

3100 SW 145th Ave Suite 401

Miramar, FL 33027

8,493 SF Available Now

workspace
property trust

Asking Rent: \$25.00/NNN
2026 OPEX: \$15.49 RSF



3100 SW 145TH Ave Suite 401

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

8,493 SF Available Now





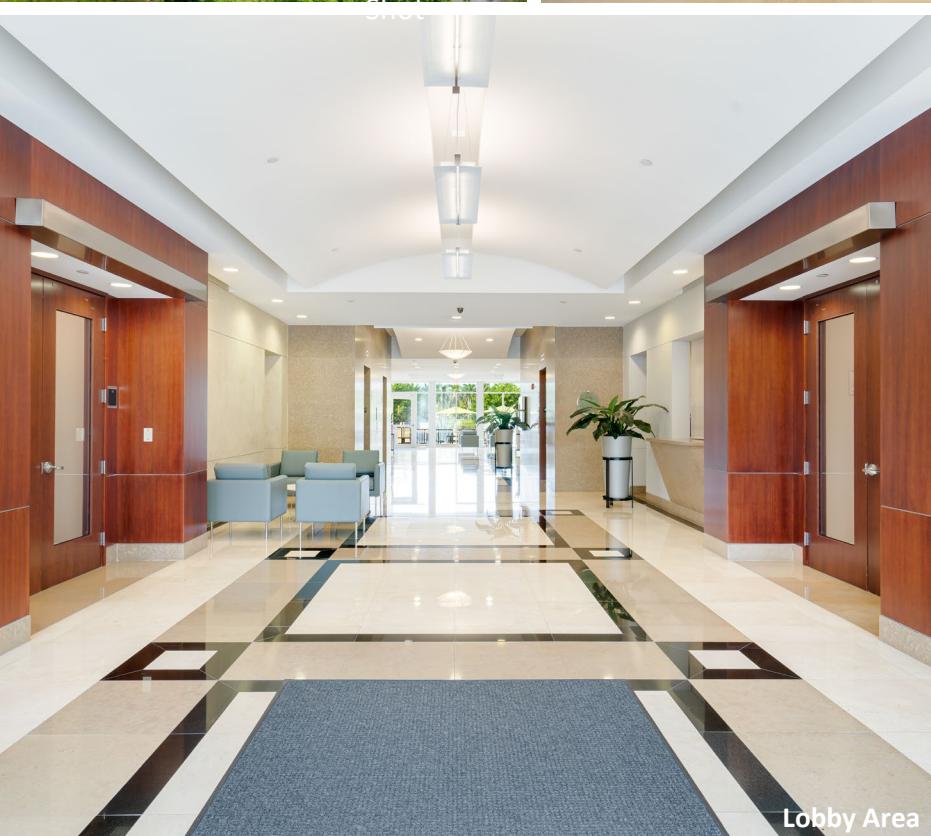
Aerial
Shot



Lobby Area



Aerial Shot



Lobby Area



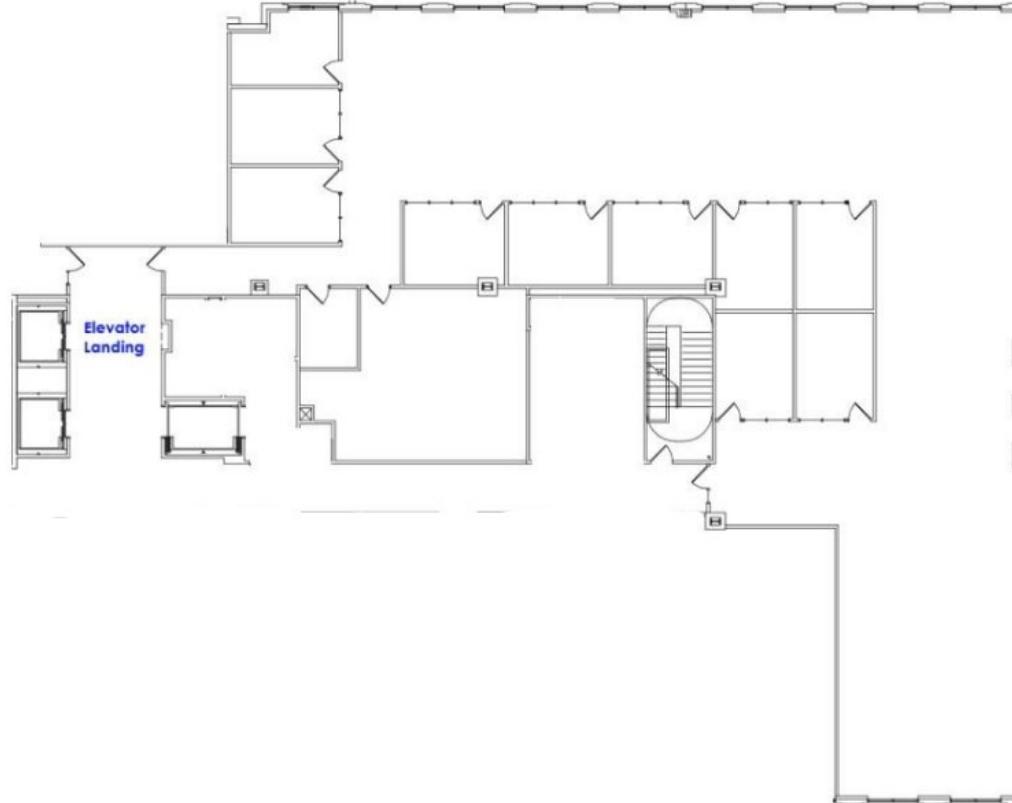
Outdoor Lounge

3100 SW 145th Ave Suite 401

Miramar, Florida 33027

workspace
property trust

8,493 SF Available Now



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

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)