

# Monarch Lakes

3100 SW 145<sup>th</sup> Ave 4<sup>TH</sup> Floor

Miramar, FL 33027

27,067 SF Top Floor with Signage & Two Balconies

Available Now

**workspace**  
property trust

Asking Rent: \$25.00/NNN

2026 OPEX: \$15.49 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

**27,517 SF Available Now**



Aerial View



Lobby Area





Aerial View



Lobby Elevators



Aerial View



Lobby Area



Outdoor Lounge

Miramar, Florida 33027

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**Suite 400 – 16,385 RSF**

**Suite 401 – 8,493 RSF**

**Suite 410 – 2,189 RSF**

Room dimensions for Suite 410:

- Overall dimensions: 38'-0" (width) x 38'-0" (depth)
- Room 410: 10'-0" x 10'-0"
- Room 411: 10'-0" x 10'-0"
- Room 412: 10'-0" x 10'-0"
- Room 413: 10'-0" x 10'-0"
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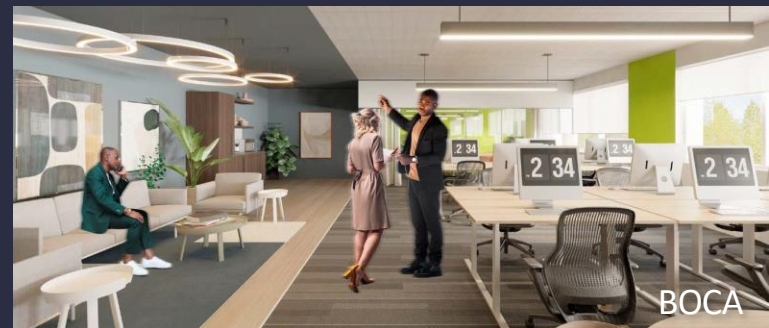
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\*Indicative of the look and feel (not the actual suite)