

MIRAMAR PARKWAY COLLECTION

# MIRAMAR CENTRE

- I & III -



3401 & 3601  
SW 160TH AVENUE,  
MIRAMAR, FL 33027

[miramarofficespace.com](http://miramarofficespace.com)



LOCATED IN  
THE CENTRE OF IT ALL



# FLORIDA'S SWEET SPOT FOR BUSINESS

Miramar Centre I and III presents a prime opportunity for businesses looking to establish themselves in one of Broward County's most desirable suburbs. This high-end property features two Class A office buildings with move-in-ready suites, stylish interiors, lush landscaping, and planned enhancements designed to meet the needs of today's professional tenants.



## AMENITIES

Fitness center (coming soon)

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Grab-n-Go café with Tenant lounge (coming soon)

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Conference center (coming soon)

## PROPERTY HIGHLIGHTS

4 stories

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24,000 SF avg floor plate

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Furnished suites available

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24-hour access

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4/1,000 SF parking ratio

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Campus setting with outdoor seating

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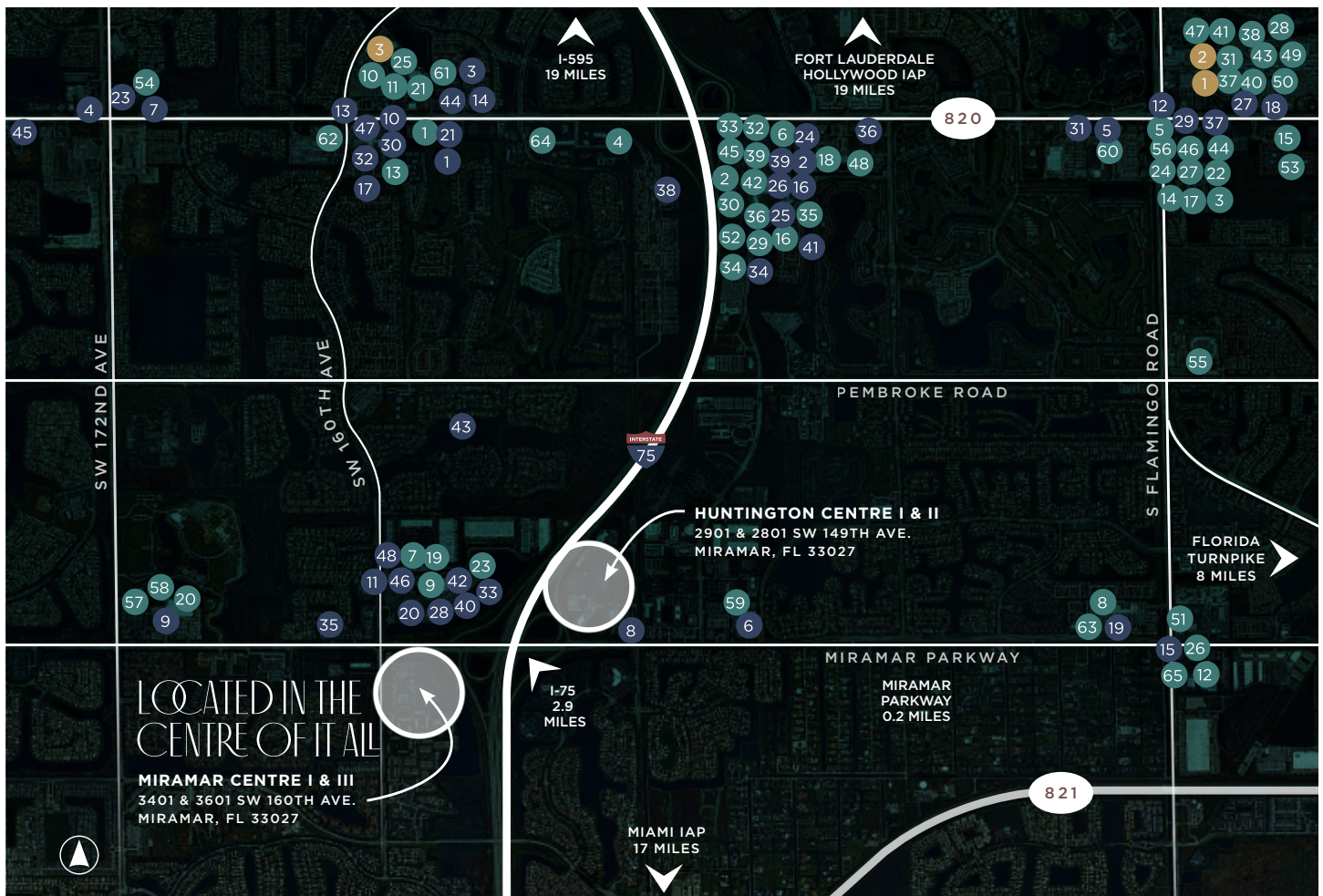
On-site property manager

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LEED Gold, Energy Star Certified,  
and WELL Health







## PREMIER WORKPLACE D E S T I N A T I O N

Strategically located between Miami and Fort Lauderdale, Miramar Centre offers convenient access to major highways and a wide range of urban amenities. With diverse shopping, dining, and recreational options, along with great proximity to international airports, Miramar Centre is perfectly positioned for your business to thrive.

### RESTAURANTS

- 1 BurgerFi
- 2 The Habit Burger Grill
- 3 Five Guys
- 4 Wendy's
- 5 McDonald's
- 6 McDonald's
- 7 Burger King
- 8 Pollo Tropical
- 9 Pollo Tropical
- 10 Chick-fil-A
- 11 Chick-fil-A
- 12 Chick-fil-A
- 13 I Heart Mac & Cheese
- 14 Panda Express
- 15 Panda Express
- 16 Twin Peaks Restaurant
- 17 Qdoba
- 18 Buffalo Wild Wings
- 19 Chipotle
- 20 Chipotle
- 21 Chipotle
- 22 Hook & Reel
- 23 Flanigan's
- 24 Firebirds
- 25 Lime Fresh
- 26 Fuddruckers
- 27 Miller's Ale House
- 28 Texas Roadhouse
- 29 BJ's
- 30 Cheddar's
- 31 First Watch
- 32 First Watch
- 33 Benihana
- 34 Benihana
- 35 Chili's Grill & Bar
- 36 Chili's Grill & Bar
- 37 LongHorn Steakhouse
- 38 Brio Tuscan Grille
- 39 Ra Sushi
- 40 Ra Sushi
- 41 The Cheesecake Factory
- 42 Anthony's
- 43 Russo's
- 44 Firehouse Subs
- 45 SUBWAY
- 46 Jersey Mike's
- 47 Jersey Mike's
- 48 Panera Bread

### RETAIL

- 1 Total Wine & More
- 2 Barnes and Noble
- 3 Barnes and Noble
- 4 Party City
- 5 The Men's Wearhouse
- 6 Old Navy
- 7 Marshalls
- 8 Ross
- 9 Ross
- 10 Ross
- 11 T.J. Maxx
- 12 Kohl's
- 13 Burlington
- 14 Burlington
- 15 Best Buy
- 16 DSW
- 17 Boot Barn
- 18 BJ's Wholesale
- 19 HomeGoods
- 20 Target
- 21 ULTA
- 22 ULTA
- 23 The Home Depot
- 24 PetSmart
- 25 Petco
- 26 Plato's Closet
- 27 Dick's
- 28 The Children's Place
- 29 Carter's
- 30 Altar'd State
- 31 Michael Kors
- 32 Ann Taylor
- 33 LOFT
- 34 WHBM
- 35 Banana Republic
- 36 lululemon athletica
- 37 Aéropostale
- 38 Forever 21
- 39 Chico's
- 40 Victoria's Secret
- 41 Express
- 42 francesca's
- 43 H&M
- 44 J.Crew
- 45 Athleta
- 46 DICK'S
- 47 Dillard's
- 48 Macy's
- 49 Macy's
- 50 JCPenney

- 51 ALDI
- 52 Nike
- 53 RH
- 54 Sedano's
- 55 Bravo
- 56 Trader Joe's
- 57 Winn Dixie
- 58 Winn Dixie
- 59 Publix
- 60 Publix
- 61 Publix
- 62 Publix
- 63 Publix S
- 64 Whole Foods
- 65 Sprouts

### ENTERTAINMENT

- 1 Round One
- 2 AMC
- 3 Regal Entertainment





ELEVATE  
YOUR EXPERIENCE



YMP Real Estate Management has established itself as a leader in the South Florida market by acquiring and managing a growing portfolio of approximately 4,000 multi-family units and over 2 million SF of commercial space. With an entrepreneurial spirit and a proactive approach to management, YMP Real Estate Management strives to exceed expectations, building high tenant retention and long-term value in every asset they manage.

**FOR MORE INFORMATION, CONTACT:**

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