

Monarch Lakes

3100 SW 145th Ave Suite 100

Miramar, FL 33027

11,706 SF Plug & Play Available Now

workspace
property trust

Asking Rent: \$24.00/NNN

2024 OPEX: \$14.50 RSF



3100 SW 145TH Ave Suite 100

Miramar, Florida 33027

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

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Aerial View



Lobby View



Aerial View



Lobby View



Outdoor Lounge

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Second Floor Plan Details:

- Top Left:** Classroom (24'-1" x 24'-1"), Classroom (25'-5" x 16'-7"), Classroom (16'-7" x 11').
- Top Right:** Classroom (36'-2" x 18'-7"), Classroom (33'-5" x 18'-7"), Classroom (22'-8" x 19'-8").
- Bottom Left:** Classroom (22'-1" x 18'-7"), Classroom (22'-1" x 18'-7"), Classroom (22'-1" x 18'-7").
- Bottom Right:** Classroom (22'-1" x 18'-7"), Classroom (22'-1" x 18'-7"), Classroom (22'-1" x 18'-7").
- Central Corridor:** 11'-0" wide.
- Staircase:** Located in the center of the floor plan.
- Other Rooms:** 11'-0" x 11'-0" (top center), 11'-0" x 11'-0" (bottom center), 11'-0" x 11'-0" (bottom right), 11'-0" x 11'-0" (bottom left).

Ground Floor Lobby Exposure

Leasing Information

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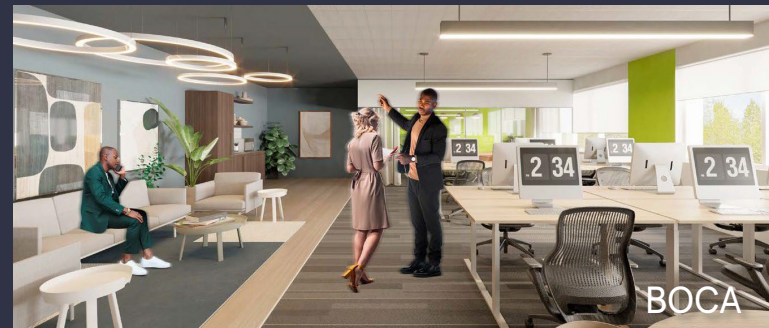
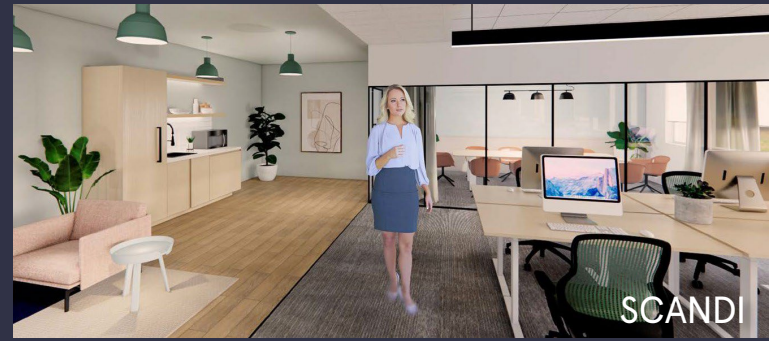
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*Indicative of the look and feel (not the actual suite)