



Find Your Space.

Liberty Center at Monarch Lakes

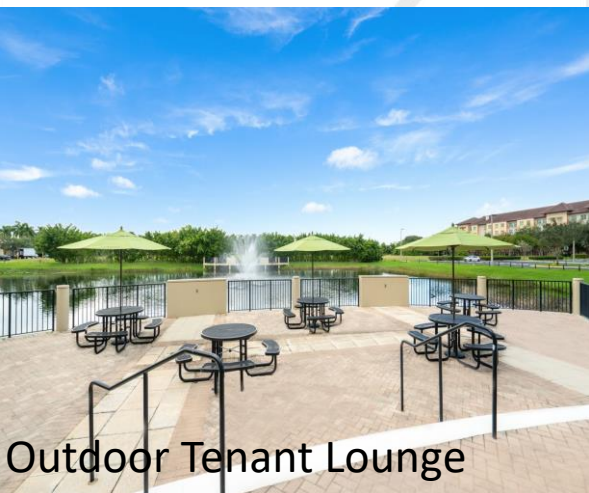
3100 S.W. 145th Ave,
Miramar, FL 33027

11,157 RSF
First Floor Contiguous

Asking Rent: \$24.00/NNN
2022 OPEX: \$13.91/RSF



First Floor Showers



Outdoor Tenant Lounge

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 4.5/1,000 SF parking ratio. Building signage visible from I-75. Close proximity to shopping, hotels, restaurants, banking, daycare and fitness centers.

TRANSPORTATION



Easy access to Interstate 75 and Miramar Parkway

TECHNOLOGY



AT&T, FPL FiberNet, Sprint, Comcast

SUSTAINABILITY



Certified LEED Gold building. Green initiatives in place by tenants and property management to include janitorial cleaning and recycling.

WORKSPACE PROPERTY TRUST (WSPT®)



Workspace Property Trust locally owns, manages and leases 11 buildings consisting of 1.1 million square feet of office and light industrial properties in and around Miramar, Boca Raton and Sunrise, FL.

Our Space Works.

3100 S.W 145th Ave, Miramar, FL 33027

11,157 RSF
Ground Floor

Suite 110 – 6,250 RSF



Suite 120 – 4,907 RSF

**LEASING
INFORMATION**

3350 S.W 148th Ave
Suite 124
Miramar, FL 33027
www.workspaceproperty.com

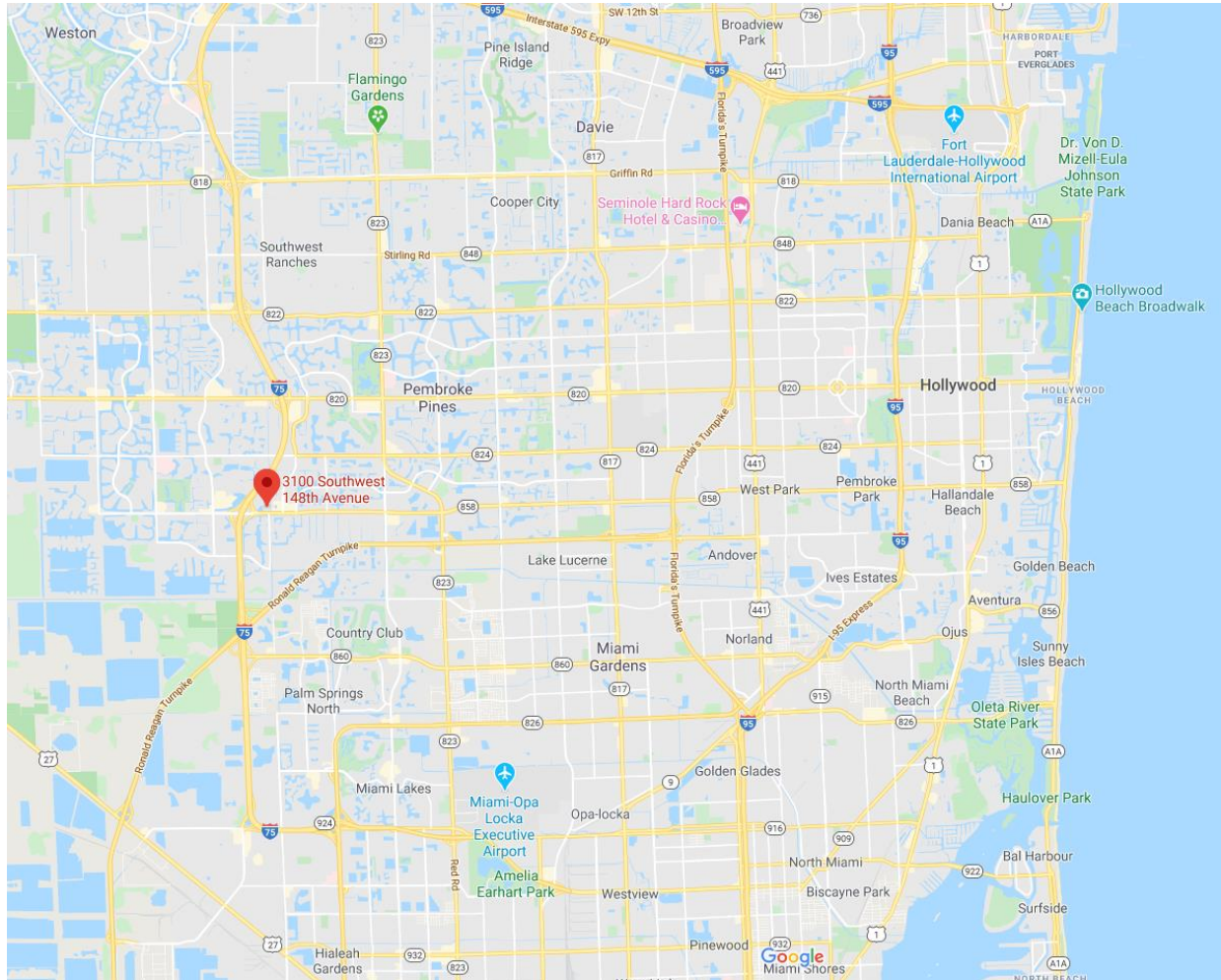
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