AVAILABLE
Q2 2023

CUSHMAN & WAKEFIELD

For Sublease

3451 Executive Way
Miramar, FL 33025

32,360 SF Flex Space

3451 Executive Way
Miramar, Florida

Highlights

- **32,360 SF Flex Space**
  - 11,000 SF Office (5,500 SF 1st & 2nd floors)
  - 21,360 SF Warehouse
- Lease expires August 31, 2026
- New Haworth furniture available
- Glass front offices
- Monument signage
- Warehouse space currently striped and use as indoor parking
- 24’ feet clear ceiling height
- Gated loading area entry with 4 dock high doors with one ramp
- 2.5 / 1,000 Parking Ratio, outside surface

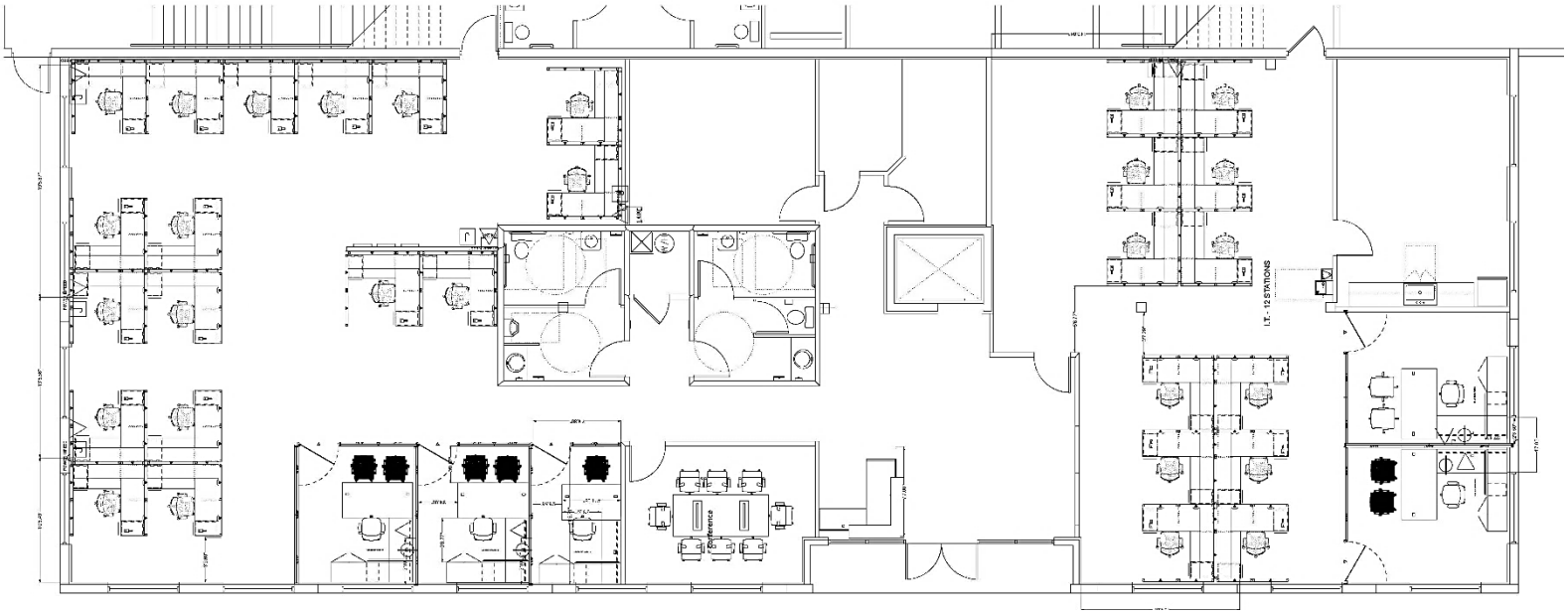
NEGOTIABLE ASKING RATE

STRATEGIC LOCATION

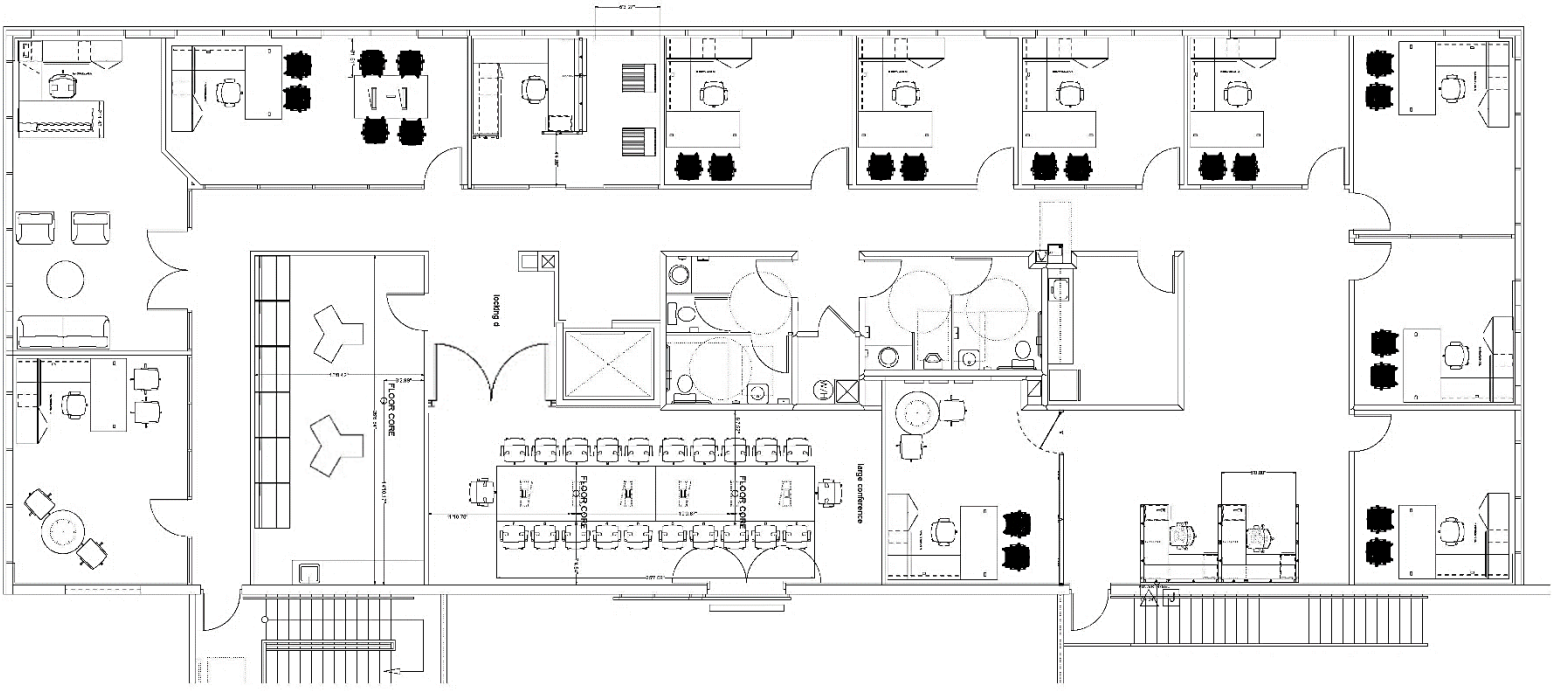
CONFERENCE AND OPEN PLAN WORKSTATION

Floor Plans

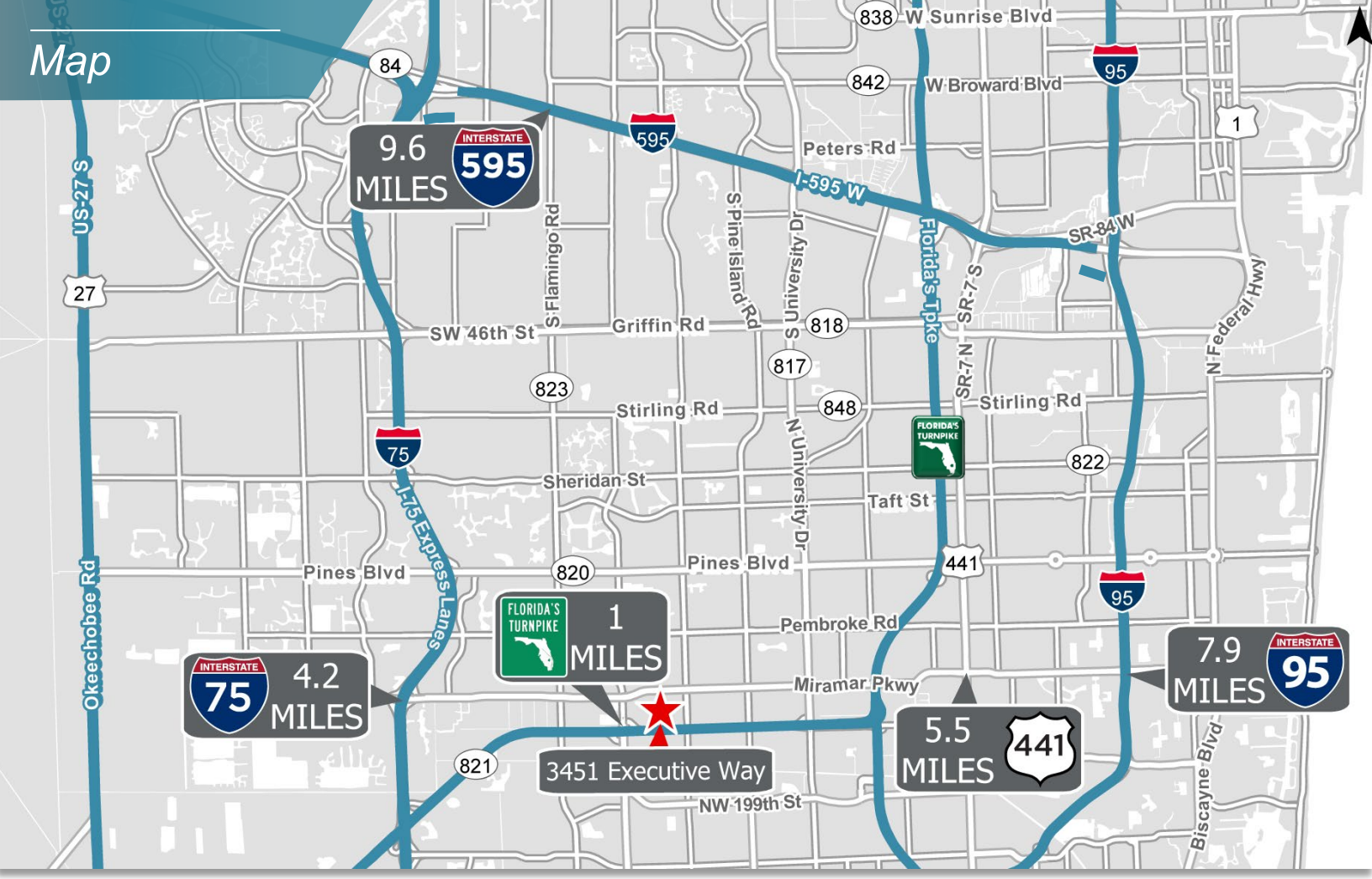
5,500 RSF office space
1st Floor



5,500 RSF office space
2nd Floor



Map



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