

# Monarch Lakes

3100 SW 145<sup>th</sup> Ave Suite 400

Miramar, FL 33027

16,385 SF Available Now

**workspace**  
property trust

Asking Rent: \$24.00/NNN

2024 OPEX: \$14.50 RSF

**Furnished Plug & Play Available**



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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 multi-family

### 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

**16,385 SF Available Now**





Aerial View



Lobby Elevators



Aerial View



Lobby Area



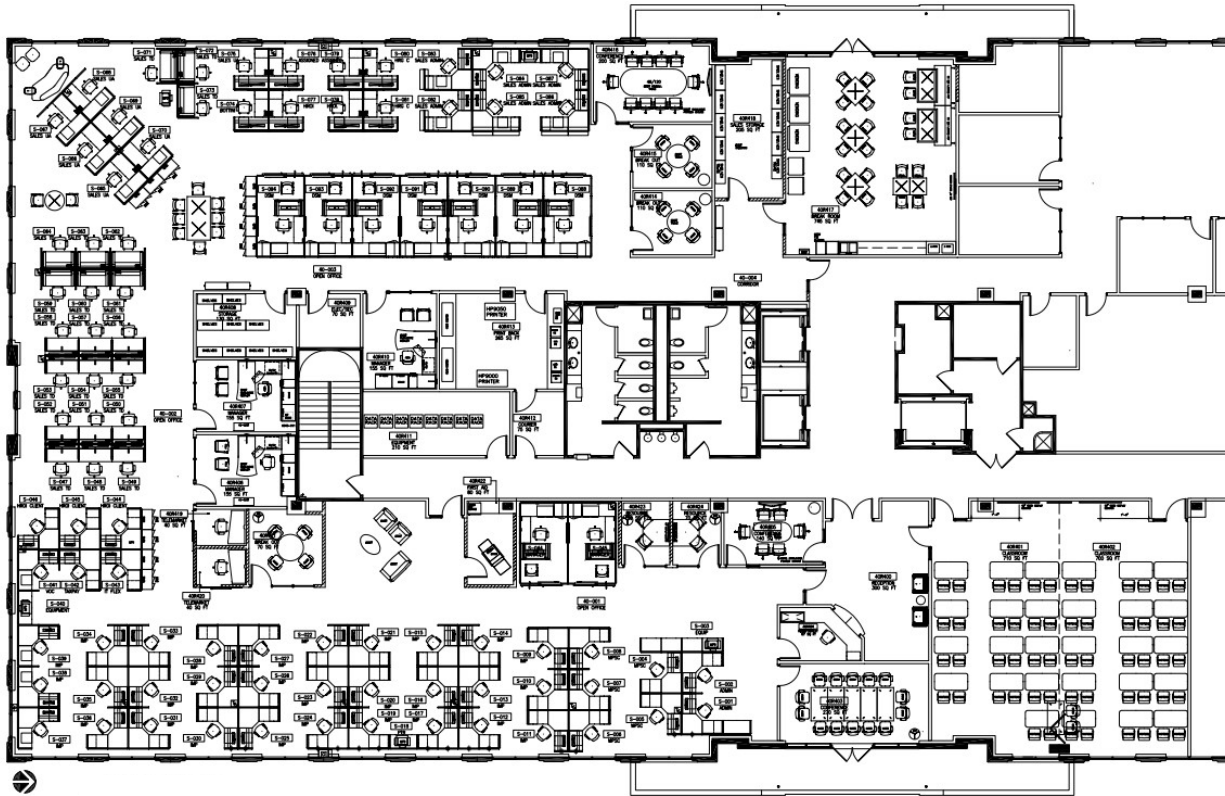
Outdoor Lounge

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### Leasing Information

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