

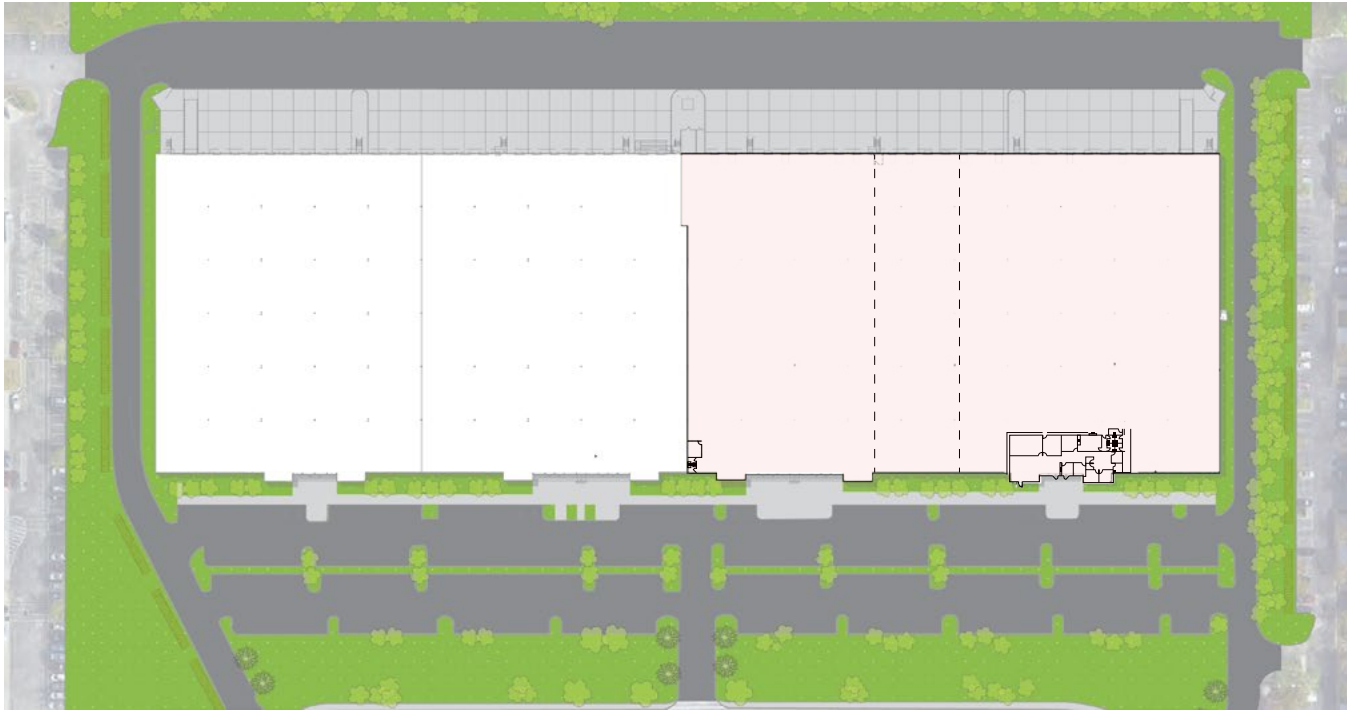
Miramar Center

BUSINESS PARK

±152,573 SF
AVAILABLE FOR SUBLEASE

ASKING RENT **\$9.75 PSF / NNN**

BELOW MARKET SUBLEASE | TERM THROUGH 8/31/2029 | AVAILABLE IMMEDIATELY



Available: ±152,573 SF

Availability: Immediate

Offices:

Main office: ±3,912 SF

Shipping office: ±180 SF

Ceiling height: ±32' clear

Loading:

Up to 23 DH doors

(9' x 10') – 6 (35,000 lb leveler)

17 edge of dock leveler

1 oversized drive in door

Power:

800 A / 480V 3P heavy

9 forklift battery charging stations

Column spacing: 50' D x 50' W

Truck court: ±120'

Parking: ±1.20 / 1,000 SF

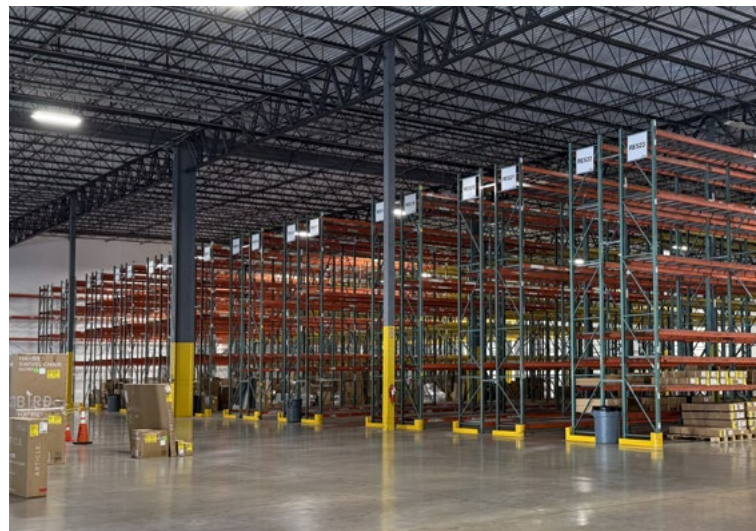
Sublease rate: \$9.75 PSF/NNN

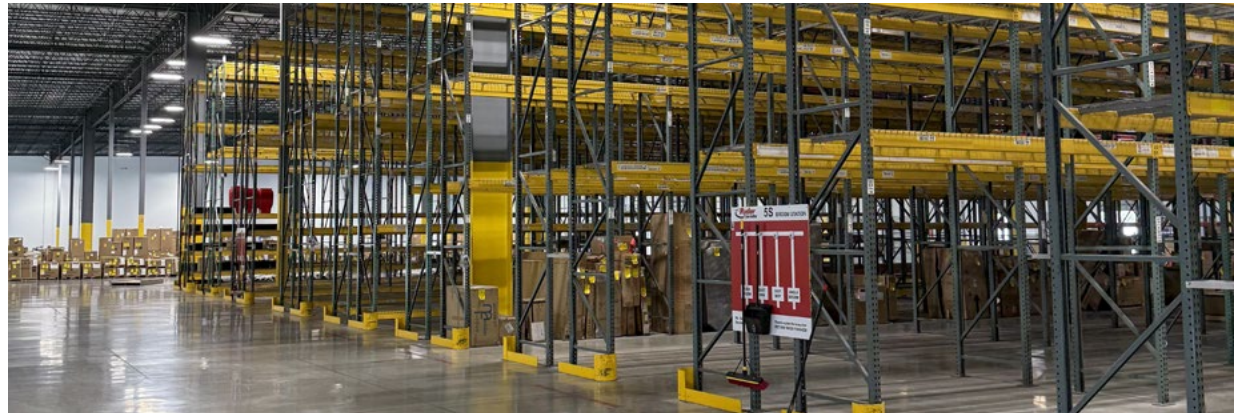
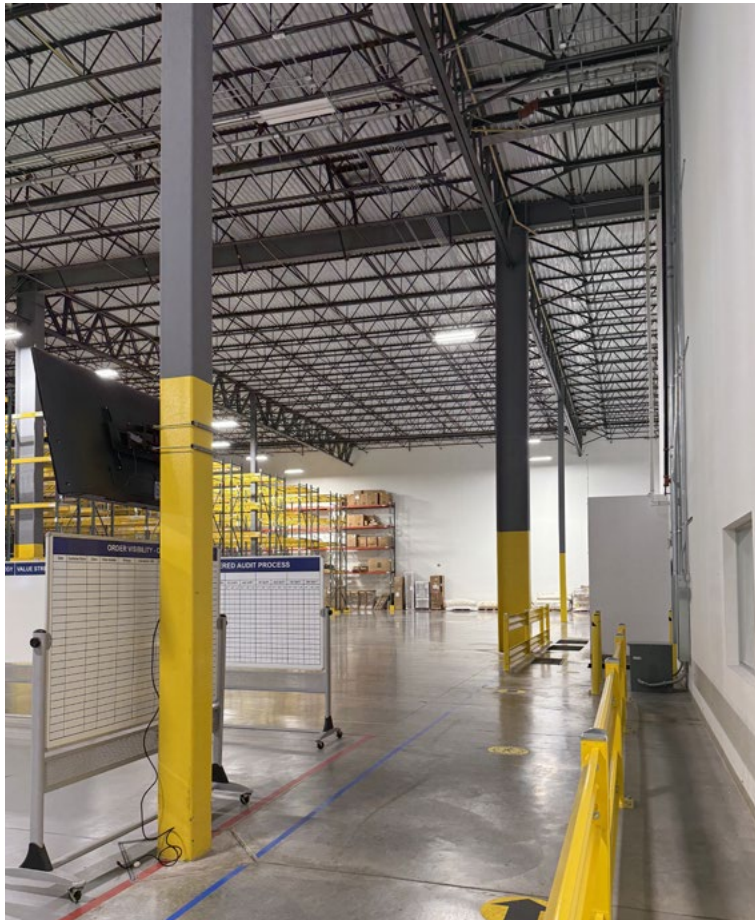
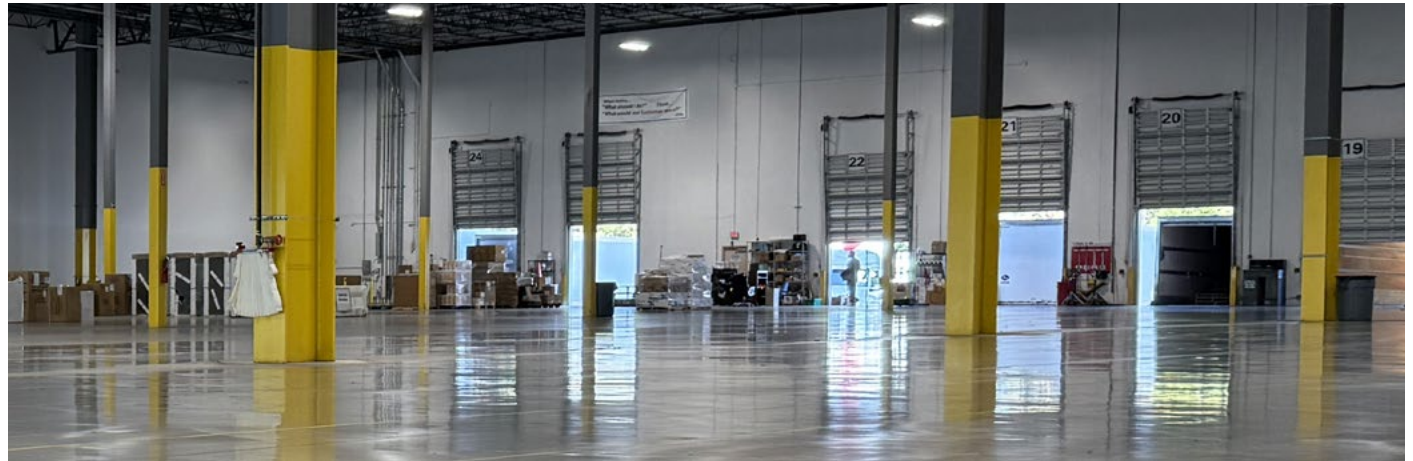
Operating expenses: \$5.15 PSF

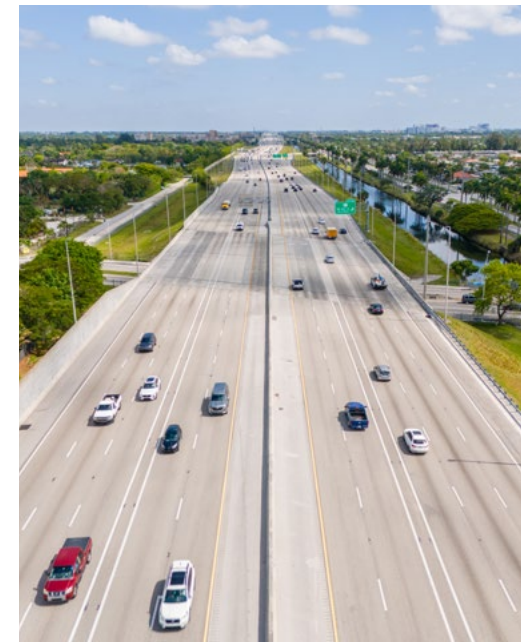
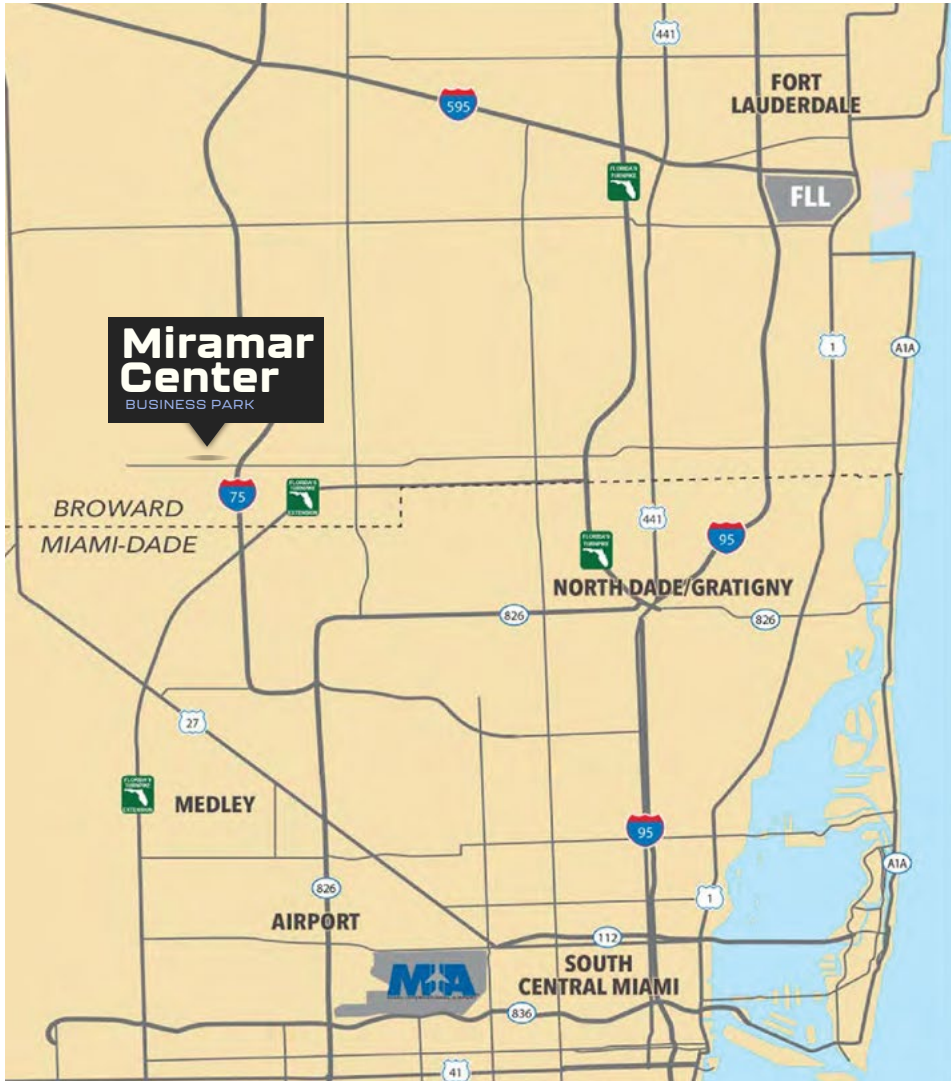
[CLICK HERE TO VIEW FLOORPLAN](#)



**Available
Floorplan**







Immediate access to I-75

Immediate access to Miramar Pkwy

Florida's turnpike 11.2 miles



Port of Miami 24 miles | 36 mins

Port Everglades 26 miles | 29 mins



MIA Airport 21 miles | 25 mins



Miramar Center
BUSINESS PARK

FOR MORE
INFORMATION,
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