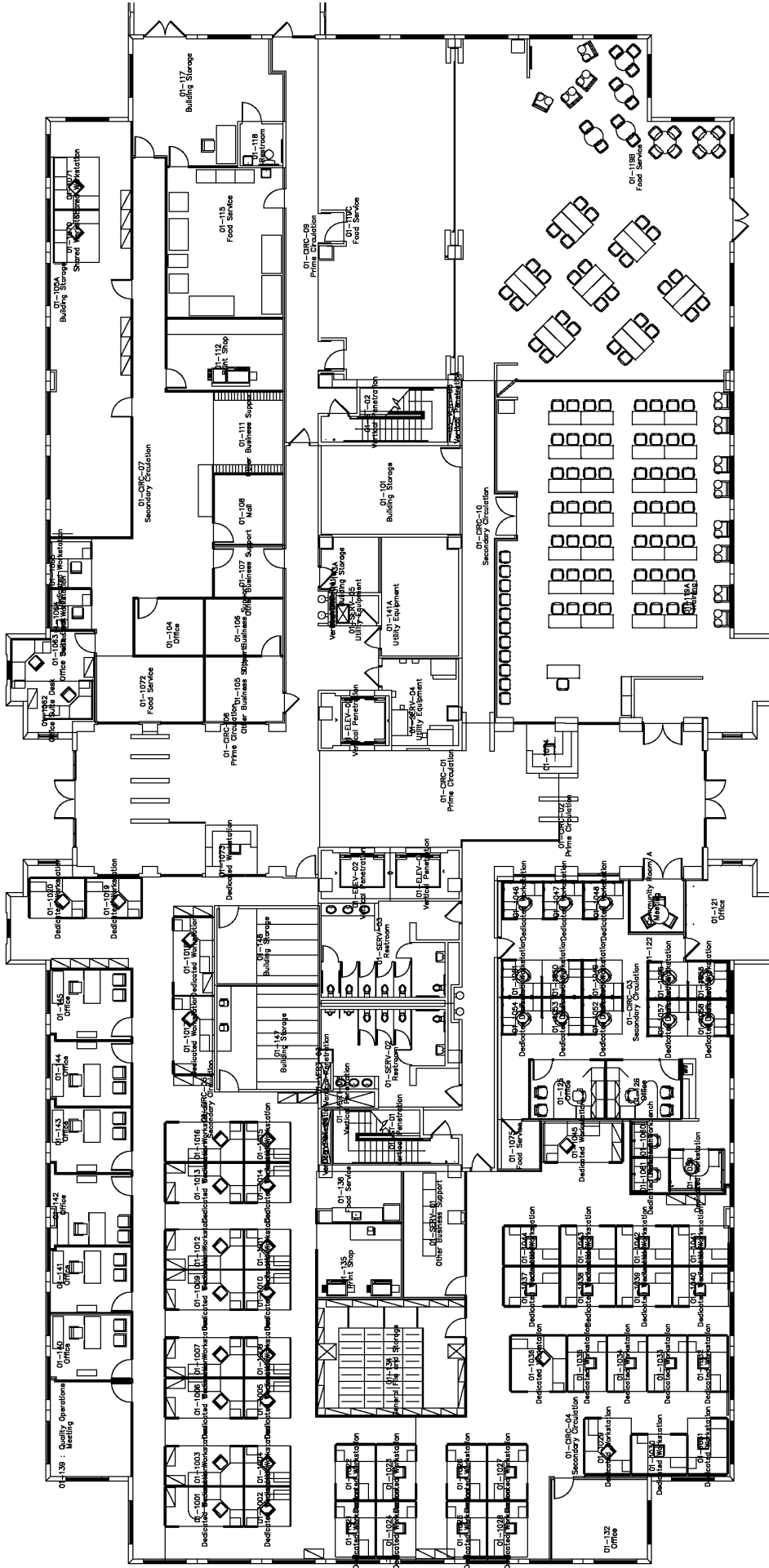
3350 SW 148th Ave
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

Director of Leasing
Mike Nathanson
O 954.391.5526
C 954.695.5636
mnathanson@workspaceproperty.com

FOLLOW US ON



[@workspacepropertytrust](https://www.facebook.com/workspacepropertytrust)



LEASING INFORMATION

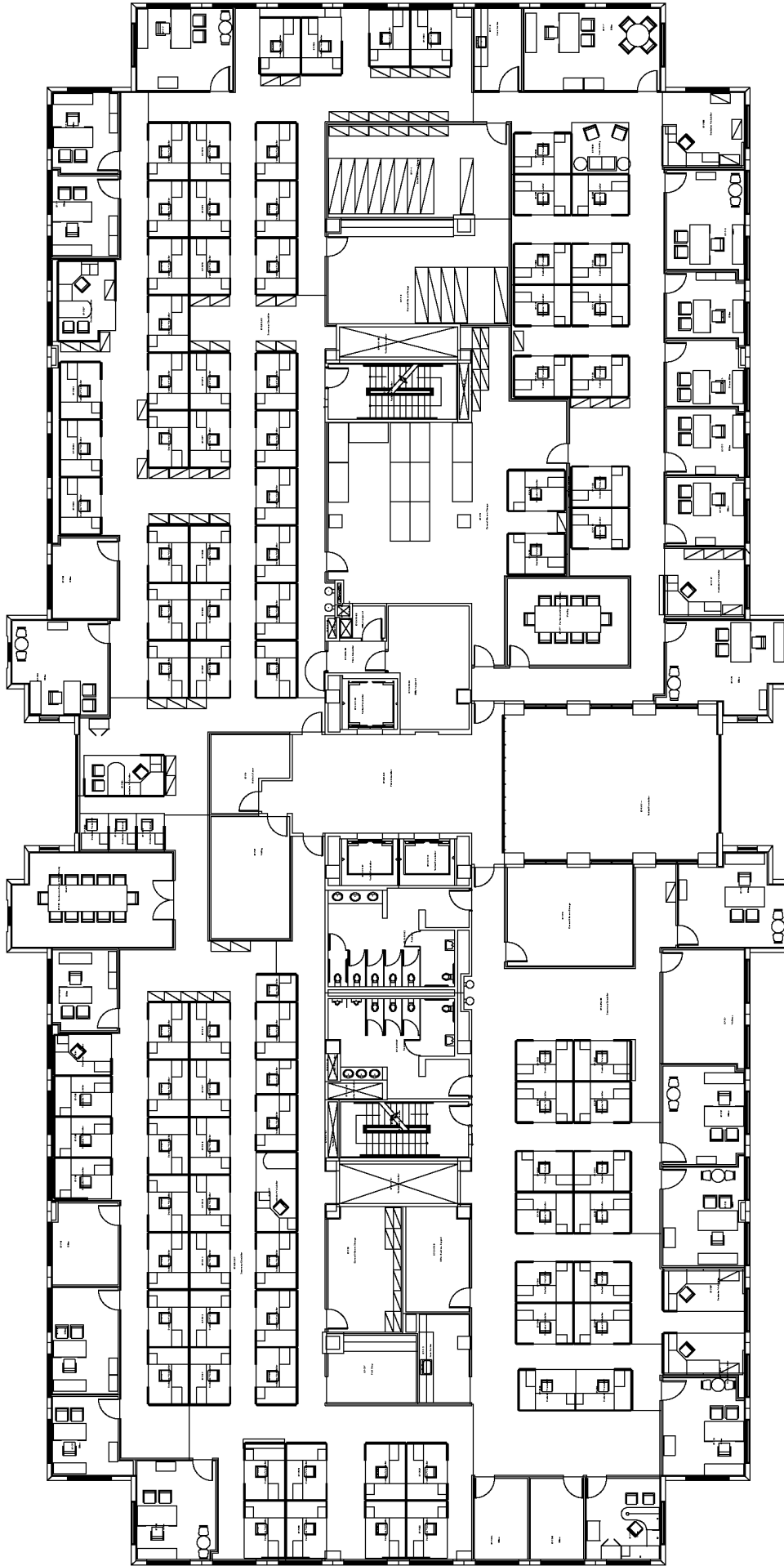
3350 SW 148th Ave
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

Director of Leasing
Mike Nathanson
O 954.391.5526
C 954.695.5636
mnathanson@workspaceproperty.com

FOLLOW US ON



@workspacepropertytrust



LEASING INFORMATION

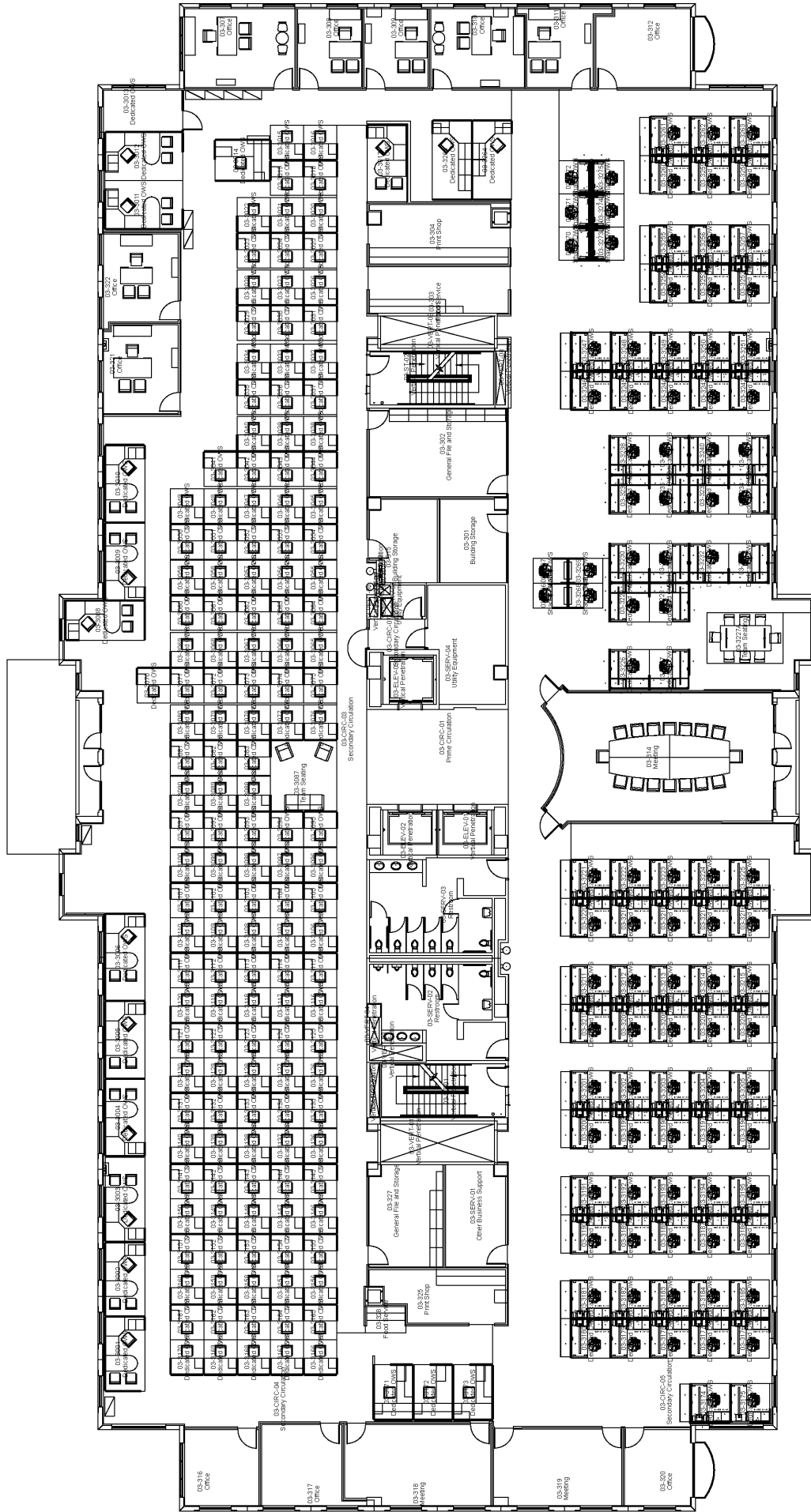
3350 SW 148th Ave e
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

Director of Leasing
Mike Nathanson
O 954.391.5526
C 954.695.5636
mnathanson@workspaceproperty.com

FOLLOW US ON



[@workspacepropertytrust](https://www.workspacepropertytrust.com)



LEASING INFORMATION

3350 SW 148th Ave
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

Director of Leasing
Mike Nathanson
O 954.391.5526
C 954.695.5636
mnathanson@workspaceproperty.com

FOLLOW US ON



[@workspacepropertytrust](https://www.workspaceproperty.com)



@workspacepropertytrust

Director of Leasing
Mike Nathanson
O 954.391.5526
C 954.695.5636

3350 SW 148th Ave
Suite 124
Miramar, FL 33027
www.workspace.com

LEASING INFORMATION