

# 3100 SW 145<sup>th</sup> Ave Suite 110

Miramar, FL 33027

## 6,250 SF Available Now

Asking Rent: \$24.00/NNN 2024 OPEX: \$14.50 RSF





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#### **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 5.5/1,000 SF parking ratio. Building signage visible from I-75. Close-proximity to shopping, hotels, restaurants, banking, daycare and fitness centers. Adjacent multi-family project for live, work, play. Newly delivered 250-unit adjacent multifamily

#### TRANSPORTATION

Immediate access to I-75 and Miramar Parkway

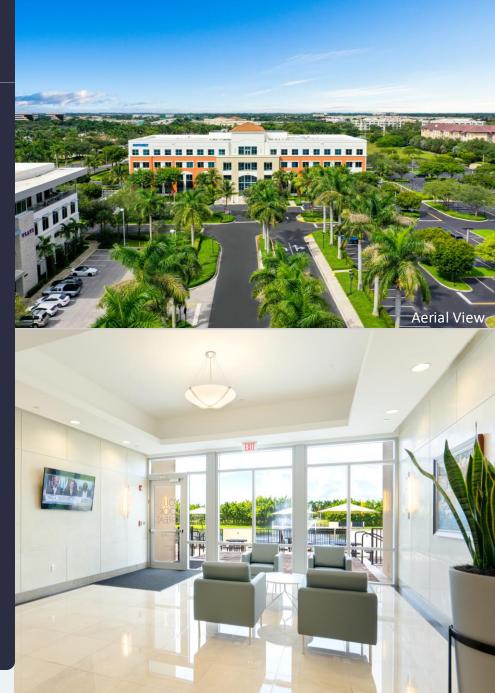
**TECHNOLOGY** AT&T, FPL FiberNet, Sprint and Comcast

SUSTAINABILITY LEED Gold

Building Owner: Workspace Property Trust

Total Building Size: 104,337 RSF

#### 6,250 SF Available Now



Area











### Monarch Lakes

3100 SW 145<sup>TH</sup> Ave

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#### 6,250 SF Furnished Plug & Play Available Now

Suite 110 Ground Floor Lobby Exposure



Leasing Information

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\*Indicative of the look and feel (not the actual suite)