



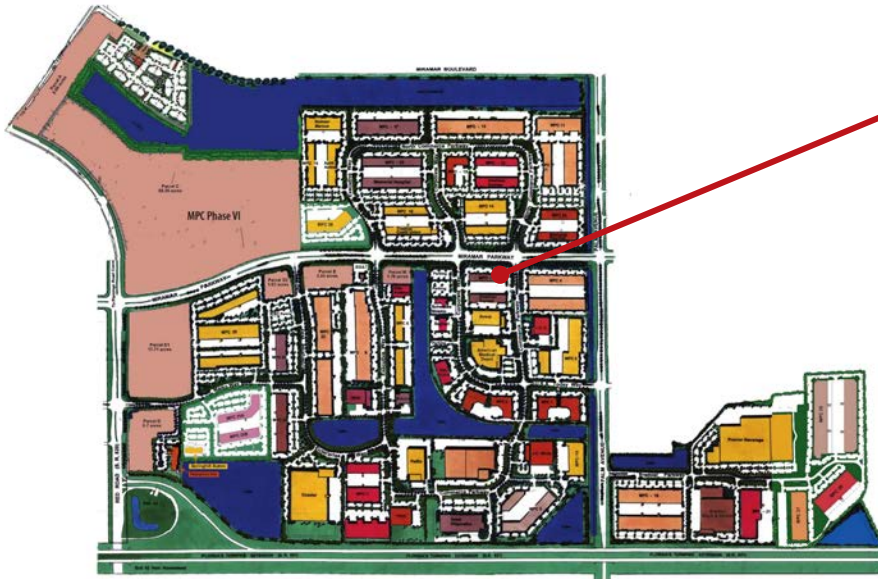
3114 Commerce Parkway

former eHDL 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.



± 4,669 SF Flex space
Available Immediately



Jonathan Kingsley
Executive Vice President
jonathan.kingsley@colliers.com
+ 1 954 652 4610

Ryan Goggins
Vice President
ryan.goggins@colliers.com
+ 1 954 652 4613

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www.miramarflexspace.com

- ± 4,669 SF office
- Can be combined with adjacent space for a total of 9,338 SF
- Street level
- 14' clear
- 3.9:1,000 parking
- Miramar Parkway Frontage
- Building-mounted signage available
- Asking Rate: \$13.00 PSF NNN

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