

AVAILABLE

# ±63,860 SF "CLASS A" AIR-CONDITIONED OFFICE/WAREHOUSE AVAILABLE

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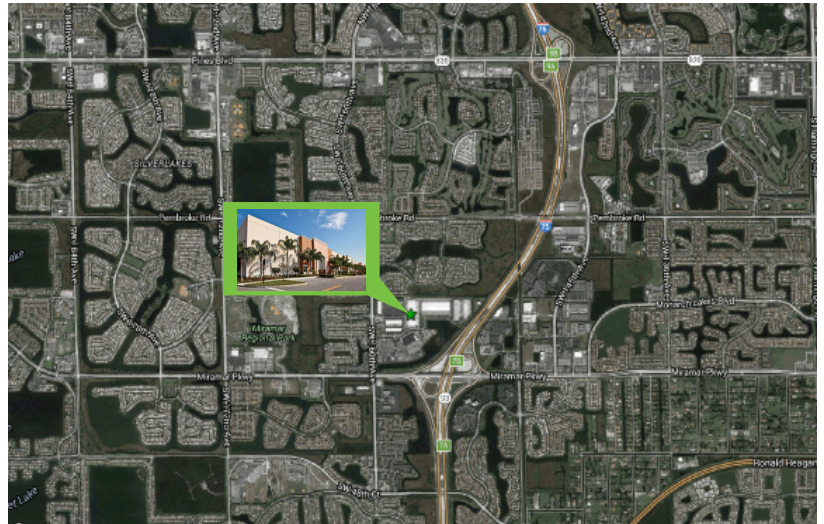
SW 29TH STREET, SUITE 100

Miramar, FL 33027



## FEATURES

- + ±63,860 SF Available
- + Office: ±3,127 SF of NEW office to be completed by Q1 2018
- + 2 Dock high doors (can add more)
- + 1 Ramp
- + ±32' Clear
- + Sprinklers: ESFR
- + 600 Amps/480Volt - 3Phase
- + 100% Air-conditioned
- + Parking - 63 spaces
- + Conveniently located just off I-75 and Miramar Parkway, this building is well-situated in a 70-acre landscaped business park with a wide range of amenities nearby.
- + Master lease expires March 31, 2024
- + Lease Rate: \$6.95 PSF NNN, plus \$2.47 PSF in Op Ex.

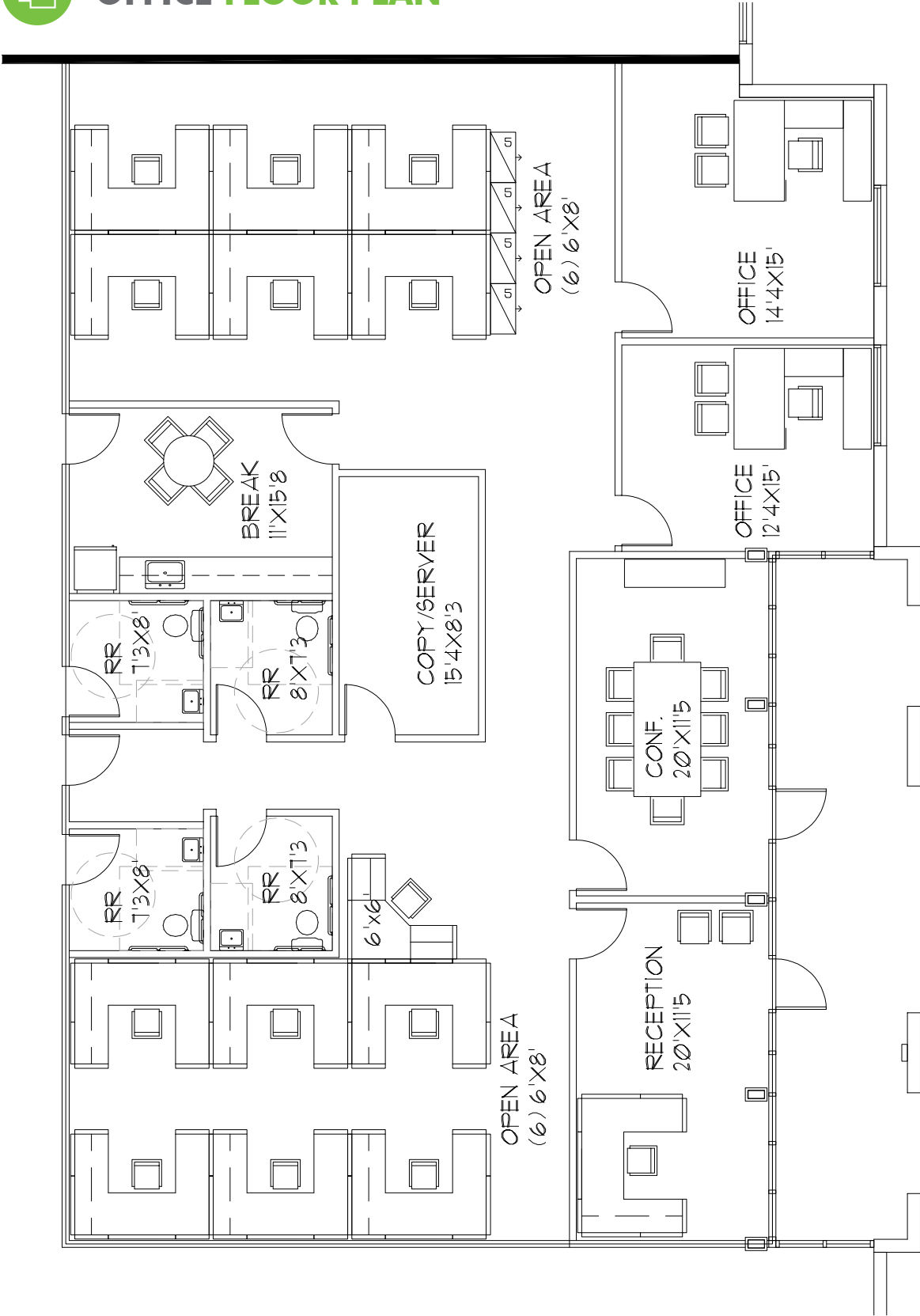


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## OFFICE FLOOR PLAN



MIRAMAR CENTRE BUSINESS PARK - BLDG. A

SPEC SPACE

Ø5-12-17

SCHEME 1a



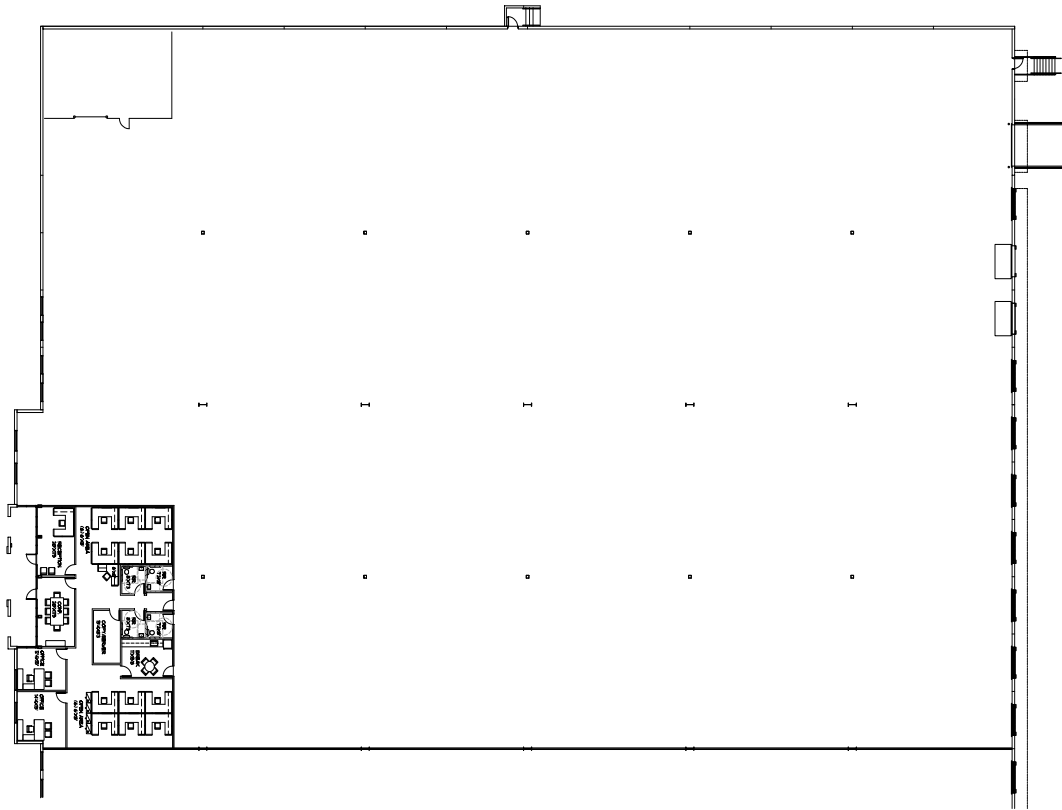
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## WAREHOUSE FLOOR PLAN



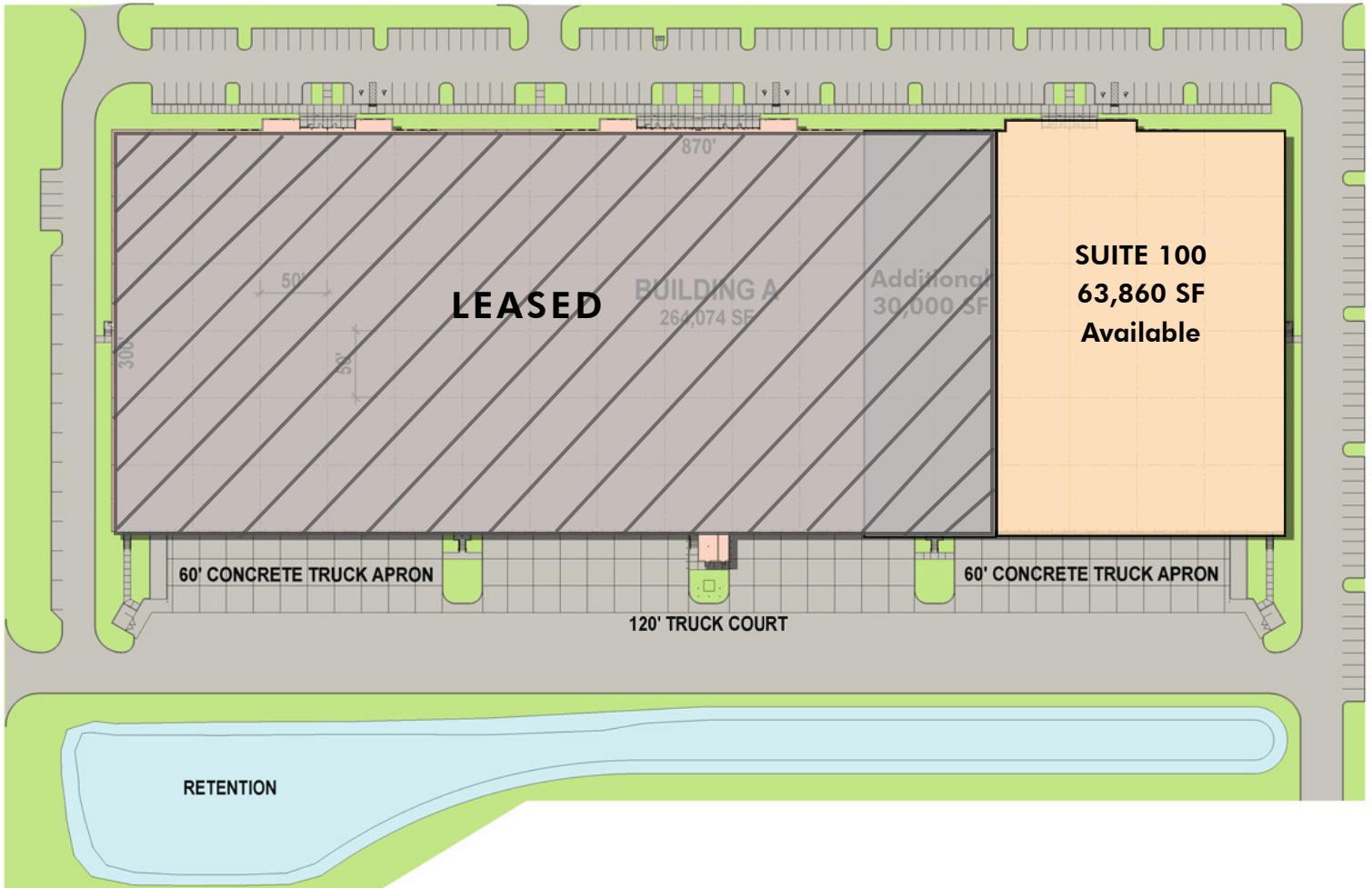
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**SW 29TH STREET,  
SUITE 100**

Miramar, FL 33027



## CONTACT

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