



 **JLL** SEE A BRIGHTER WAY

For Lease

Monarch Lakes
3100 SW 145th Ave
Miramar, FL 33027

Monarch Lakes



Luxury shopping and dining at Shoppes at Monarch Lakes, 1.2 miles away



Outdoor terrace lounge with water views



On-site café with catering services

Year Built/Renovated 2008/2009

Size 112,860 SF

Asking Rate \$25.00/NNN

OPEX \$15.49

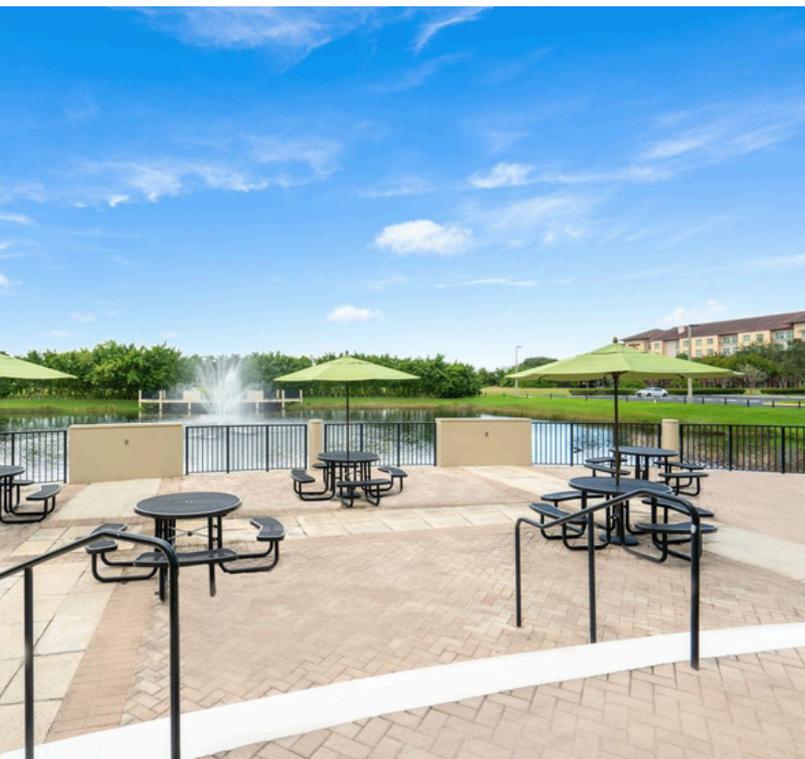
Parking Ratio 4.21/1,000 SF



Common area locker rooms with showers & new lobby furniture



Immediate access to I-75 and Miramar Parkway, signage visible from I-75



Availabilities

Monarch Lakes

Suite	Square Footage	Availability
100	11,706	Immediate
2nd Floor	27,280	Immediate
320	7,645	Immediate
400	16,385	Immediate
401	8,493	Immediate
410	2,189	Immediate

Asking Rate: \$25.00 / NNN
OPEX: \$15.49

For more information please contact:

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