

# Monarch Lakes

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

Miramar, FL 33027

**workspace**  
property trust

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

Building and Monument Signage Available

Asking Rent: \$25.00/NNN

2026 OPEX: \$15.49 RSF

**Furnished Plug & Play  
Suites Available**

**SIGN HERE**





## 3<sup>rd</sup> & 4<sup>th</sup> Floor Front Balconies





## 3<sup>rd</sup> & 4<sup>th</sup> Floor Rear Balconies







Back of Building



Locker Rooms with Showers



Front of Building



Collaborative Wi-Fi connected Lobby



Outdoor Wi-Fi connected Patio/Lounge



# 3100 SW 145<sup>TH</sup> Ave

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. 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

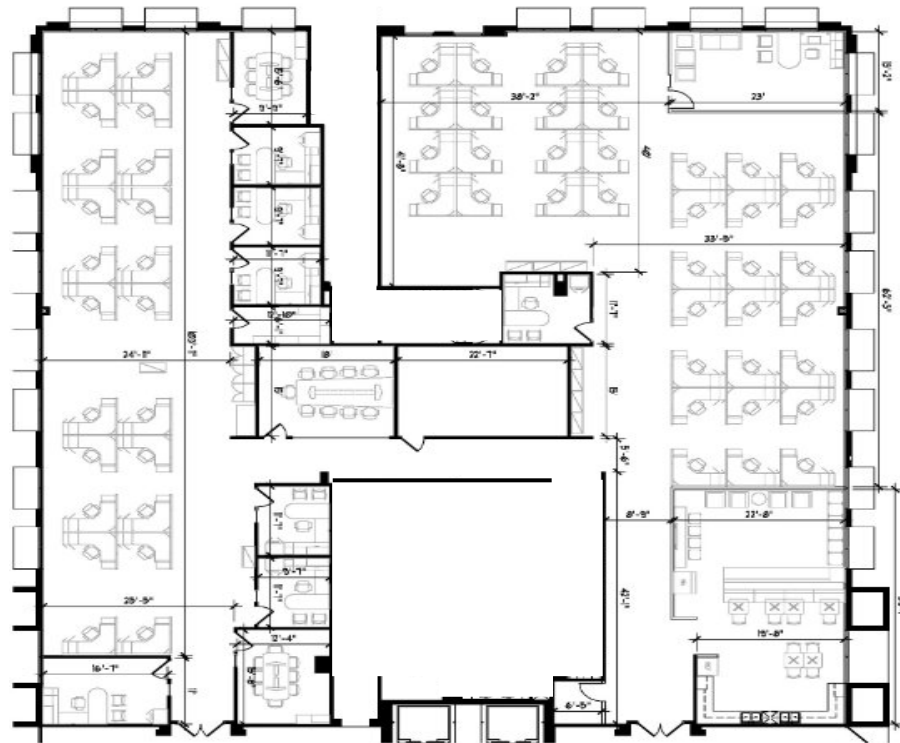


# 3100 SW 145<sup>th</sup> Ave 1<sup>st</sup> Floor – Suite 100

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](http://www.workspaceproperty.com)

Mike, Nathanson  
Director of Leasing  
[mnathanson@workspaceproperty.com](mailto:mnathanson@workspaceproperty.com)

# 3100 SW 145<sup>th</sup> Ave 2<sup>nd</sup> 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](http://www.workspaceproperty.com)

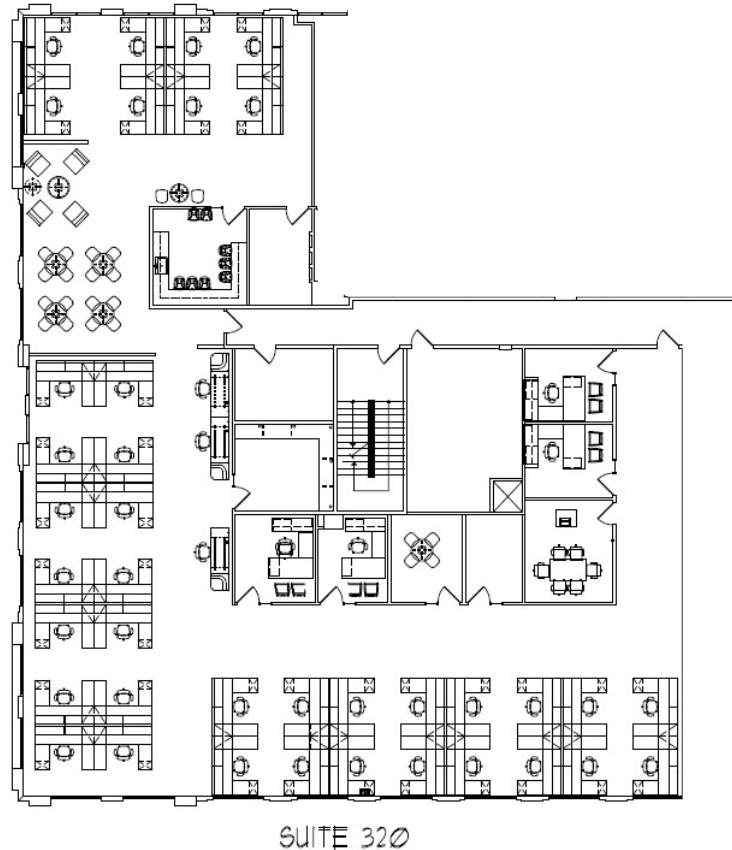
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# 3100 SW 145<sup>th</sup> Ave Suite 320

Miramar, Florida 33027

**workspace**  
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## 7,645 SF Available Now – Furnished Plug & Play



## Leasing Information

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

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# 3100 SW 145<sup>th</sup> Ave 4<sup>th</sup> 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.

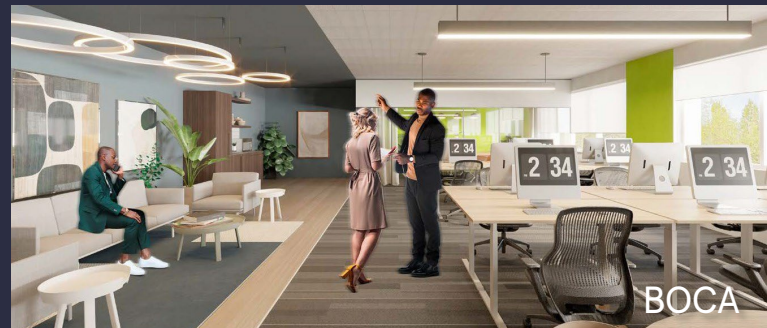
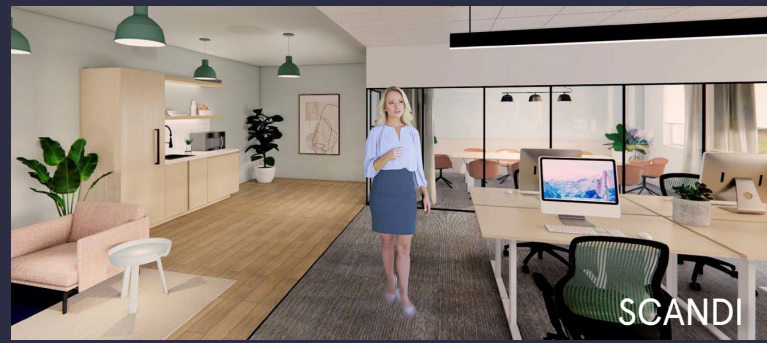
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## 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)