

Monarch Lakes

3100 SW 145th Ave Suite 100

Miramar, FL 33027

11,706 SF Plug & Play Available Now

workspace
property trust

Asking Rent: \$25.00/NNN

2026 OPEX: \$15.49 RSF



3100 SW 145TH Ave Suite 100

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. 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

Miramar, Florida 33027



This is a detailed architectural floor plan of the second floor. The plan features a central corridor with a staircase. To the left of the corridor are several classrooms, each equipped with desks and chairs. To the right of the corridor are larger rooms, including a library with bookshelves, a computer lab with multiple workstations, and administrative offices. The plan includes numerous dimensions for rooms and corridors, such as 24'-0", 36'-0", 22'-0", and 18'-0". The layout is symmetrical around the central corridor.

Leasing Information

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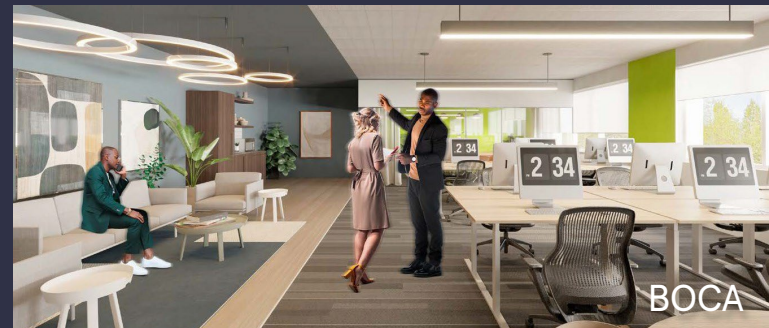
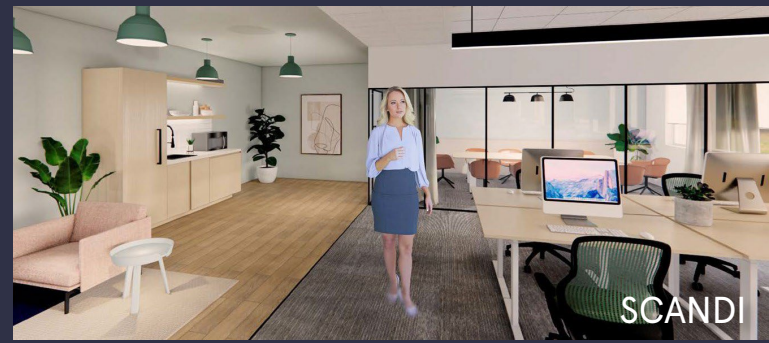
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*Indicative of the look and feel (not the actual suite)