

Miramar Centre II

3501 SW 160th Ave

Miramar, FL 33027

workspace
property trust

96,394 SF Available Now

Asking Rent: \$25.00/NNN

2025 OPEX: \$15.39 RSF

Full Building HQ Opportunity

Signage Available



3501 SW 160TH Ave

Miramar, Florida 33027

PROPERTY HIGHLIGHTS

AMENITIES

Class "A" office located within the prestigious Miramar Centre Corporate Park. This building includes hurricane-impact glass windows, Full building 1,100-gallon back-up diesel generator, large ground floor multi-purpose area with collapsible wall & café, Café catering equipment on site, multiple executive balconies and loading dock. Tenants benefit from on-site management, and campus style space and outdoor lounge area complete with picnic tables, complimentary Wi-Fi and 5/1000 SF parking ratio. 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.

Building Owner: Workspace Property Trust

Total Building Size: 96,394 SF

96,394 SF Available Now



Outdoor Lounge



Lobby

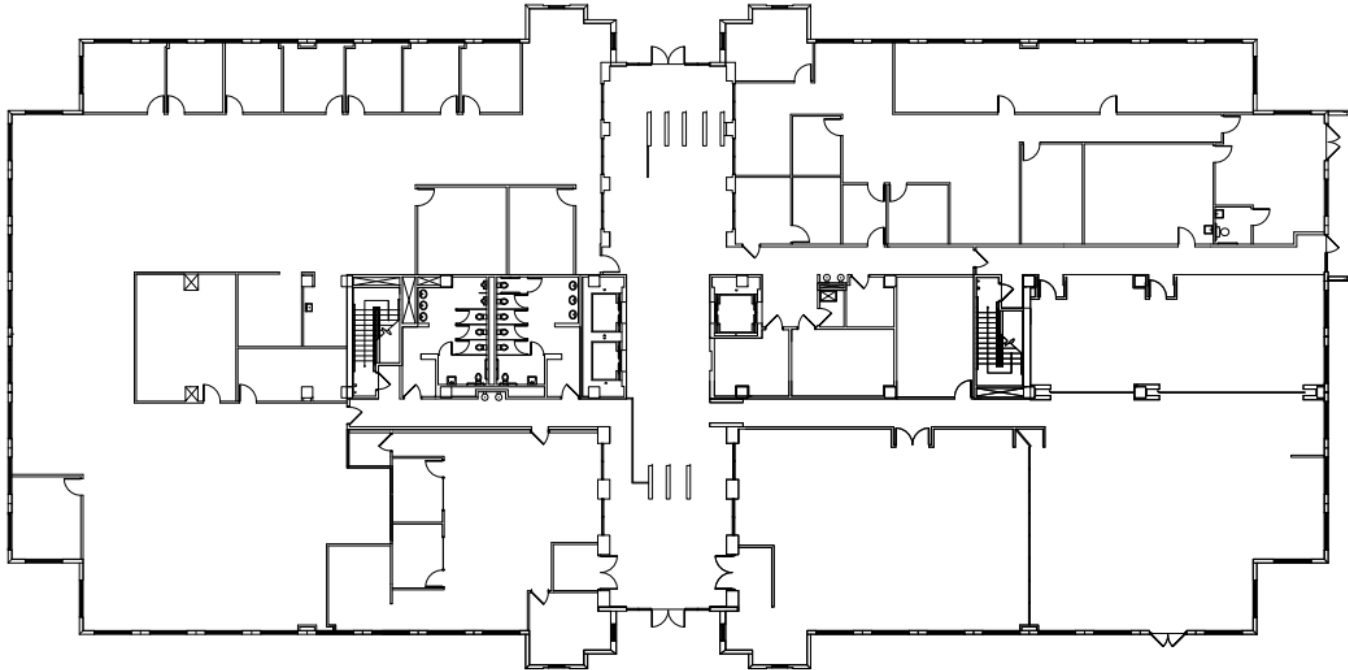
3501 SW 160TH Ave

1st floor

Miramar, FL 33027

workspace
property trust

23,849 RSF Available Now



Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431
(954) 391-5503
www.workspaceproperty.com

Mike, Nathanson
Director of Leasing
mnathanson@workspaceproperty.com

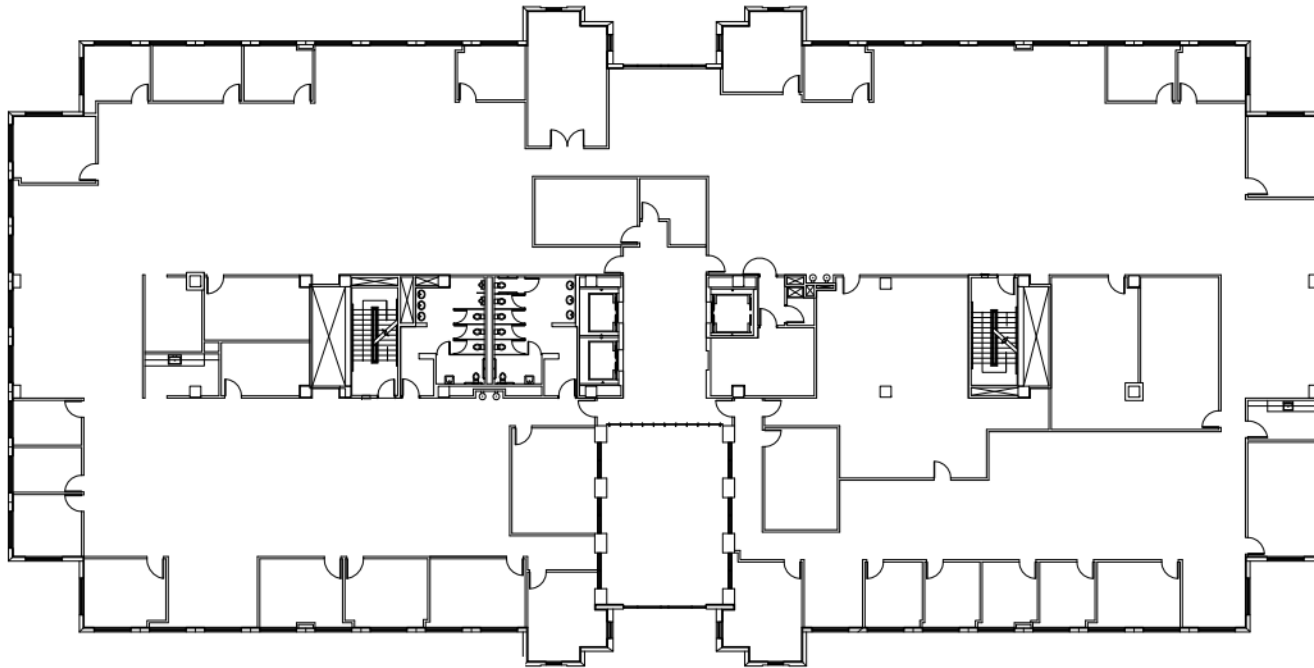
3501 SW 160TH Ave

2nd floor

Miramar, FL 33027



23,623 RSF Available Now



Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431
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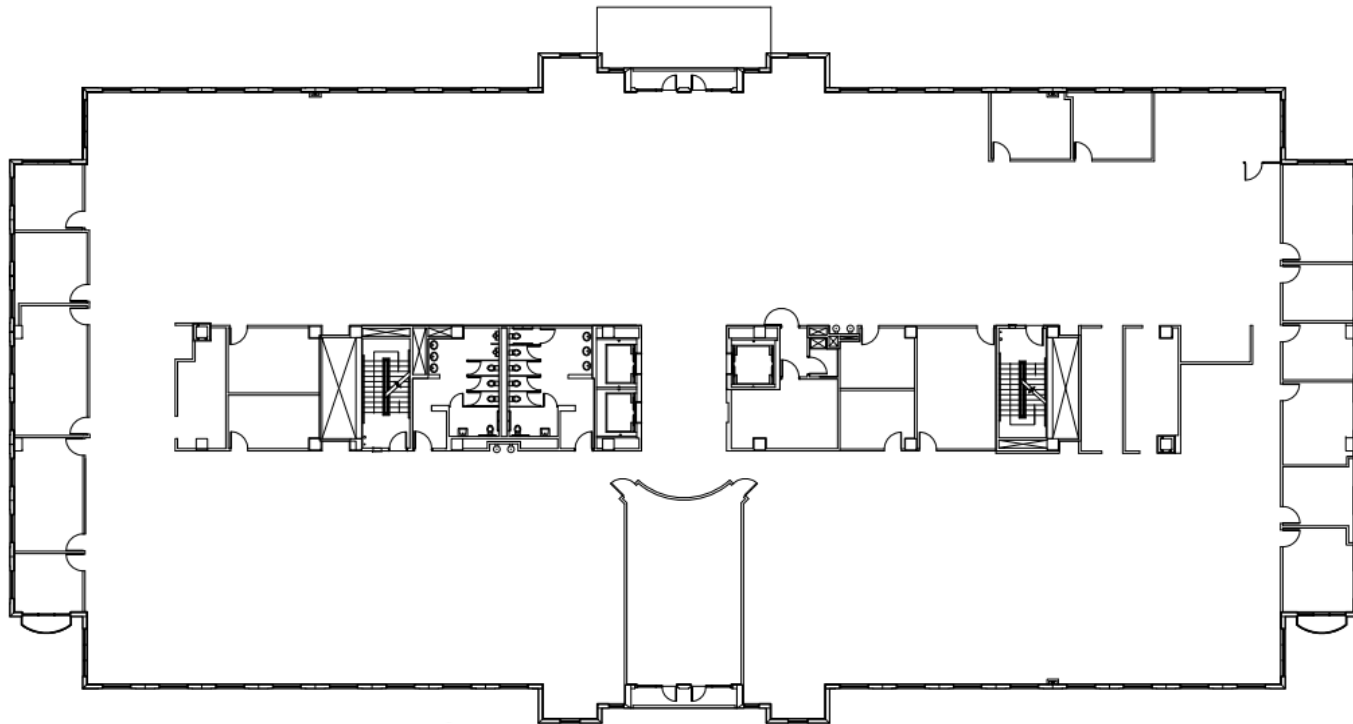
3501 SW 160TH Ave

3rd floor

Miramar, FL 33027



23,651 RSF Available Now



Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431
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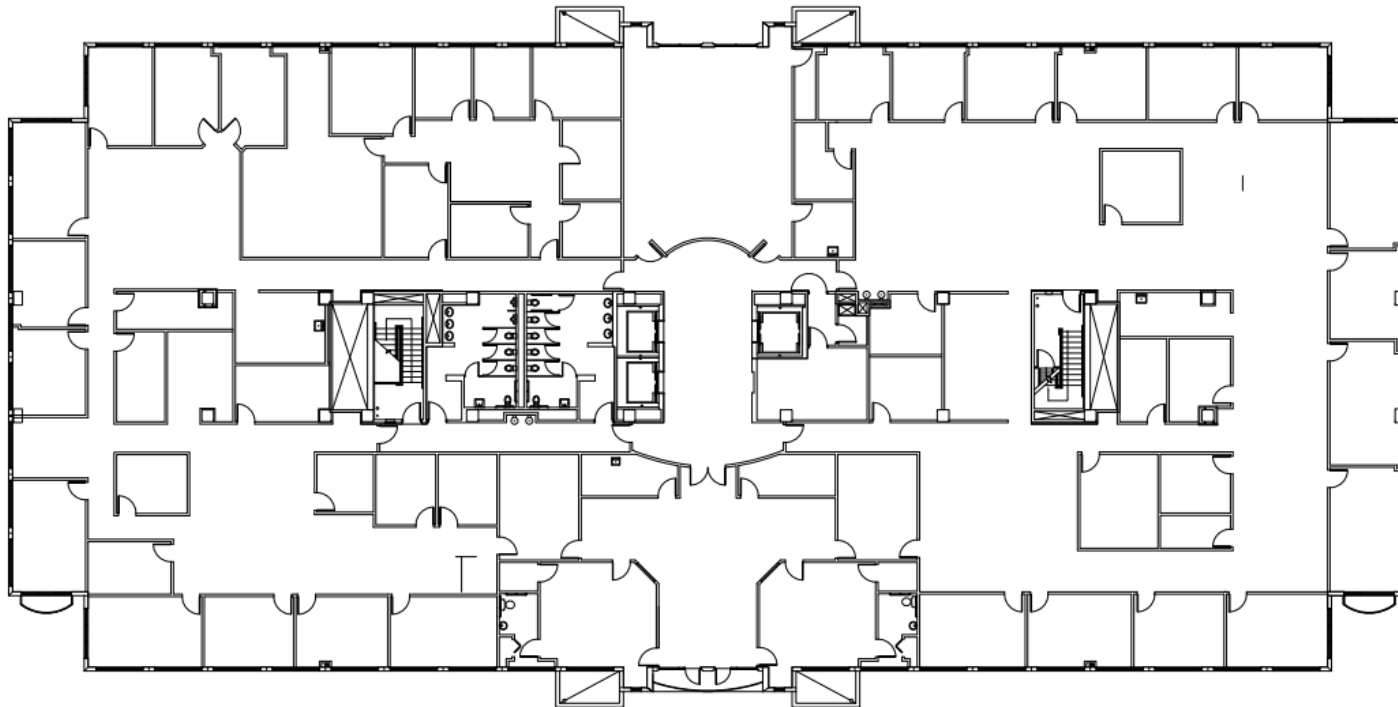
3501 SW 160TH Ave

4th floor

Miramar, FL 33027



23,506 RSF Available Now



Leasing Information

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Spaces for the Way Work Happens Today.

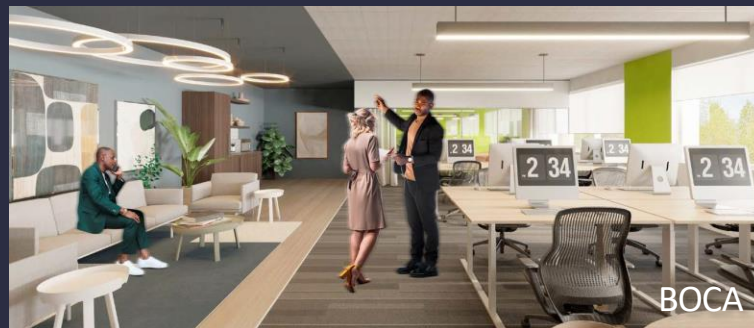
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- “A La Carte” or “On Demand” Furniture Packages Available
- Plug & Play IT Packages Available



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