

## PROPERTY DETAILS

- Plug & Play office spaces ready for immediate occupancy
- Fully furnished
- Suite 100: +/- 6,595 RSF on 1st floor
- Suite 450-455: +/- 6,621 RSF on 4th floor
- Excellent mix of offices and workstations, conference rooms, break rooms
- 4/1,000 parking ratio
- 24-hour access
- Sublease term expires July
- LEED Gold, Energy Star Certified building

## ABOUT PROPERTY



### RATE

\$24.25/rsf NNN + \$14.54/rsf CAM/Opex



### YEAR BUILT

2006



### AVAILABLE SF

6,595 rsf or 6,621 rsf



### PARKING

4/1,000



### LOCATION

3601 SW 160th Ave, Miramar, FL

For more information:

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CORFAC  
International



## PROPERTY DESCRIPTION

Class A plug & play office for sublease. 6,595 RSF available on 1st floor & 6,621 RSF available on 4th floor. Fully furnished and ready for move-in. Sublease term expires July 31, 2027.

## PROPERTY HIGHLIGHTS

- Fully-furnished Plug & Play office ready for occupancy
- Suite 100: +/- 6,595 RSF on 1st floor
- Suite 450-455: +/- 6,621 RSF on 4th floor
- 4/1,000 parking ratio
- 24-hour access
- Sublease term expires July 31, 2027
- LEED Gold, Energy Star Certified building
- Amenities include: Fitness Center, Cafe, and Conference Center

## OFFERING SUMMARY

Lease Rate:	\$24.25 SF/yr (NNN) + \$14.54/SF CAM/Opex
Available SF:	6,595 - 6,621 SF
Building Size:	96,179 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	672	1,425	4,236
Total Population	2,049	4,437	14,254
Average HH Income	\$133,833	\$144,969	\$156,906

For more information:

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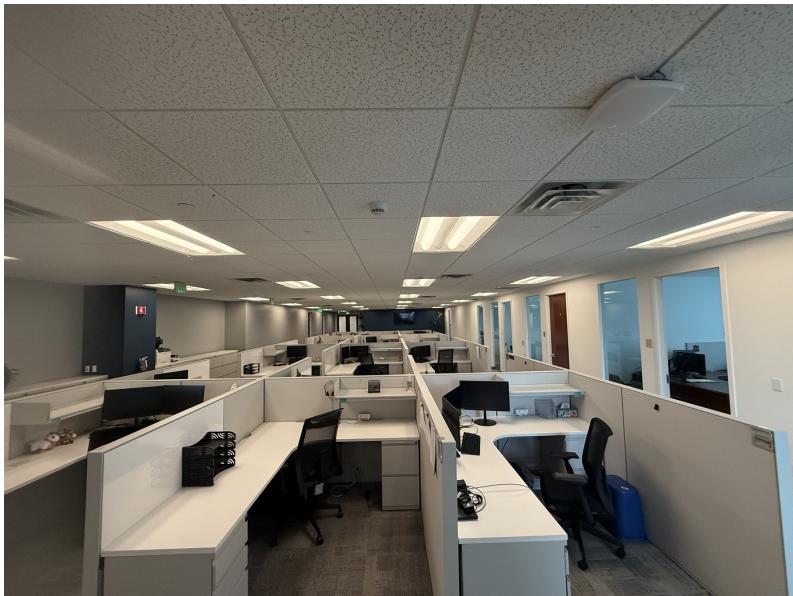
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# MIRAMAR CENTRE III

## ADDITIONAL PHOTOS



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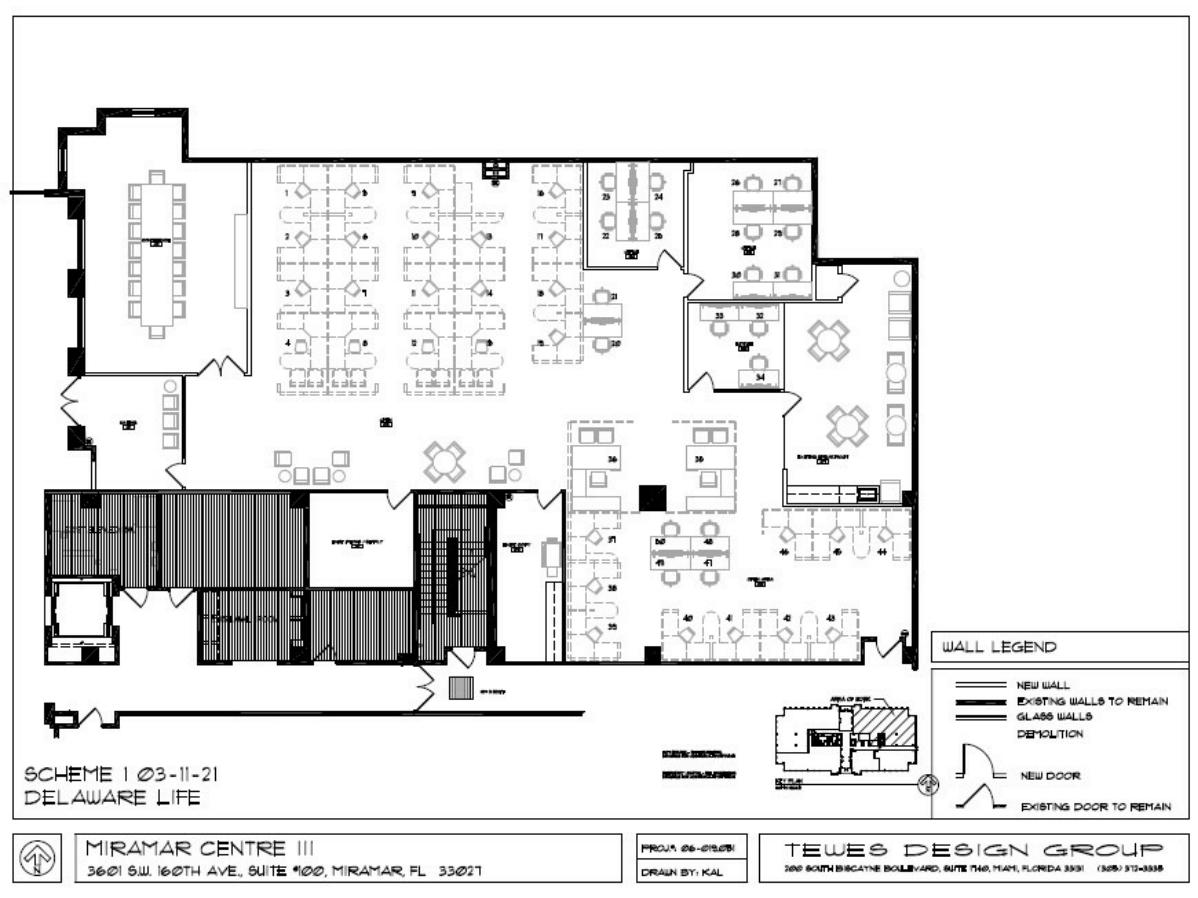
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*Information furnished regarding this property is from sources deemed reliable, but no warranty or representation as to the accuracy thereof and it is submitted subject to errors, omissions, prior sale, lease or withdrawal without prior notice.*



## LEASE INFORMATION

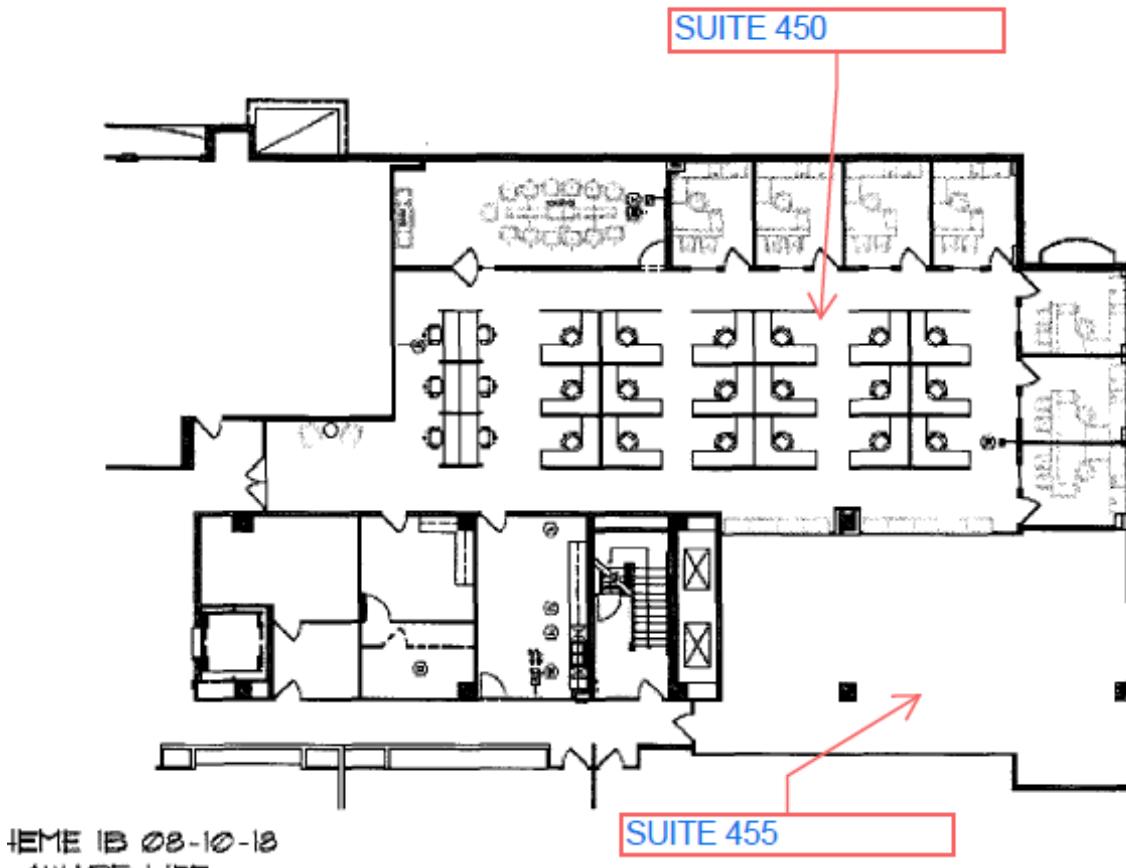
Lease Type:	NNN, Sublease	Lease Term:	Negotiable
Total Space Suite 100:	6,595 SF	Rate:	\$24.25/SF/YR NNN + \$14.54/SF/YR CAM/Opex

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#### LEASE INFORMATION

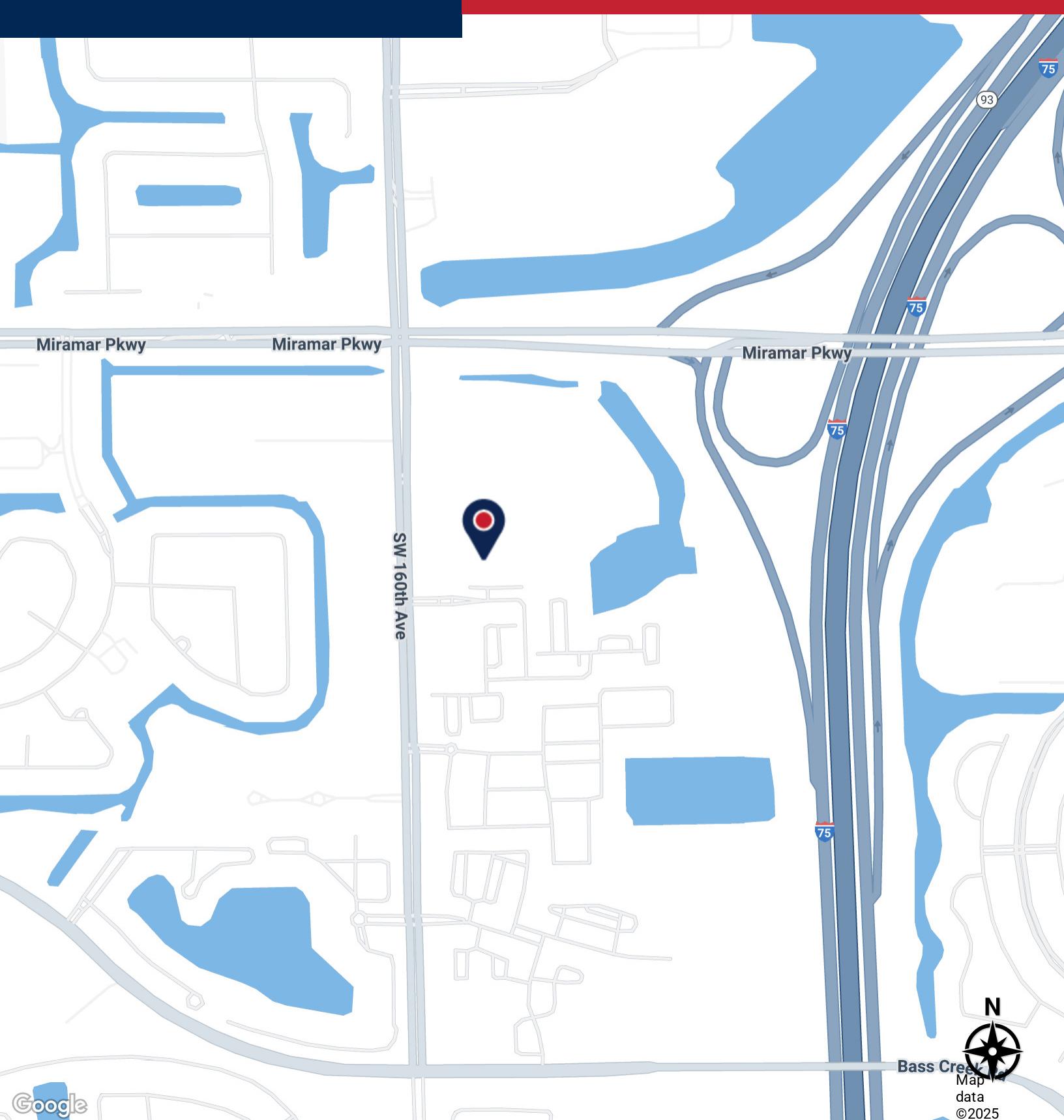
Lease Type:	NNN, Sublease	Term:	Through July 31, 2027
Total Space Suite 450-455:	6,621 SF	Lease Rate:	\$24.25 SF/yr

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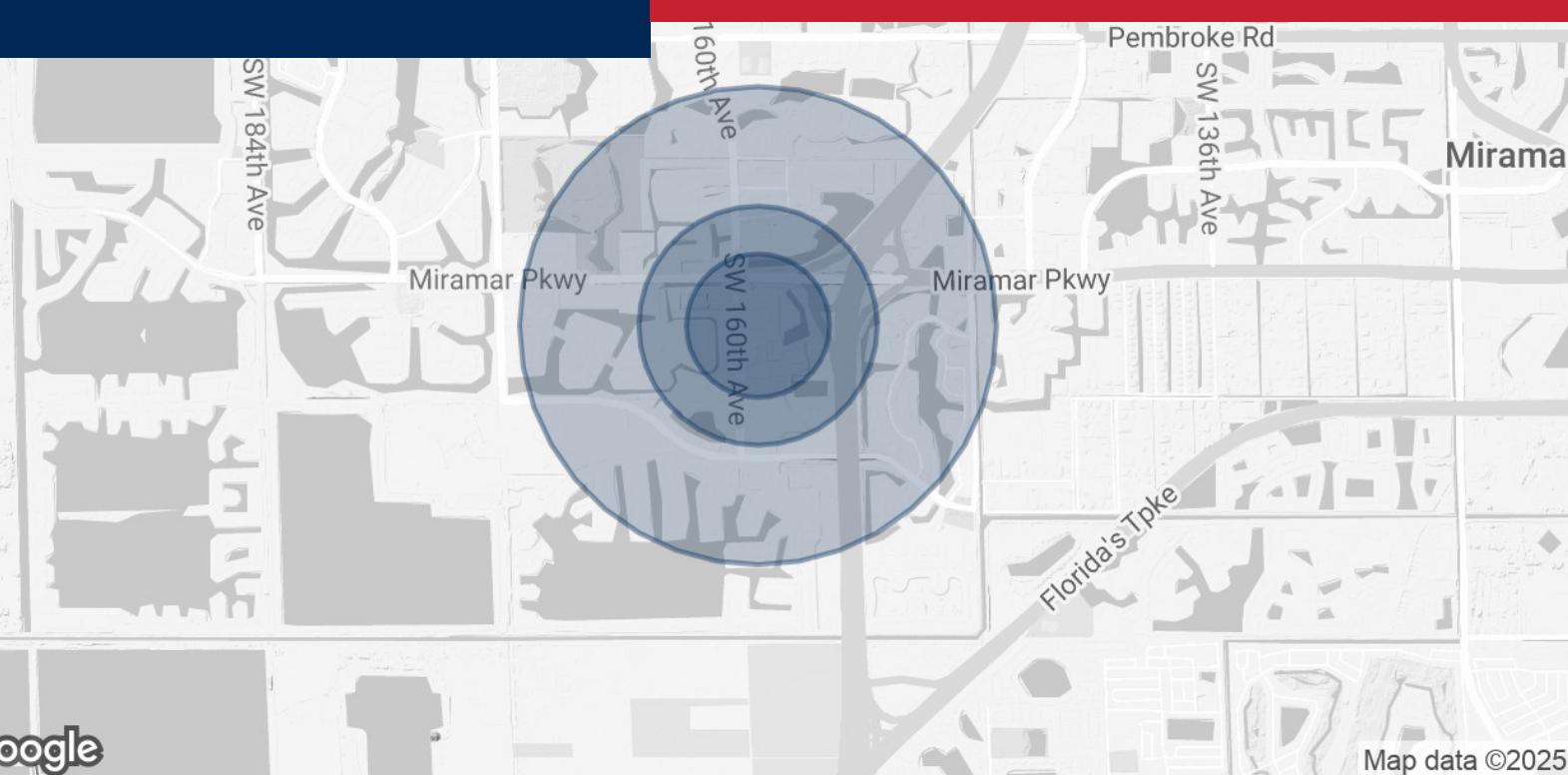
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COMMERCIAL BROKERAGE AND PROPERTY MANAGEMENT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,049	4,437	14,254
Average Age	38	38	38
Average Age (Male)	36	36	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	672	1,425	4,236
# of Persons per HH	3	3.1	3.4
Average HH Income	\$133,833	\$144,969	\$156,906
Average House Value	\$553,984	\$569,818	\$603,007

Demographics data derived from AlphaMap

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