



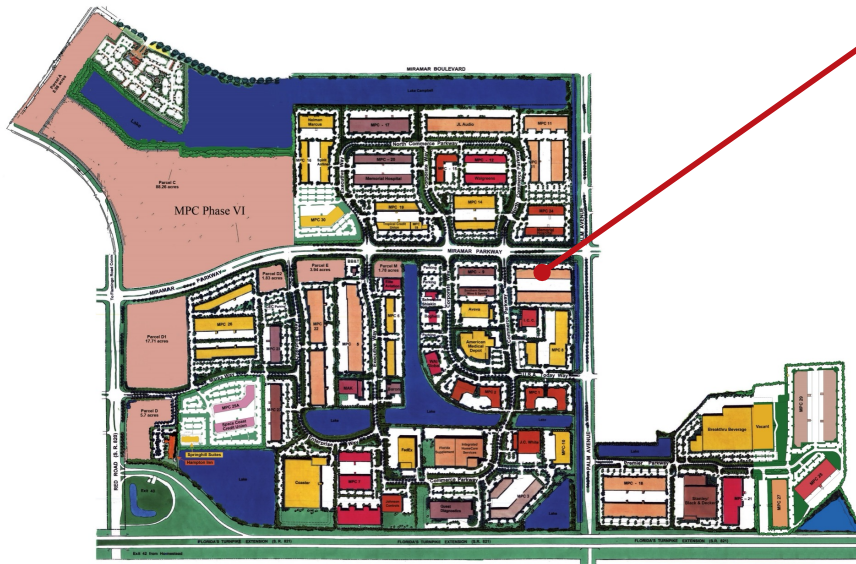
3121 Commerce Pkwy

former Koning space

Equidistant from Ft. Lauderdale and Miami, Miramar Park of Commerce is a light industrial park campus in Southwest Broward County fronting the Florida Turnpike just one mile east of the Red Road Interchange.

Since breaking ground in 1984, Sunbeam has developed the Miramar Park of Commerce into South Florida's largest locally-owned and managed Business Park, with over five million square feet of office/service, laboratory, pharmacy, light manufacturing and distribution space.

The world class park is home to 10,000 employees from more than 170 national and international companies. New flex/office space, corporate build-to-suits as well as a limited number of second-generation spaces are available in the park.



±4,151 SF
Flex Space



Jonathan Kingsley
Vice Chairman
+1 954 652 4610

jonathan.kingsley@colliers.com

Jarred Goodstein
Senior Vice President
+1 954 652 4617

jarred.goodstein@colliers.com

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MIRAMAR
PARK OF COMMERCE



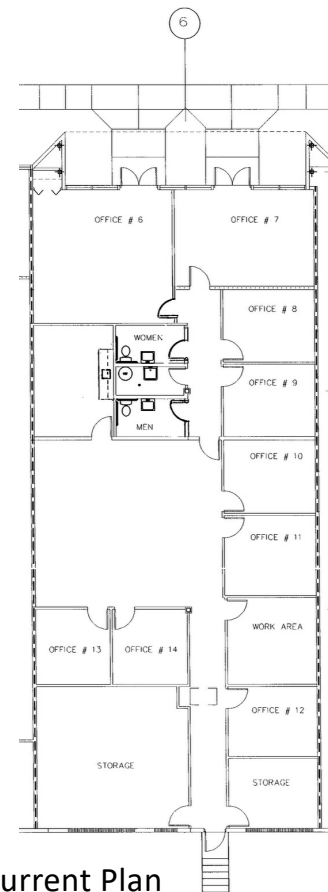
www.miramarflexspace.com

- ±4,151 SF Office
- ±3,151 SF office
- ±1,000 SF warehouse (can be expanded to ±2,500 SF)
- 18' Clear
- Dock High
- 3.9:1000 parking
- Miramar Parkway Frontage
- \$17.50/SF NNN

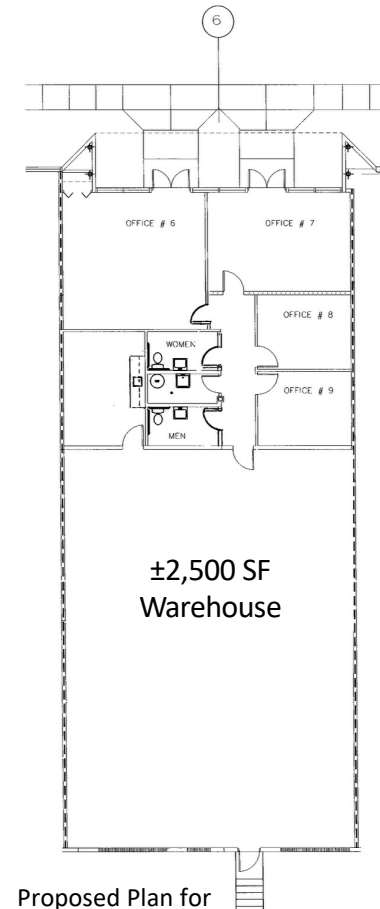
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Current Plan



Proposed Plan for
additional warehouse



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Vice Chairman

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Senior Vice President

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jarred.goodstein@colliers.com

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