3100 SW 145th Ave 4TH Floor

workspace property trust

Miramar, FL 33027

27,067 SF Top Floor with Signage & Two Balconies

Asking Rent: \$24.00/NNN **2025 OPEX**: \$15.45 RSF

Available Now



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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



27,517 SF Available Now











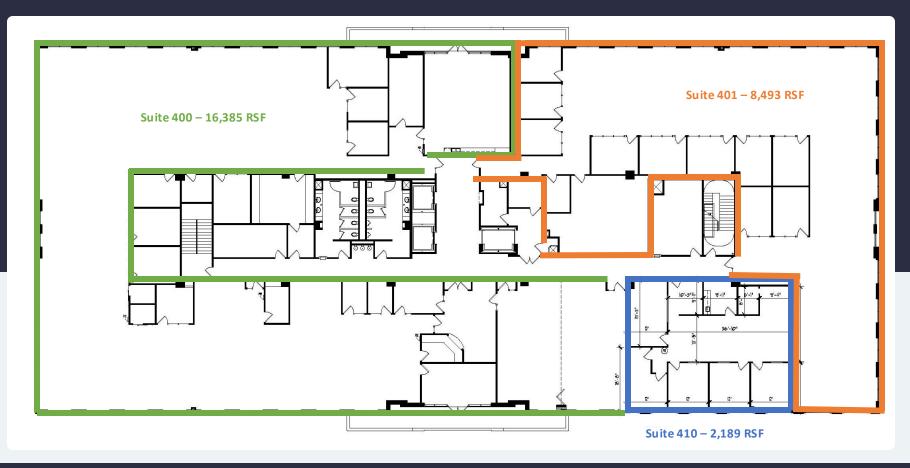
Monarch Lakes 3100 SW 145TH Ave

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27,067 SF Available Now





Spaces for the Way Work Happens Today.

These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture
 Packages Avaliable
- Plug & Play IT Packages Available



Scan here to learn more about our premium theme selects.









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