

# Monarch Lakes

3100 SW 145<sup>th</sup> Ave Suite 100

Miramar, FL 33027

11,706 SF Plug & Play Available Now

**workspace**  
property trust

Asking Rent: \$25.00/NNN

2025 OPEX: \$15.45 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 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 Area





Aerial View



Lobby View



Aerial View



Lobby View



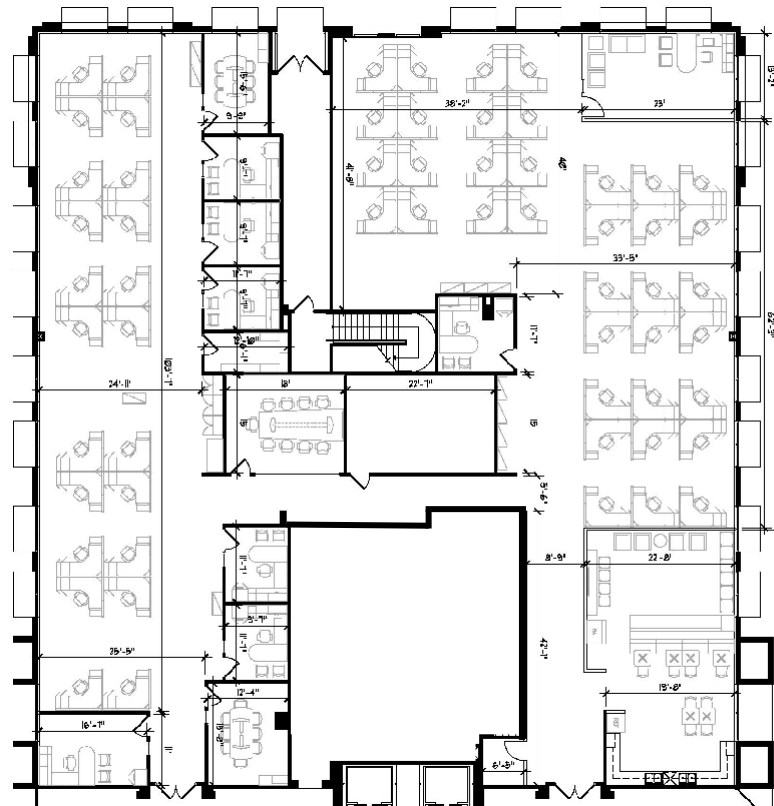
Outdoor Lounge

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Ground Floor Lobby Exposure

## Leasing Information

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(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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# Spaces for the Way Work Happens Today.

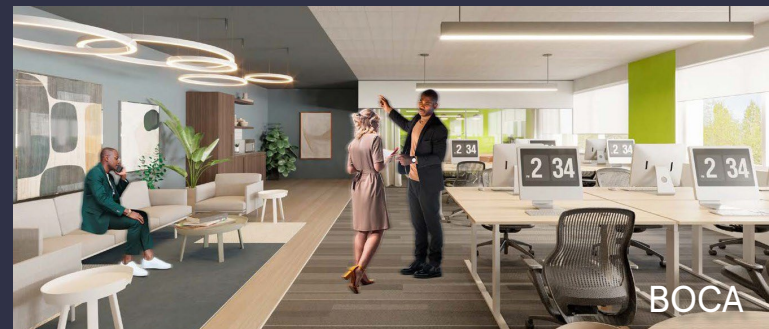
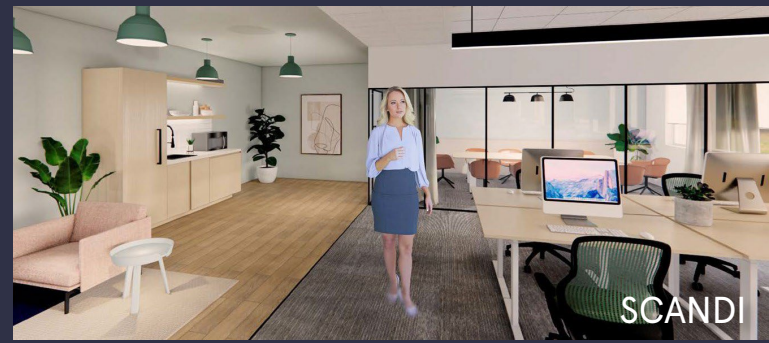
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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)