

For Sale | Premier Class A Office in Miramar, FL

Colliers



Miramar Centre Corporate Park
96,394-Square Foot Office Building

3501 SW
160th Avenue

Miramar, Florida

EXECUTIVE SUMMARY

3501 SW 160th Avenue

On behalf of ownership, the **Colliers | Rubin Schauer Investment Sales Team** is pleased to present the **opportunity to acquire 3501 SW 160th Avenue, a premier 96,394-square-foot Class A office building within the prestigious Miramar Centre Corporate Park.**

Strategically positioned in the heart of Southwest Broward County, the property offers investors and owner-users a rare opportunity to control an institutional-quality corporate asset in one of South Florida's most accessible and business-friendly office submarkets.

Call for Price Guidance

Purpose-built for today's modern workforce, the property features four highly efficient floor plates, prominent corporate branding opportunities, hurricane-impact glass windows, and a 1,100-gallon full-building backup diesel generator, providing exceptional business continuity, reliability, and long-term operational resilience.

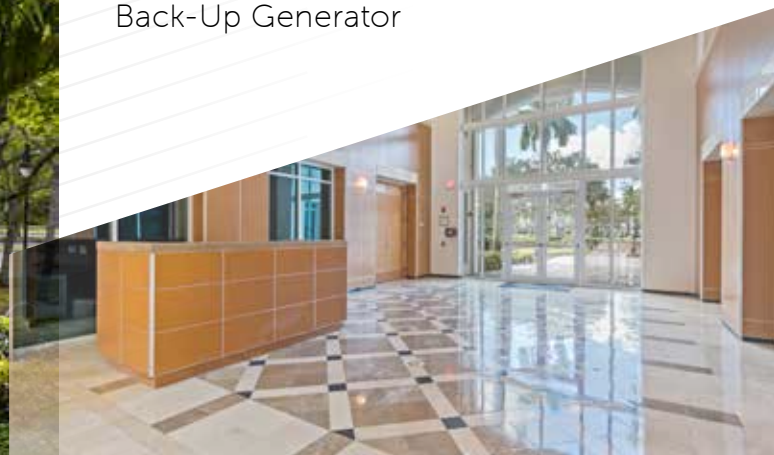
The expansive ground floor includes a multi-purpose meeting and collaboration area with a collapsible wall, along with an on-site café equipped for catering, creating a flexible setting for meetings, events, and team gatherings.

Additional amenities include multiple executive balconies, a loading dock, on-site management, and a dedicated outdoor lounge featuring picnic tables and complimentary Wi-Fi, offering an ideal balance of productivity and employee wellness.

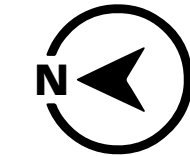
HIGHLIGHTS

- › Premier Class A Corporate Asset
- › Headquarter Opportunity
- › Building Signage Available
- › Efficient 25,000 SF floor plates

- › 5/1000 SF parking ratio
- › Immediate access to I-75 and Miramar Parkway
- › Fiber provided by AT&T, FPL FiberNet, Sprint and Comcast
- › Hurricane Impact Windows and Full Building Back-Up Generator



SITE PLAN | 96,394 SF





**Hurricane-impact
glass windows**



**Full-building 1,100-gallon
backup diesel generator**



**On-site café and
executive balconies**



Loading dock



**Multi-purpose area with a
collapsible wall**



**Multiple executive
balconies**



**Picnic tables and
complimentary
Wi-Fi**

Perfect for an Owner/User or Investor

Contiguous full-floor opportunities provide the operational efficiency, branding presence, and scalability that growing organizations require, while offering the convenience of dedicated executive areas, collaborative workspaces, and seamless inter-floor connectivity. With prominent corporate park visibility, abundant parking, and immediate access to I-75 and Miramar Parkway.

Campus View



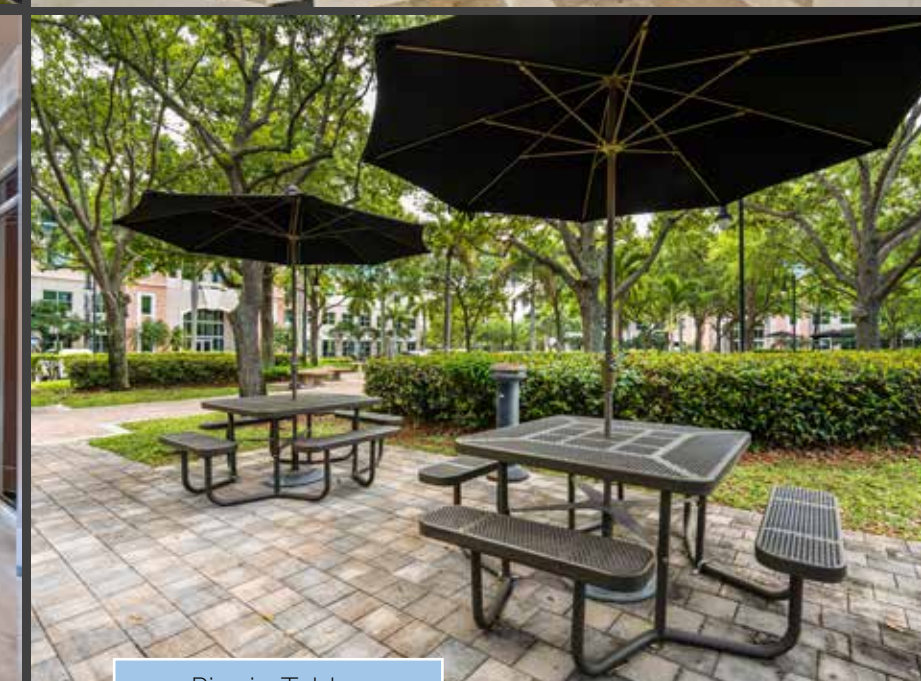
Elevator Lobby



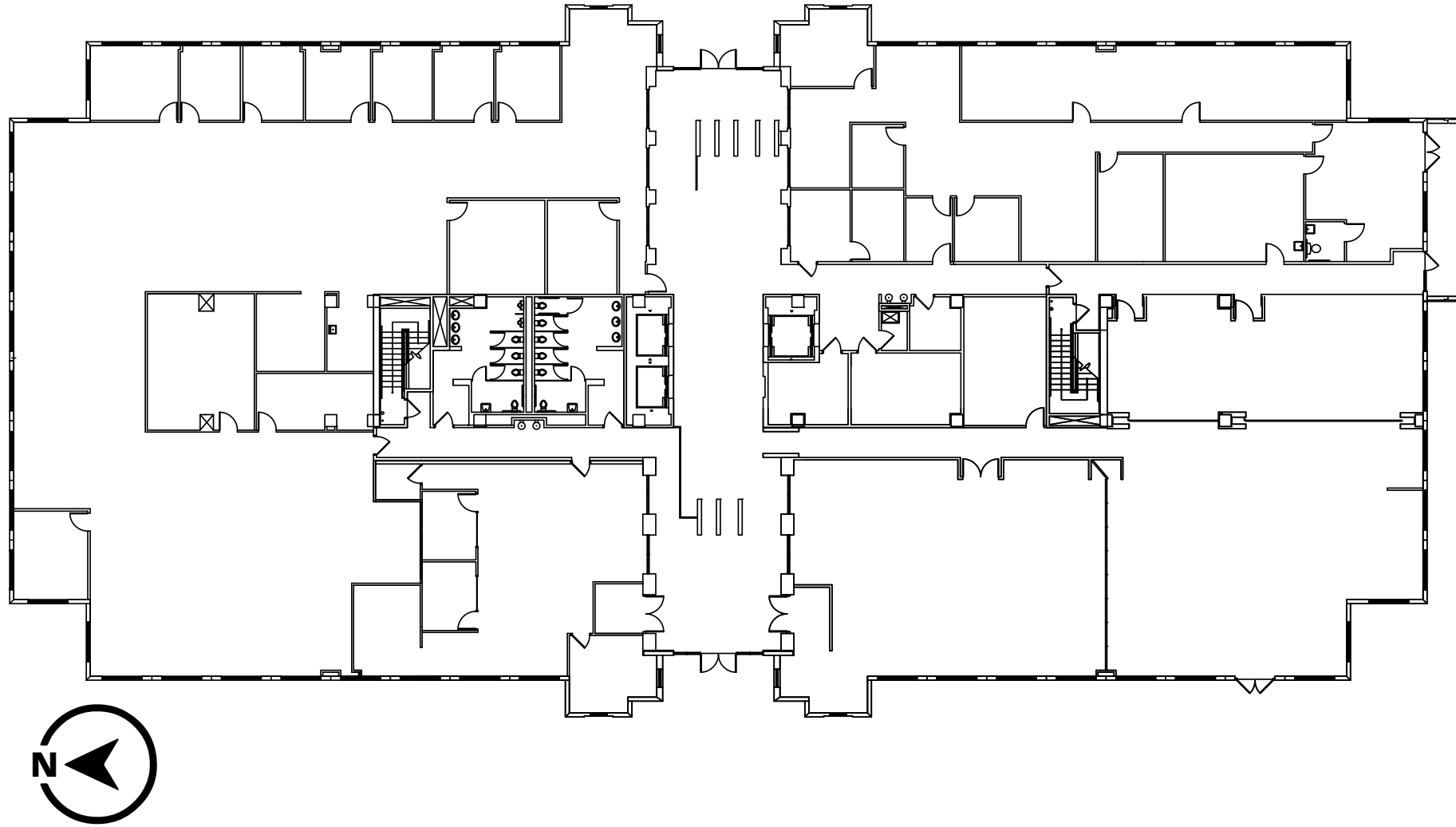
Entrance



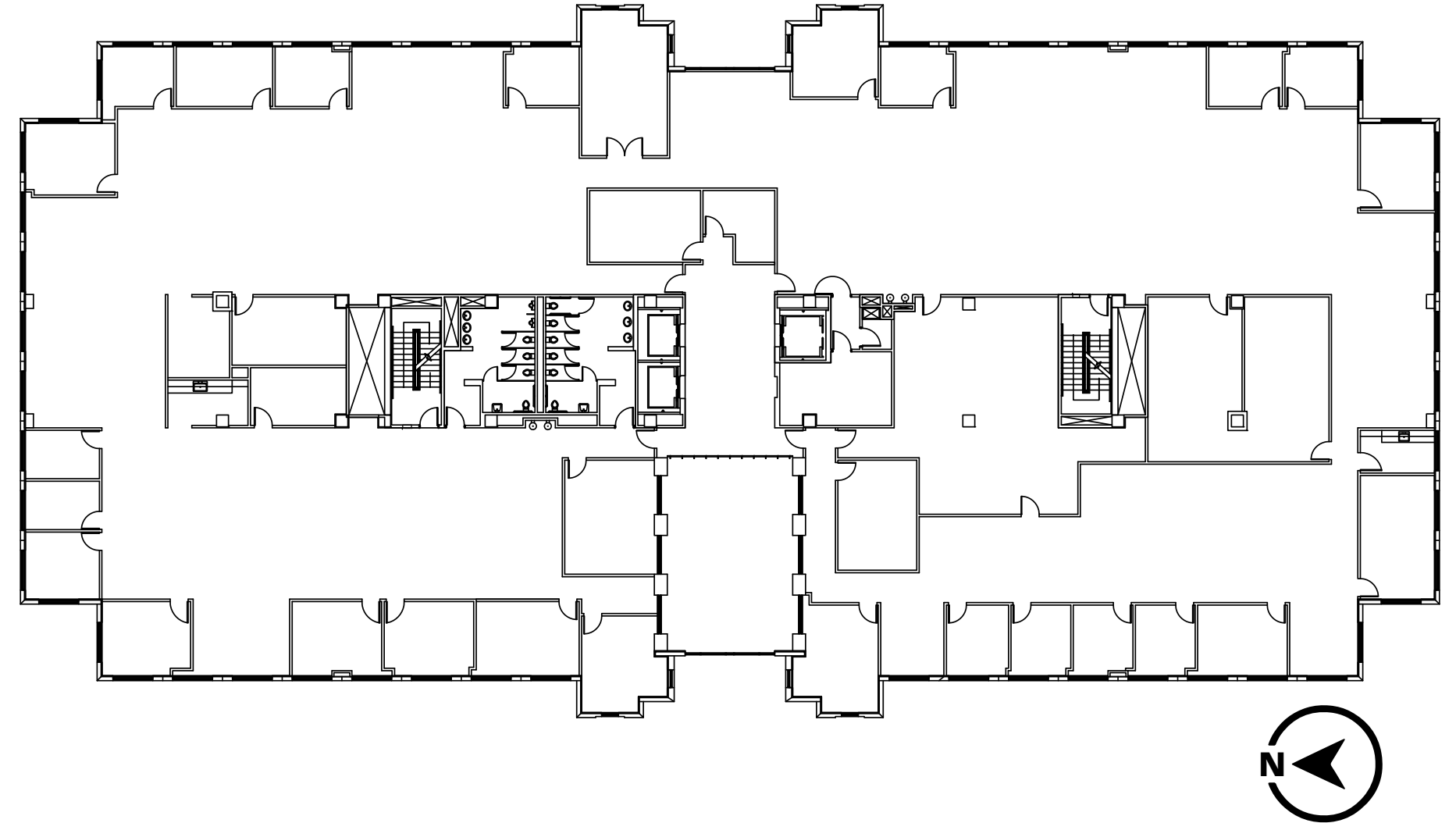
Picnic Tables



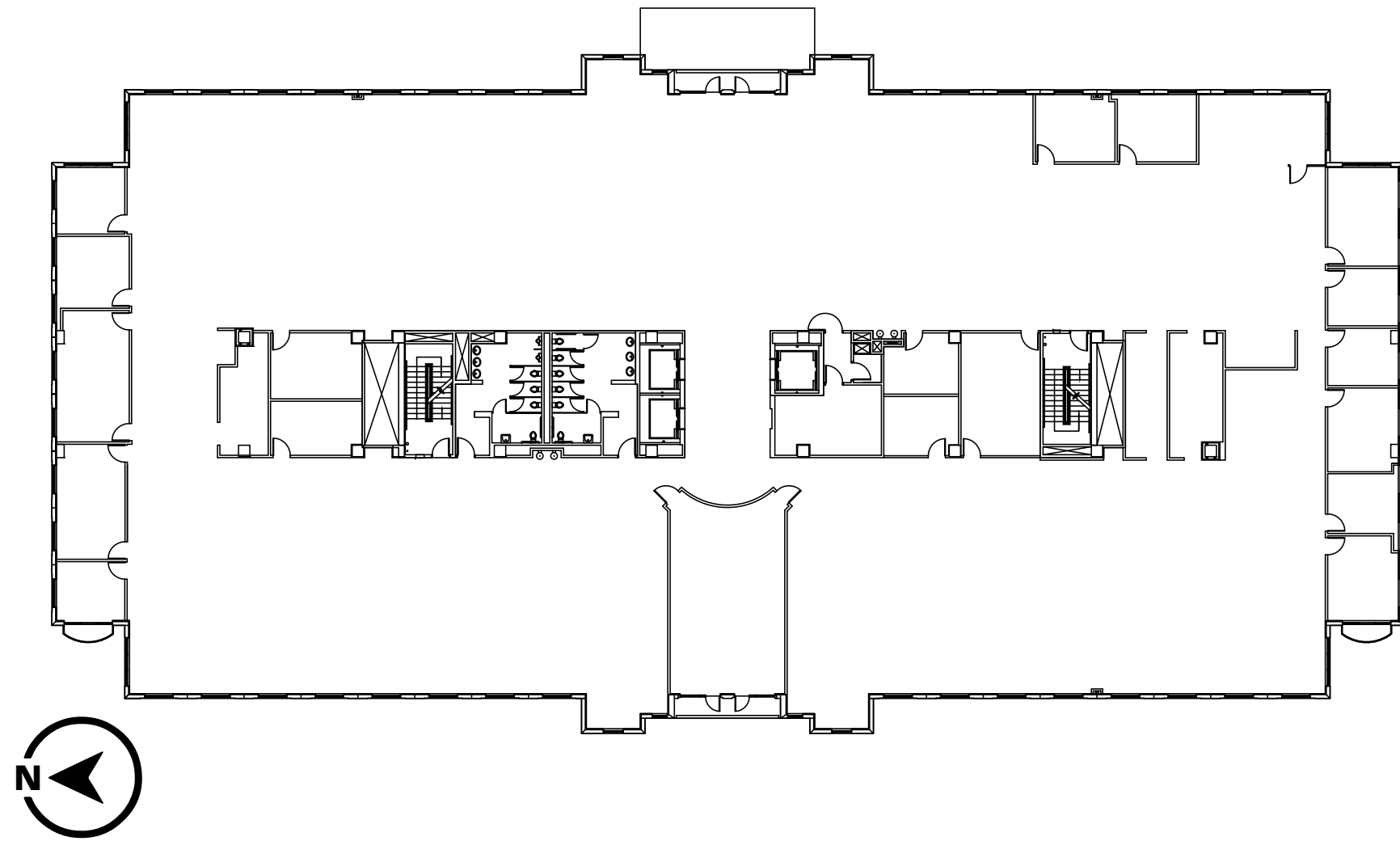
1ST FLOOR



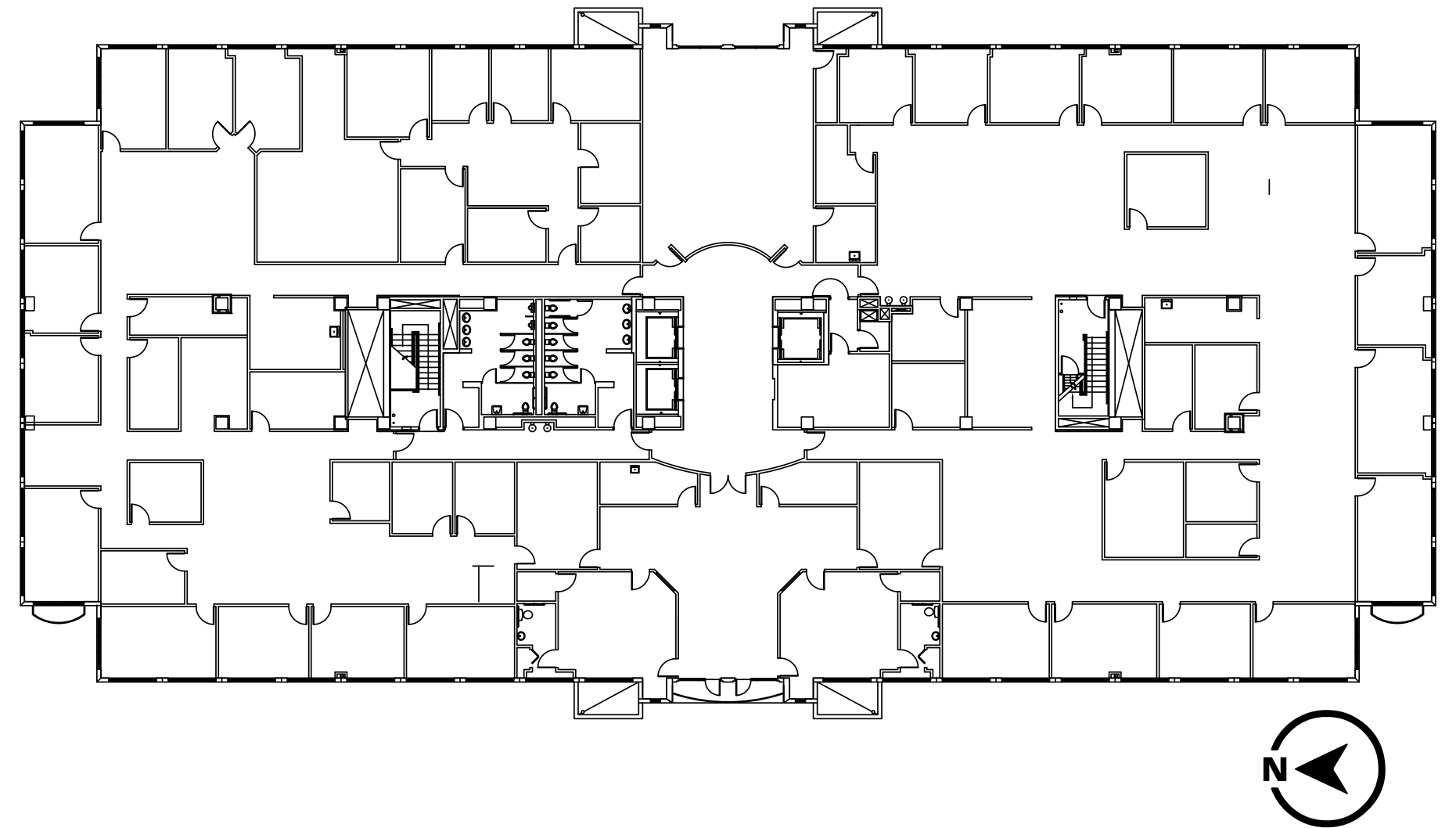
2ND FLOOR



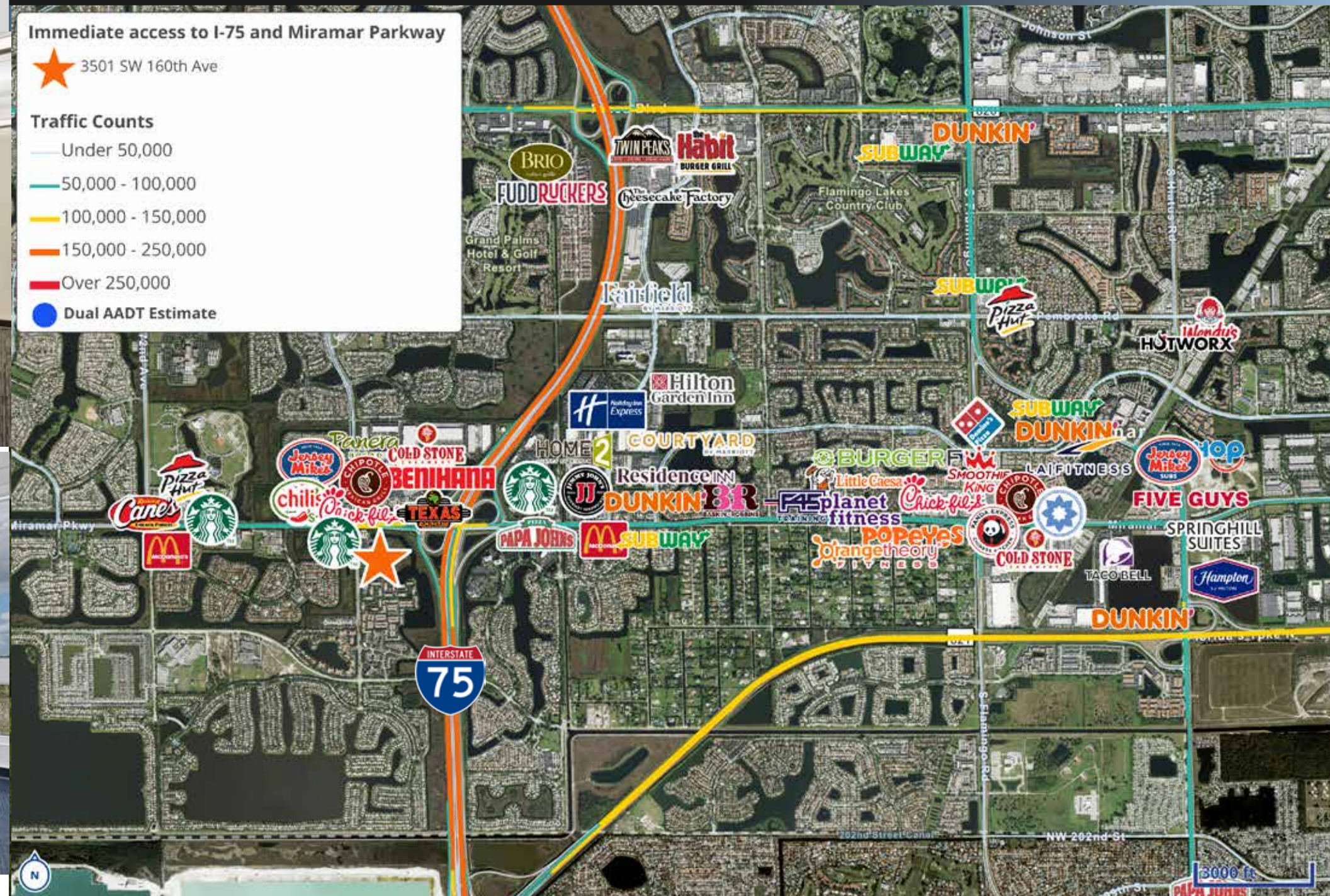
3RD FLOOR



4TH FLOOR



OFFICE SPACES



3501 SW
160th Avenue

Miramar, Florida

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