

# MIRAMAR MEDICAL CENTER

3000 SW 148TH AVE MIRAMAR, FL 33027





# LOCATION

**2 MIN.**

I-75 via Miramar Pkwy

**7 MIN.**

Miramar Regional Park

**7 MIN.**

Miramar Town Center

**9 MIN.**

Memorial  
Hospital Miramar

**10 MIN.**

Memorial  
Hospital West

**19 MIN.**

Broward College  
South Campus

**20 MIN.**

Memorial Hospital  
Pembroke Pines

**28 MIN.**

Ft. Lauderdale Int.  
Airport





# THE CITY OF MIRAMAR

Miramar is located in Broward County, Florida about 22 miles northwest of Miami and 13 miles west of Hollywood. Miramar is part of the Miami metropolitan area which has a population of 6.15 million which makes it the 2nd largest metro area in the southeastern U.S. Despite its short history, Miramar has grown rapidly to become one of the largest cities in Greater Miami. Over the last 20 years, the population of Miramar has nearly tripled<sup>1</sup> thanks to the city's convenient location to downtowns throughout Palm Beach, Broward, and Miami counties, Port Everglades, Port Miami, the Port of Palm Beach and international airports in Miami and Fort Lauderdale.

Miramar has plenty of room to grow and it's already exceeded population estimates for 2030 that were made in 2000. By 2030, Broward County's population is projected to reach 2.05 million, up from 1.82 million in 2019.



**345,080**

2021 POPULATION

**39**

MEDIAN AGE

**\$90,920**

AVG. HOUSEHOLD INCOME

**2,700**

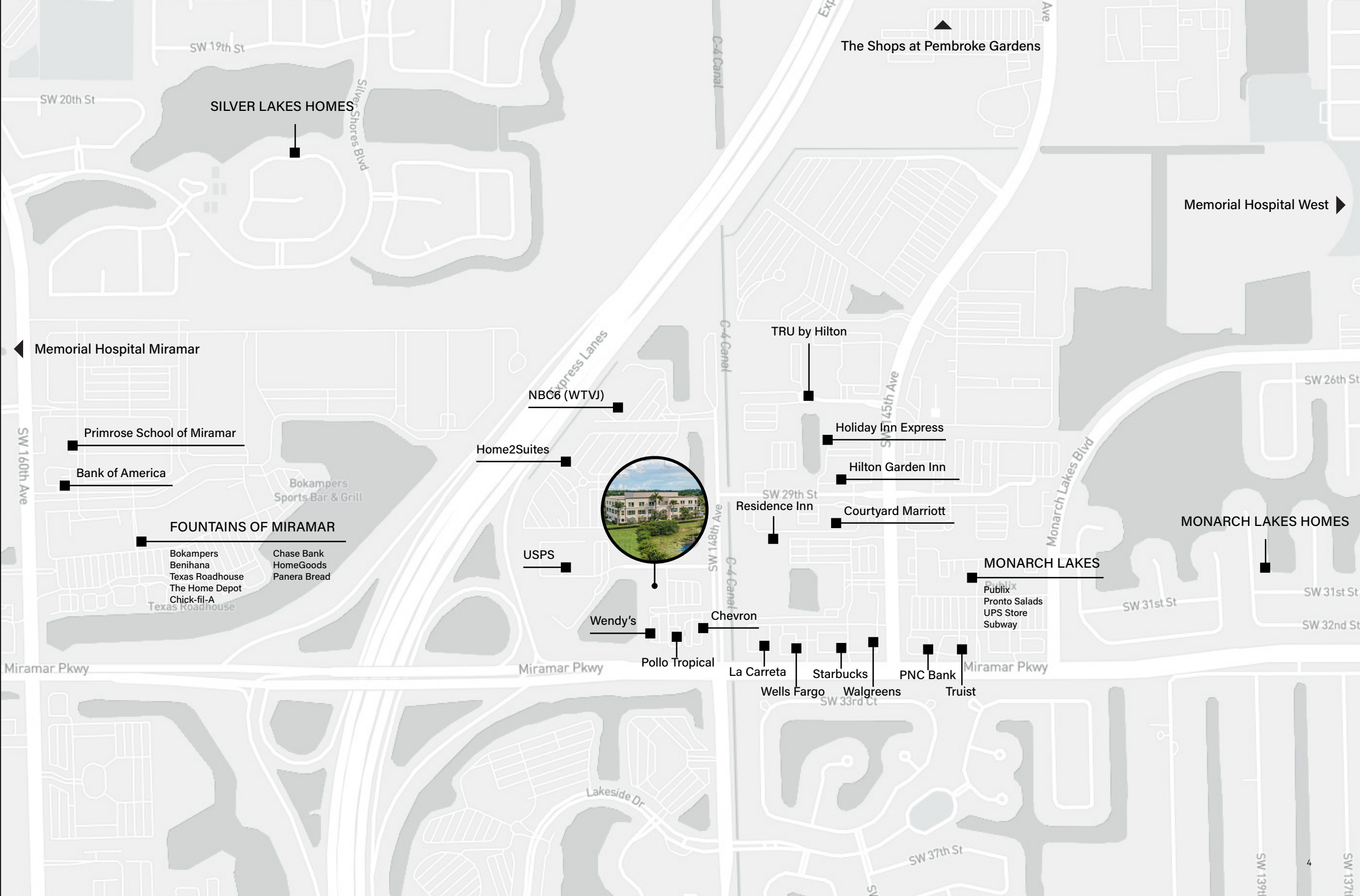
BUSINESSES

## MAJOR COMPANIES

AMERICAN EXPRESS  
AT&T BROADBAND  
BANK OF AMERICA  
COMCAST  
NBC 6 STUDIOS  
HUMANA  
IHEART MEDIA  
SPIRIT AIRLINES  
QUEST DIAGNOSTICS  
MEMORIAL HEALTHCARE



AMENITIES NEARBY







# **AN EPICENTER FOR MEDICAL & TRADITIONAL OFFICE SPACE**

Miramar Medical Center is situated in a burgeoning health hub, making it an ideal office destination for renowned professionals. MMC offers its tenants and guests the additional benefits of plentiful retail, a variety of restaurant amenities, and welcoming residential neighborhoods. Additionally, Memorial Hospital Miramar and Memorial Hospital West are within five (5) miles – both part of the Memorial Healthcare System, one of Florida's leading healthcare systems.



**CLASS: CLASS A**

**BUILDING SIZE: 48,014 RSF**

**STORIES: 3**

**FLOOR PLATES: 16,000 RSF**

**PARKING: 4.0/1,000 SF**

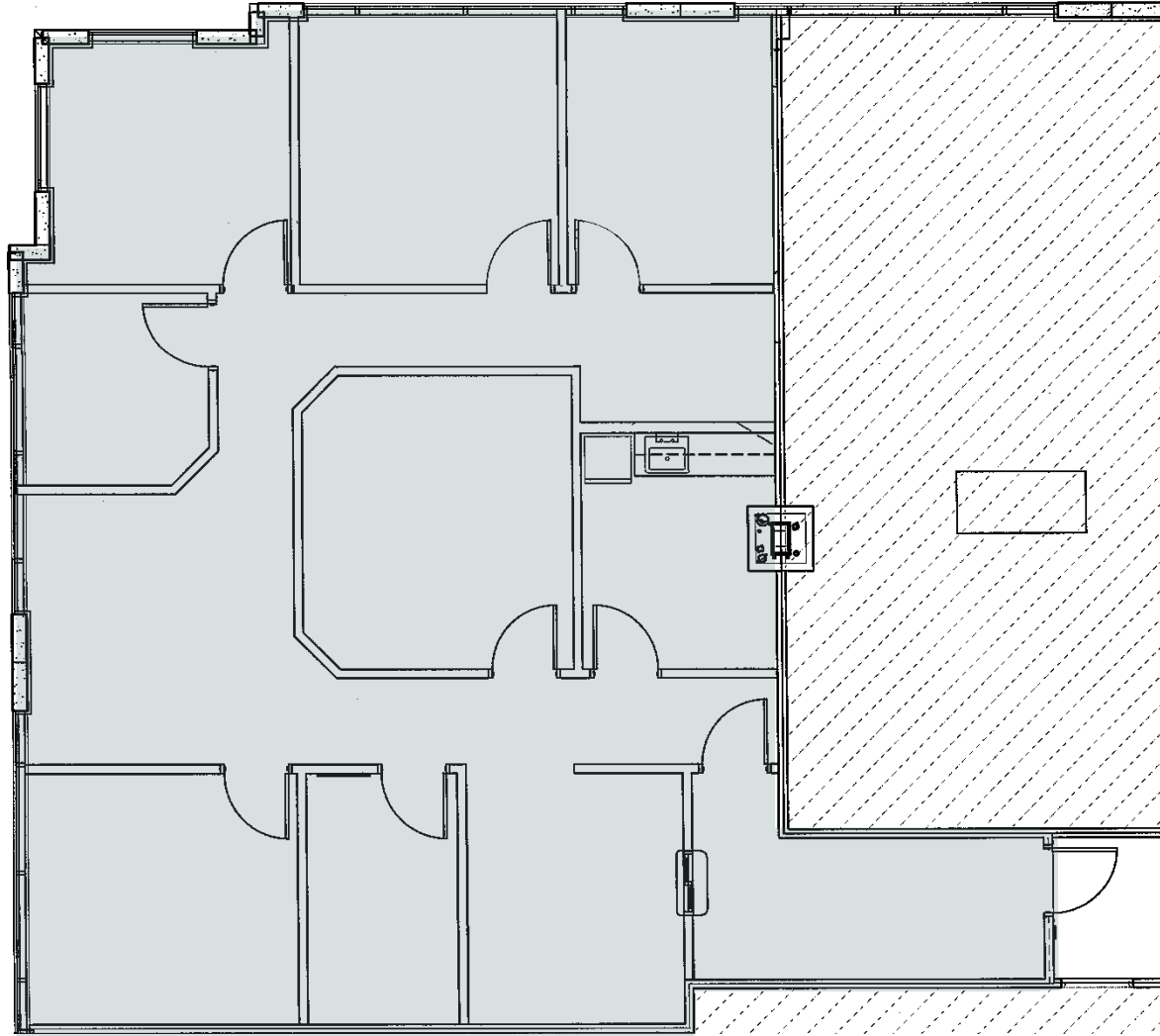
## **FEATURES**

- SIGNAGE AVAILABILITY
- LOCATED IN HUNTINGTON CORPORATE PARK
- ACCESS TO I-75
- OFFICES USED FOR MEDICAL OR TRADITIONAL OFFICE
- FULL FLOOR AVAILABILITY
- NEAR MAJOR HOSPITALS





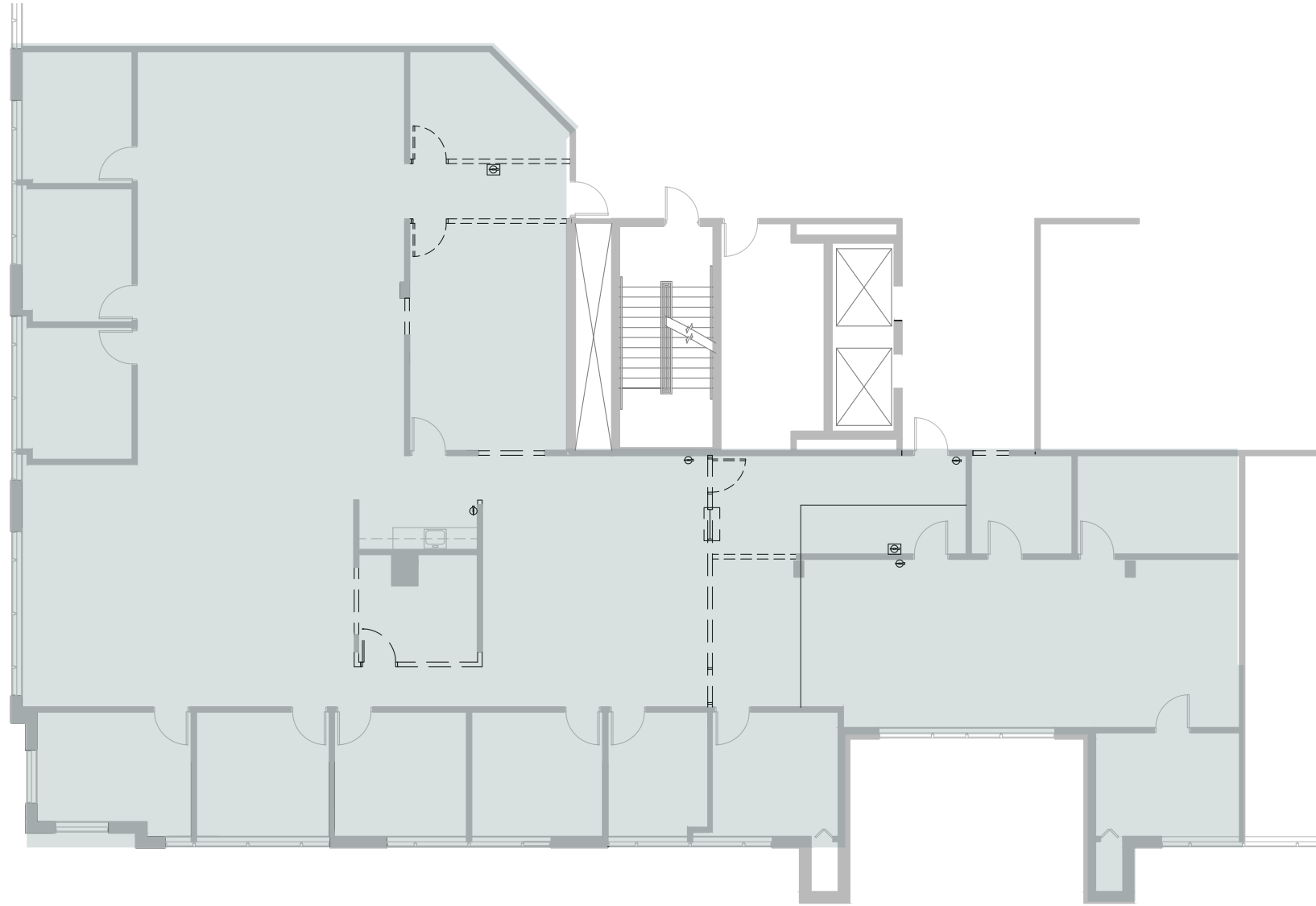
# AVAILABILITY | FLOOR 1



**SUITE 112**  
2,200 SF



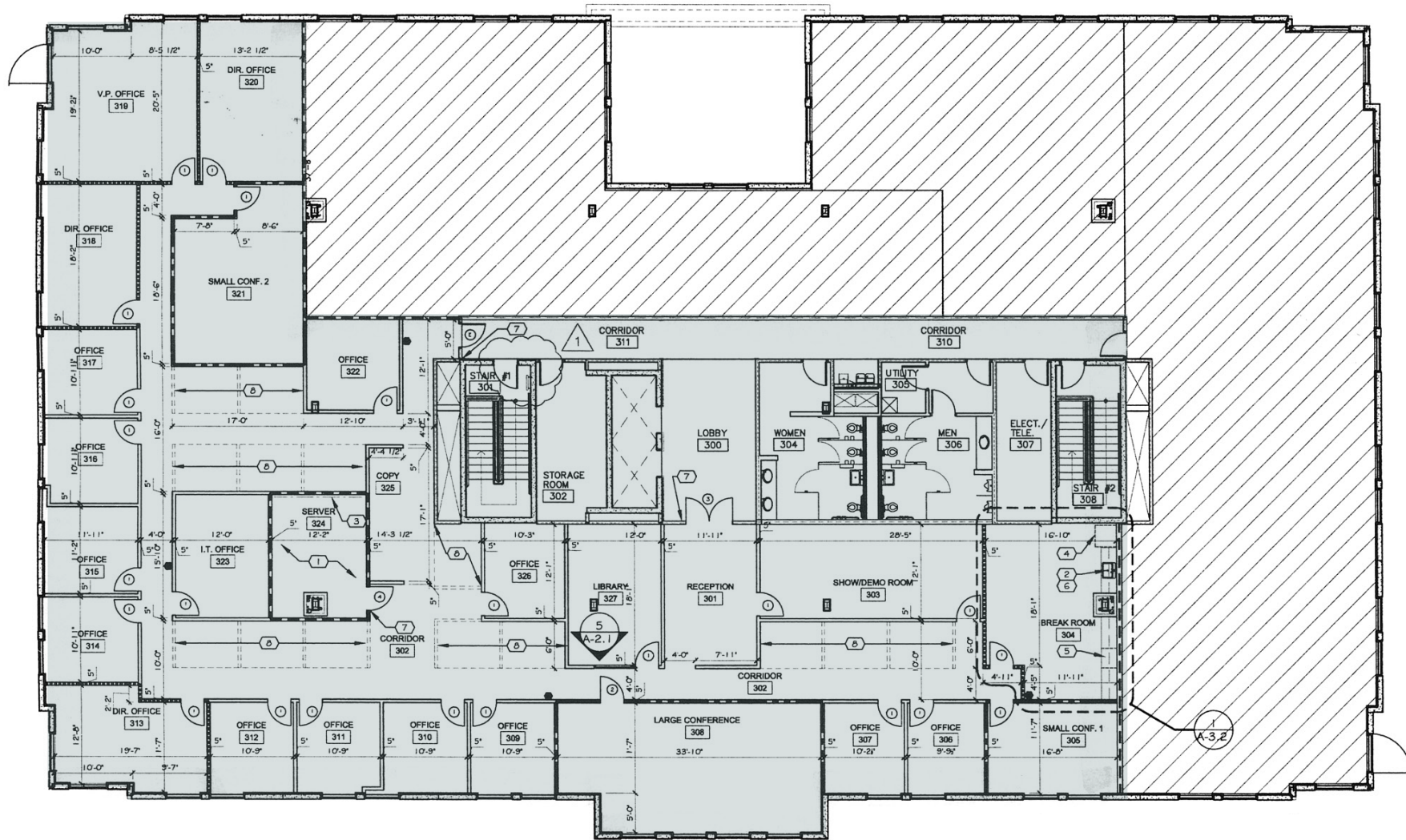
# AVAILABILITY | FLOOR 2



**SUITE 200**  
5,170 SF

 [VIEW MATTERPORT](#)

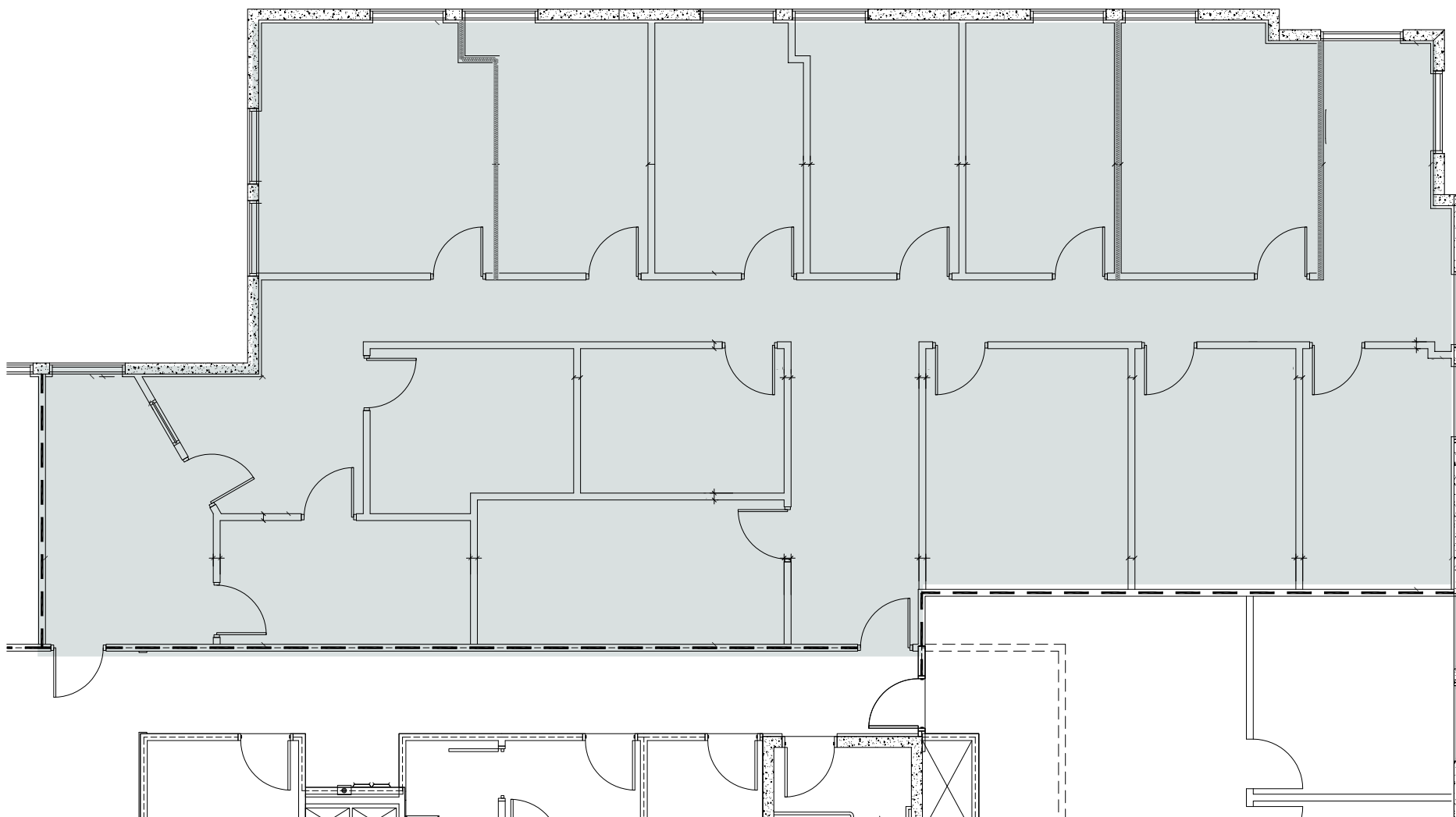






# AVAILABILITY | FLOOR 3

SUITE 302  
3,342 SF







**OFFICE  
LEASING**

**CHRISTIE GRAYS CHAMBERS, MBA**  
CHRISTIE.CHAMBERS@BLANCACRE.COM  
305.495.9700

**CHRISTINA JOLLEY**  
CHRISTINA.JOLLEY@BLANCACRE.COM  
954.395.2112

 **BLANCA**  
BLANCACRE.COM | LIENCED REAL ESTATE BROKER