

Monarch Lakes

3100 SW 145th Ave

Miramar, FL 33027

workspace
property trust

74,088 SF with 63,406 SF Furnished Plug & Play

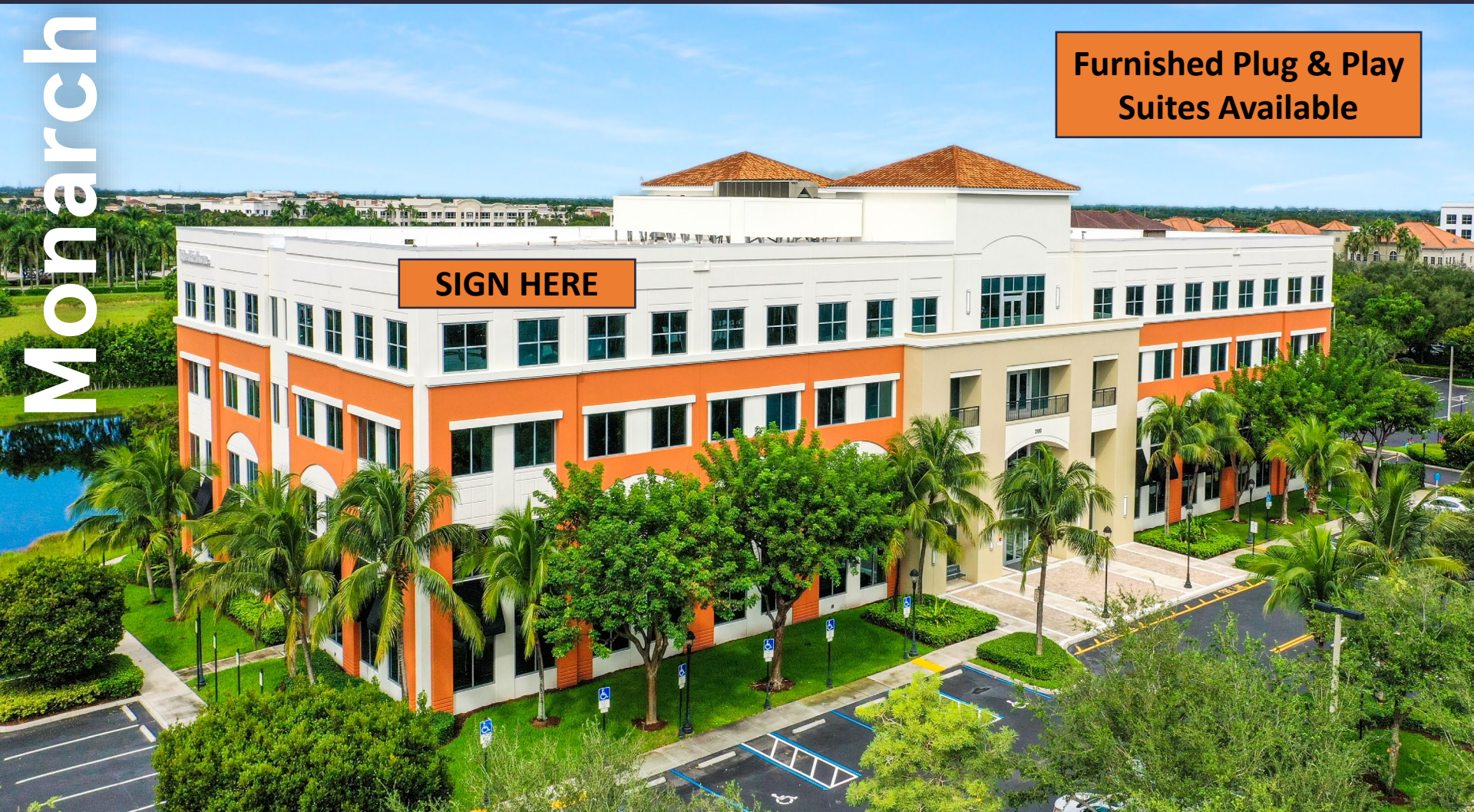
Asking Rent: \$25.00/NNN

2025 OPEX: \$15.45 RSF

Building and Monument Signage Available

**Furnished Plug & Play
Suites Available**

SIGN HERE



3rd & 4th Floor Front Balconies



3rd & 4th Floor Rear Balconies





Back of Building



Locker Rooms with Showers



Front of Building



Collaborative Wi-Fi connected Lobby



Outdoor Wi-Fi connected Patio/Lounge

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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. EV chargers coming in 2025. 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

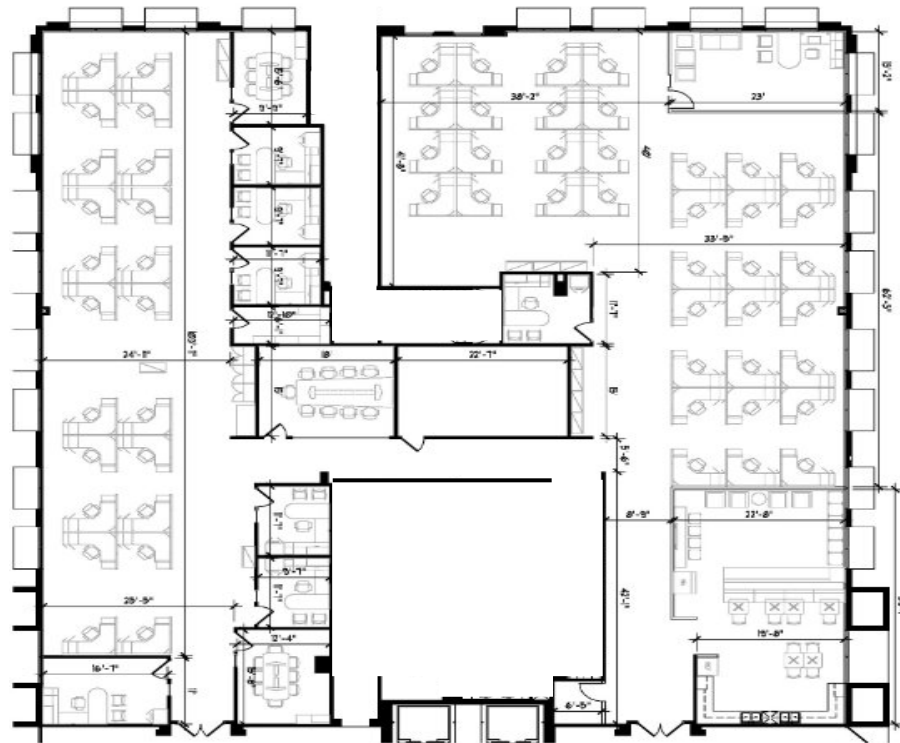


3100 SW 145th Ave 1st Floor – Suite 100

Miramar, Florida 33027



11,706 SF Available Now – Furnished Plug & Play



lobby exposure

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

3100 SW 145th Ave 2nd Floor

Miramar, Florida 33027

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27,670 SF Available Now – Furnished Plug & Play



Leasing Information

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

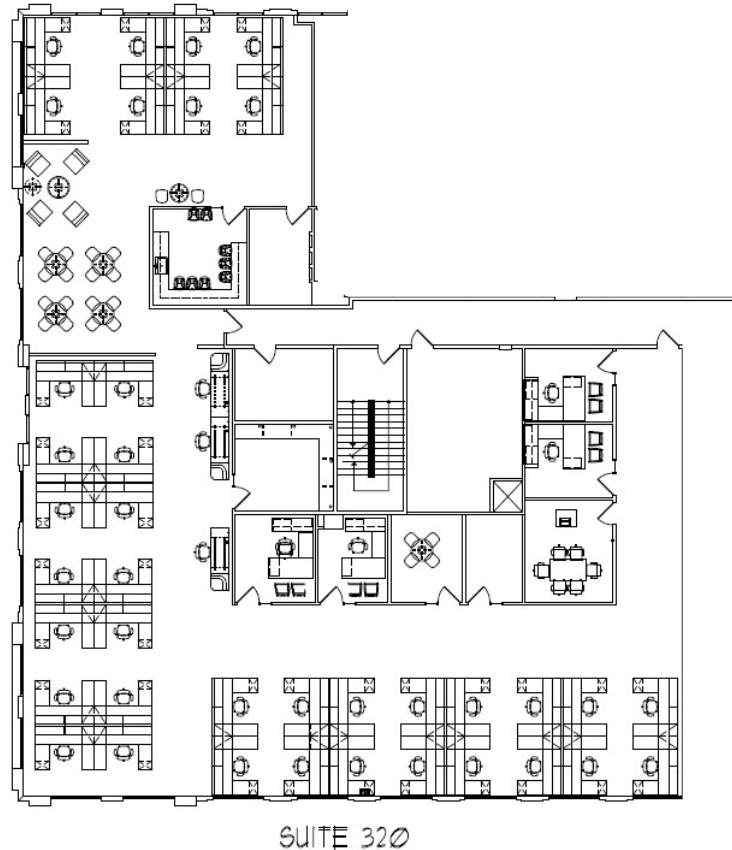
Mike, Nathanson
Director of Leasing
mnathanson@workspaceproperty.com

3100 SW 145th Ave Suite 320

Miramar, Florida 33027

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property trust

7,645 SF Available Now – Furnished Plug & Play



Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431
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3100 SW 145th Ave 4th Floor

Miramar, Florida 33027

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27,067 SF Available Now with 16,385 SF – Furnished Plug & Play



Leasing Information

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Spaces for the Way Work Happens Today.

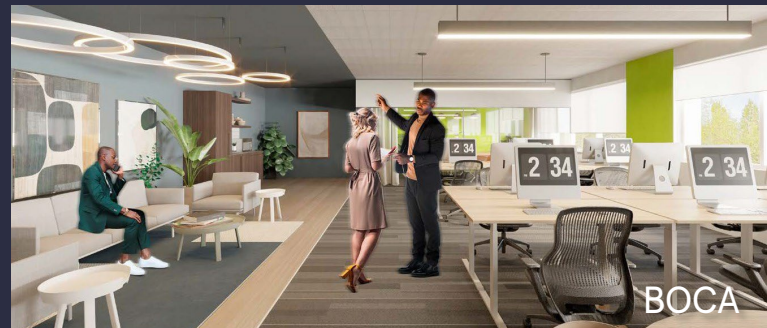
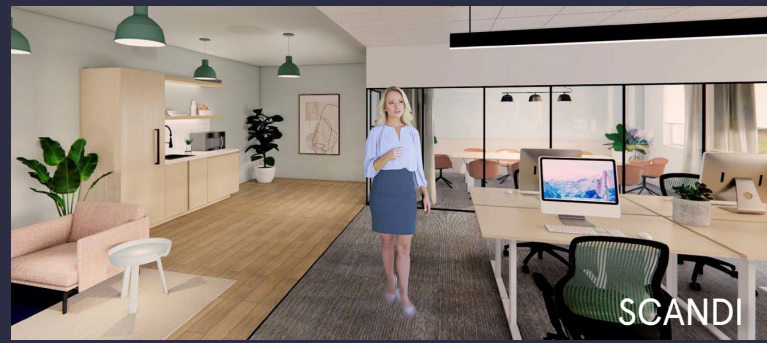
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

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



Scan here to learn more about our premium theme selects.



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