

Monarch Lakes

3100 SW 145th Ave Suite 400 & 401

Miramar, FL 33027

24,878 SF 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

24,878 SF Available Now



Lakeview



Lobby Area



Aerial Shot



Lobby Area



Aerial Shot



Lobby Area



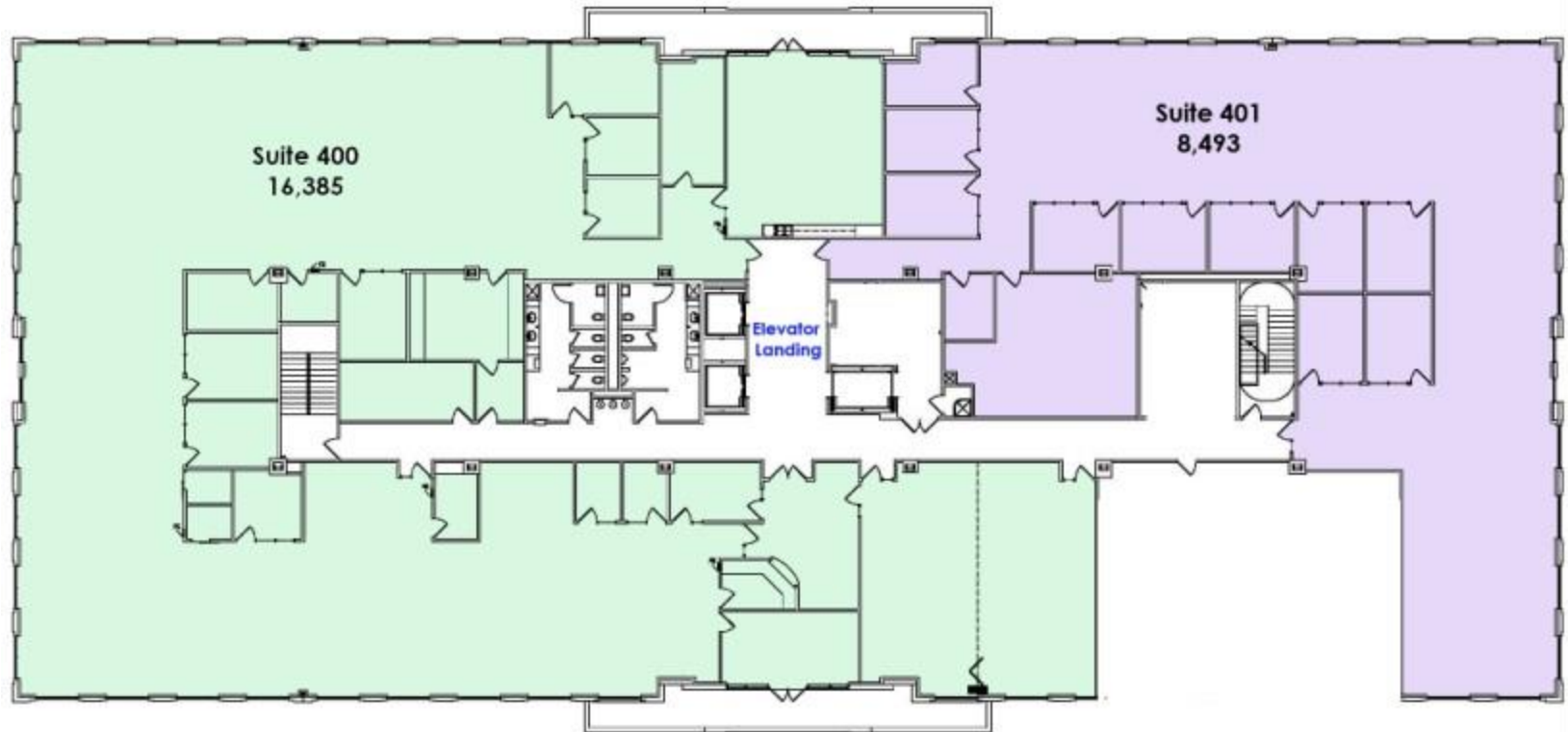
Outdoor Lounge

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Leasing Information

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