

# PREMIER FLEX SPACE AT MIRAMAR PARK OF COMMERCE

2705 N COMMERCE PKWY  
MIRAMAR, FL 33025



**SUBLEASE  
LISTING WEBSITE**



**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

**MATTHEW ROTOLANTE, SIOR, CCIM**

*President*

305.490.6526

[mrotolante@lee-associates.com](mailto:mrotolante@lee-associates.com)

**CONNER MILFORD**

*Senior Vice President*

314.766.9336

[cmilford@lee-associates.com](mailto:cmilford@lee-associates.com)



# EXECUTIVE SUMMARY

## CORNER UNIT FLEX SPACE AT THE MIRAMAR PARK OF COMMERCE

Lee & Associates presents an exceptional sublease opportunity within the renowned Miramar Park of Commerce. Suite E, a 19,676 SF corner unit ideal for office and warehouse operations, features functional warehouse space with ~35% (~7,000 SF) built-out office space, 24' clear ceiling height, 5 dock-height loading positions with 1 concrete ramp, and is equipped with an ESFR sprinkler system and heavy 3-phase power. Located in a multi-tenant, 93,068 SF building constructed in 1997, the unit benefits from efficient truck circulation with large truck court for easy access and maneuverability. The sublease term extends through December 31, 2028, offering mid-term flexibility for users seeking immediate occupancy in a fully operational space.

Strategically situated in the heart of the Southwest Broward submarket, this property provides excellent access to major transportation routes and key commercial hubs. The site is just minutes from I-75 and the Florida Turnpike, allowing seamless connectivity to Port Everglades (approx. 32 minutes), Miami International Airport (32 minutes), and Fort Lauderdale-Hollywood International Airport (26 minutes). The Miramar Park of Commerce is surrounded by a dense business ecosystem and benefits from strong traffic counts, with over 34,000 vehicles per day on Miramar Parkway and over 33,000 on Corporate Way, ensuring strong logistics efficiency and workforce accessibility.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### MATTHEW ROTOLANTE, SIOR, CCIM

President  
305.490.6526  
mrotolante@lee-associates.com

### CONNER MILFORD

Senior Vice President  
314.766.9336  
cmilford@lee-associates.com

## PROPERTY HIGHLIGHTS



### AVAILABLE FOR SUBLEASE

**Available SF:** 19,676 SF

**Lease Rate:** \$14.50 SF/yr

**Lease Type:** NNN

**Lease Term:** 12/31/2028



### SUITE INFORMATION

**Total SF:** 19,676 SF

**Office SF:** ±7,000 SF

**Dock Doors:** 5 with 1 Concrete Ramp

**Drive-Ins:** 1 Concrete Ramp

**Ceiling Height:** 24 ft

**Heavy Power:** 3 Phase

**Sprinklers:** ESFR



### Exceptional Connectivity & Access:

1.5 mi to FL Turnpike

4.5 mi to I-75

7.5 mi to I-95

8.1 mi to Opa-Locka Exec Airport

16 mi to Ft Lauderdale Int'l Airport

21.2 mi to Port Everglades

21.5 mi to Port Miami

22 mi to Miami Int'l Airport

# BUILT FOR EFFICIENT DISTRIBUTION OPERATIONS





# FUNCTIONAL OFFICE SPACE

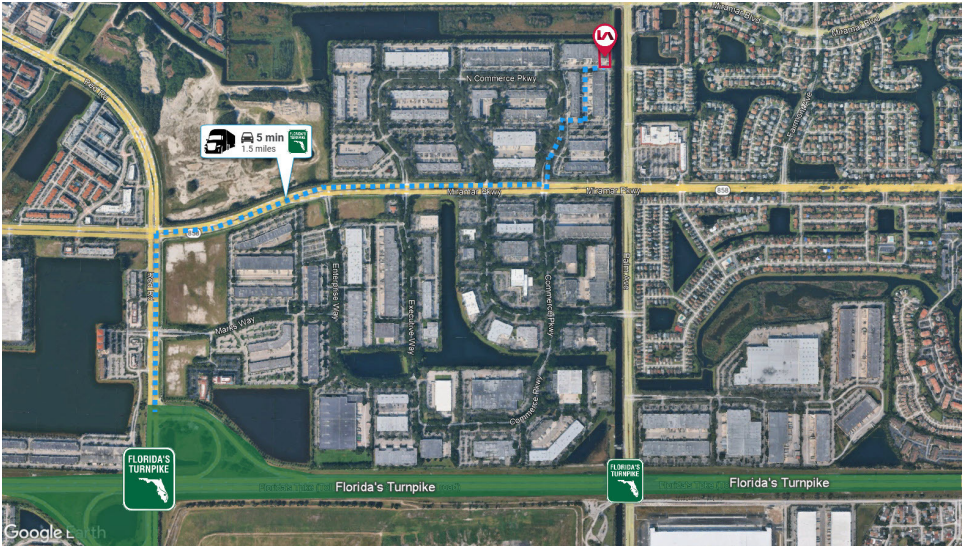
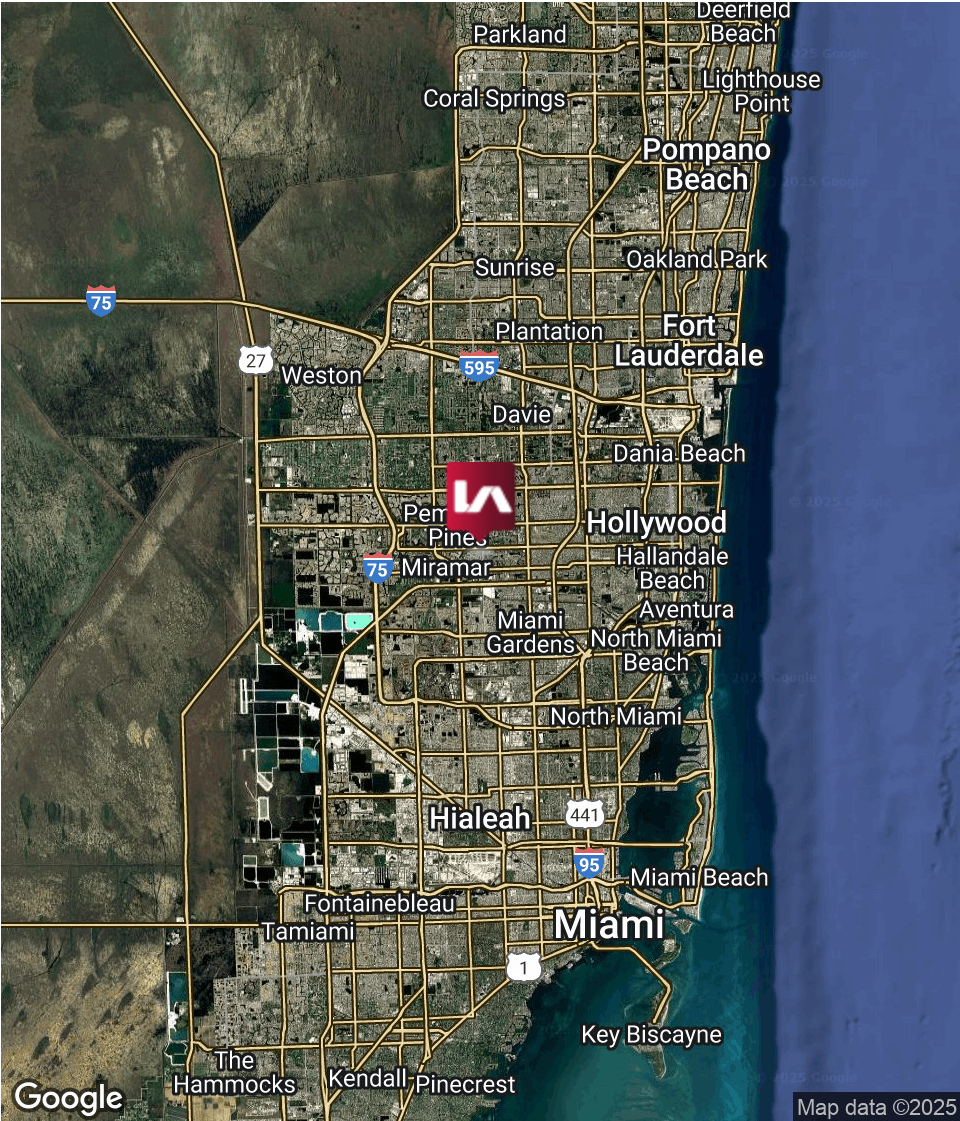








# REGIONAL MAP



## LOCATION OVERVIEW

Located in the highly accessible Southwest Broward submarket, this site is approximately 26 minutes to Fort Lauderdale Airport and 32 minutes to Miami International Airport. Its proximity to major highways and ports makes it a prime logistics and distribution hub.

## CITY INFORMATION

CITY:	Miramar
MARKET:	South Florida
SUBMARKET:	Miramar Park of Commerce
NEAREST HIGHWAY:	Florida's Turnpike
NEAREST AIRPORT:	Fort Lauderdale Int'l Airport & Miami Int'l Airport



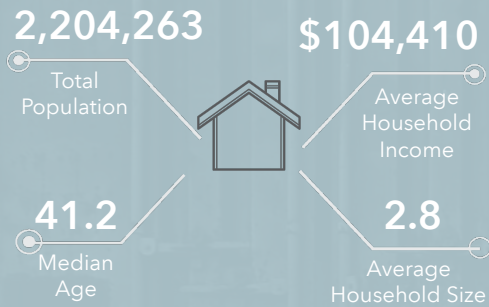
# EXCEPTIONAL CONNECTIVITY & ACCESS





# DEMOGRAPHICS - 30 MIN DISTRIBUTION REACH

## KEY FACTS

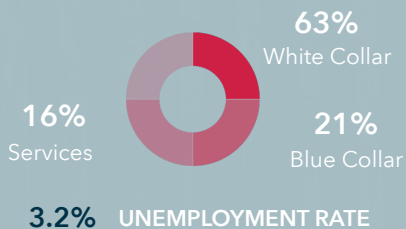


## DAYTIME POPULATION

Total Daytime Population  
**2,162,292**

Residents: 1,068,424  
Workers: 1,093,868

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

4,457 Businesses  
59,178 Employees  
\$10,325,779,481 Sales

### Manufacturing

4,696 Businesses  
40,732 Employees  
\$6,977,150,271 Sales

### Wholesale Trade

5,854 Businesses  
61,018 Employees  
\$76,534,177,926 Sales

Drive time of 30 minutes

