



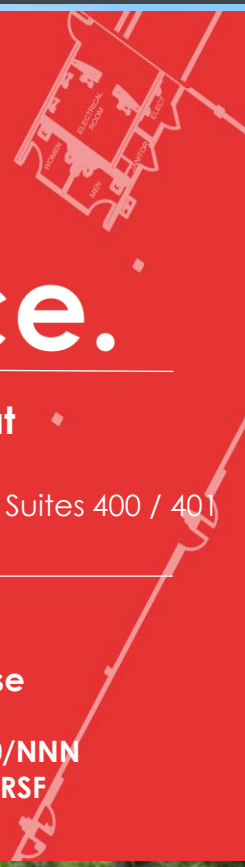
# Find Your Space.

## Liberty Center at Monarch Lakes

3100 S.W. 145th Ave, Suites 400 / 401  
Miramar, FL 33027

**24,878 RSF**  
**Available for Lease**

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



**Cafe on Campus**



**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.



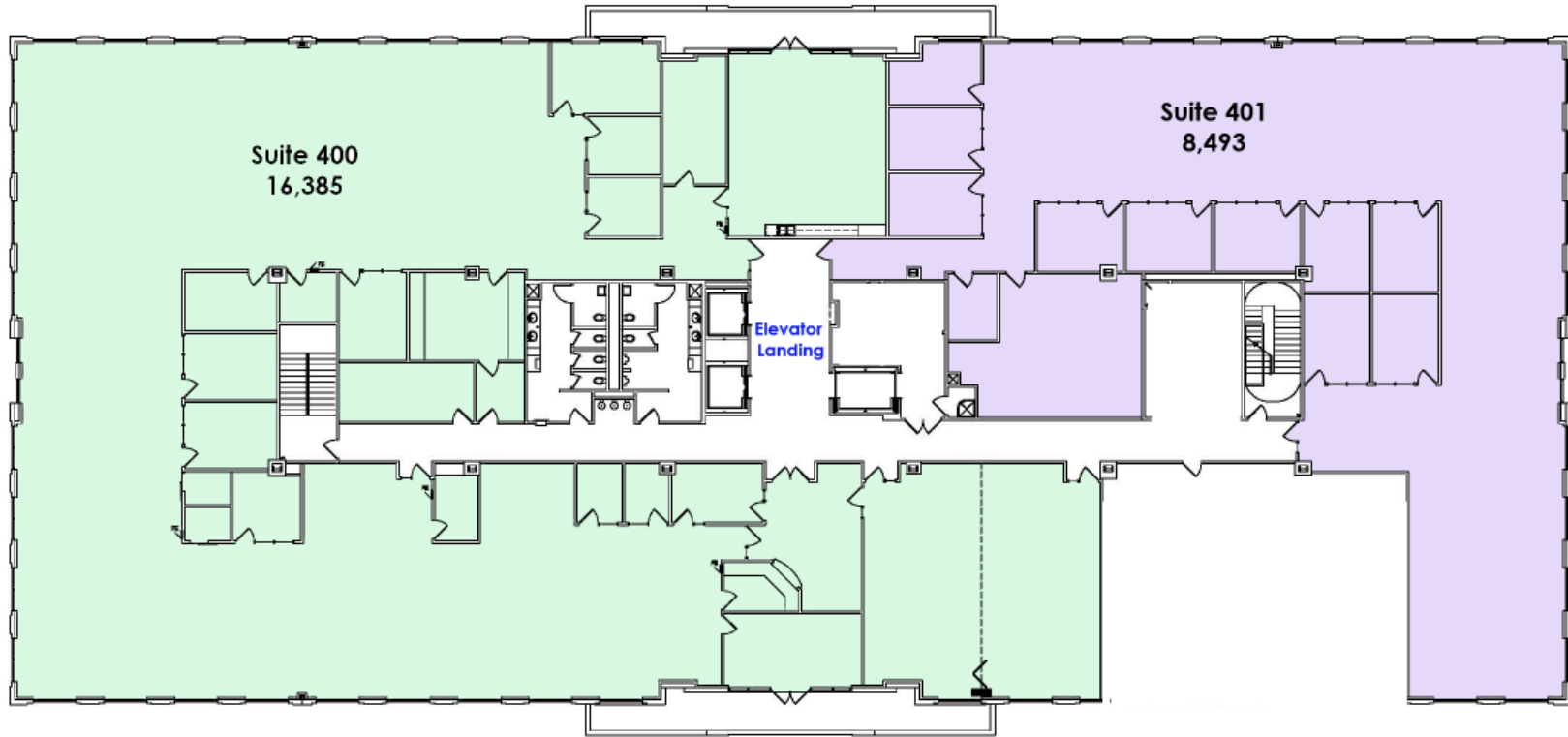
### WORKSPACE PROPERTY TRUST (WSPT®)

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 145<sup>th</sup> Ave, Miramar, FL 33027

**Suite 400 / 401**  
**24,878 RSF**



**LEASING  
INFORMATION**

3350 S.W 148<sup>th</sup> Ave  
Suite 124  
Miramar, FL 33027  
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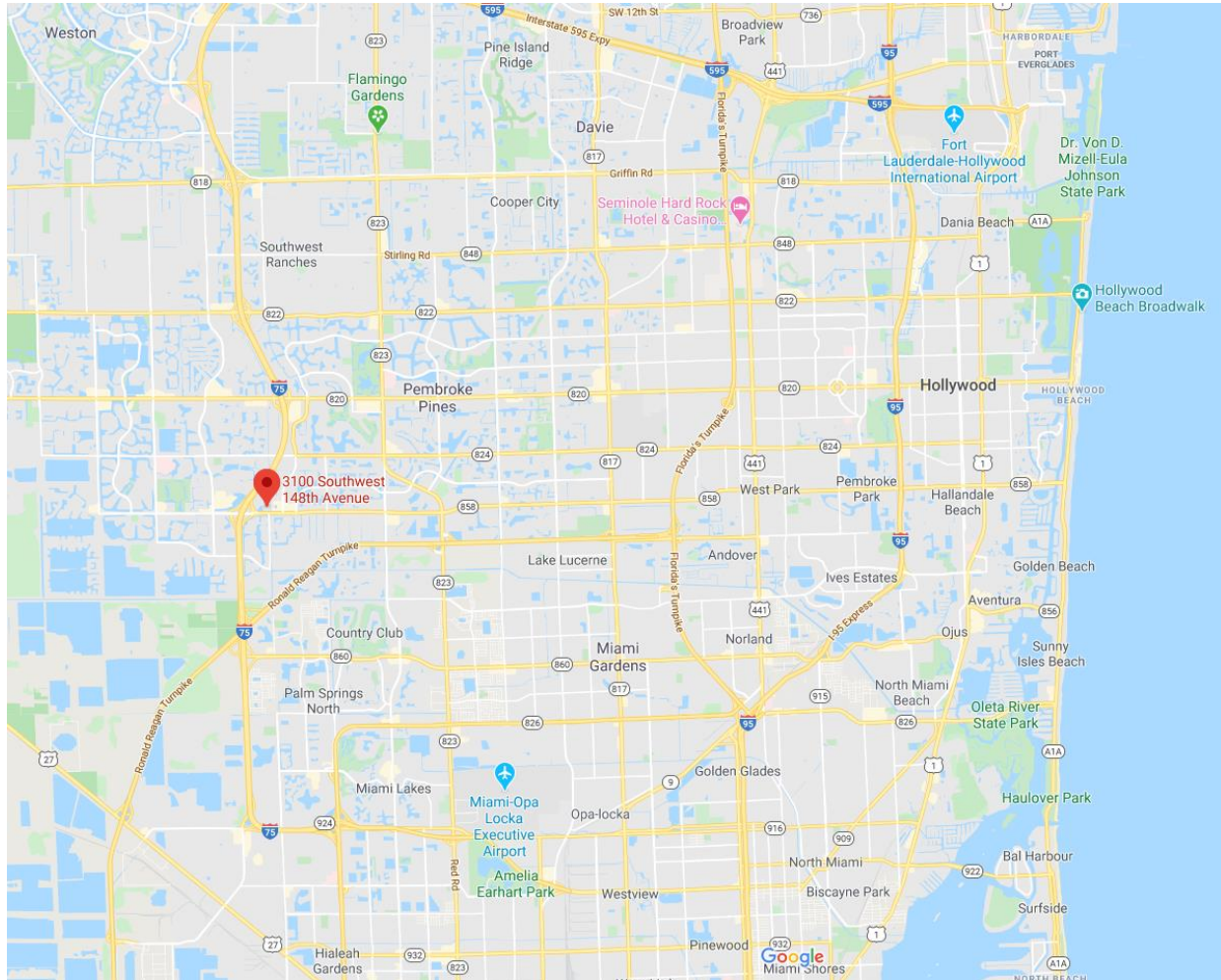
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