

PRIME LEASING OPPORTUNITY IN MIRAMAR TOWN CENTER

11606 City Hall Promenade
Miramar, FL 33025



ONE | Sotheby's
INTERNATIONAL REALTY

THE SPACE

Location	11606 City Hall Promenade Miramar, FL, 33025
County	Broward County
APN	51-40-25-08-0030

HIGHLIGHTS

- 7,652 SF of office space available for lease
- Adjacent parking garage with over 575 parking spaces
- Located in mixed-use development with a unique blend of business, retail, residential and cultural facilities
- One mile north of the Florida Turnpike Extension, and three miles East of I-75



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
22,679	177,076	447,365



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$86,160	\$83,021	\$94,944




NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,630	65,526	152,348

PROPERTY FEATURES

BUILDING SF	52,564
GLA (SF)	7,652
RATE	\$34 SF
LAND SF	86,741
LAND ACRES	1.99
YEAR BUILT	2009
ZONING TYPE	B1
BUILDING CLASS	B
NUMBER OF STORIES	4
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	614 Covered/Structured Parking Garage
ELEVATORS	2
TENANCY	Multi



 Suite	Floor	Square Feet	Annual \$/Sqft	Lease Type	Space Configuration
303	3rd	7,652	\$34.00	Modified Gross	13 Offices, 2 Conference Rooms, General Open Office Space, Studio/Work Room

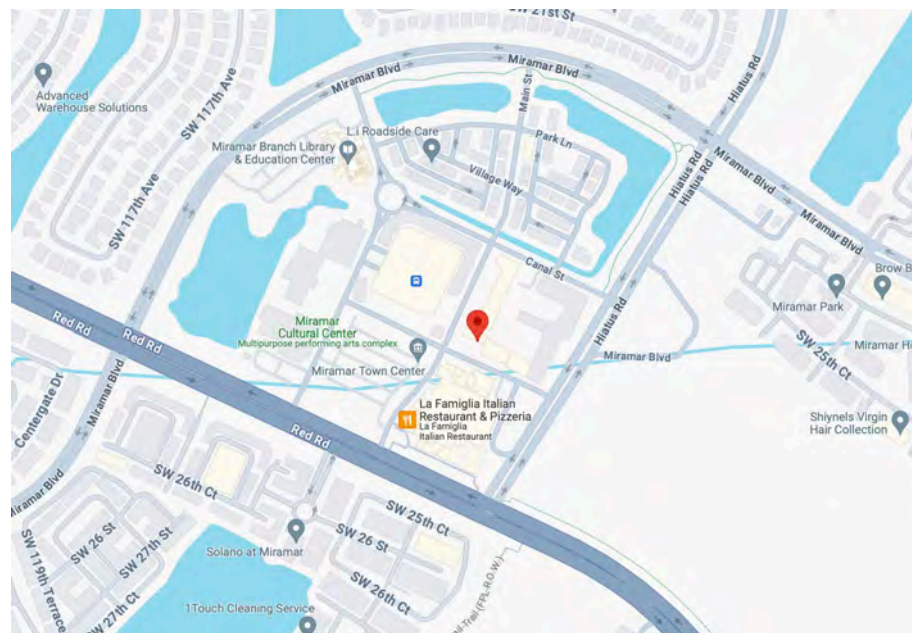
Lease Summary

- ONE Sotheby's International Realty proudly presents a premier office leasing opportunity situated in Miramar Town Center. This versatile office space consists of a total of 7,652 SF with a customizable layout. With its adaptable layout, it presents an exceptional opportunity for an array of businesses and professional offices seeking a workspace that provides a blend of functionality and flexibility.
- Miramar Town Center is a unique, 54- acre combination municipal and private mixed-use development with a blend of business, retail, residential and cultural facilities. Exceptionally well positioned in the heart of uber high-growth southwest Broward County, its strategic location between Red Road and Hiatus Road yields a combined traffic count exposure of 50,600 Vehicles Per Day (VPD).



Highlights

- Rate: \$34 SF
- 7,652 SF of divisible office space available for lease with multiple office configurations and functional subdivision available
- Adjacent parking garage with over 575 parking spaces
- Located in mixed-use development with a unique blend of business, retail, residential and cultural facilities
- One mile north of the Florida Turnpike Extension, and three miles East of I-75



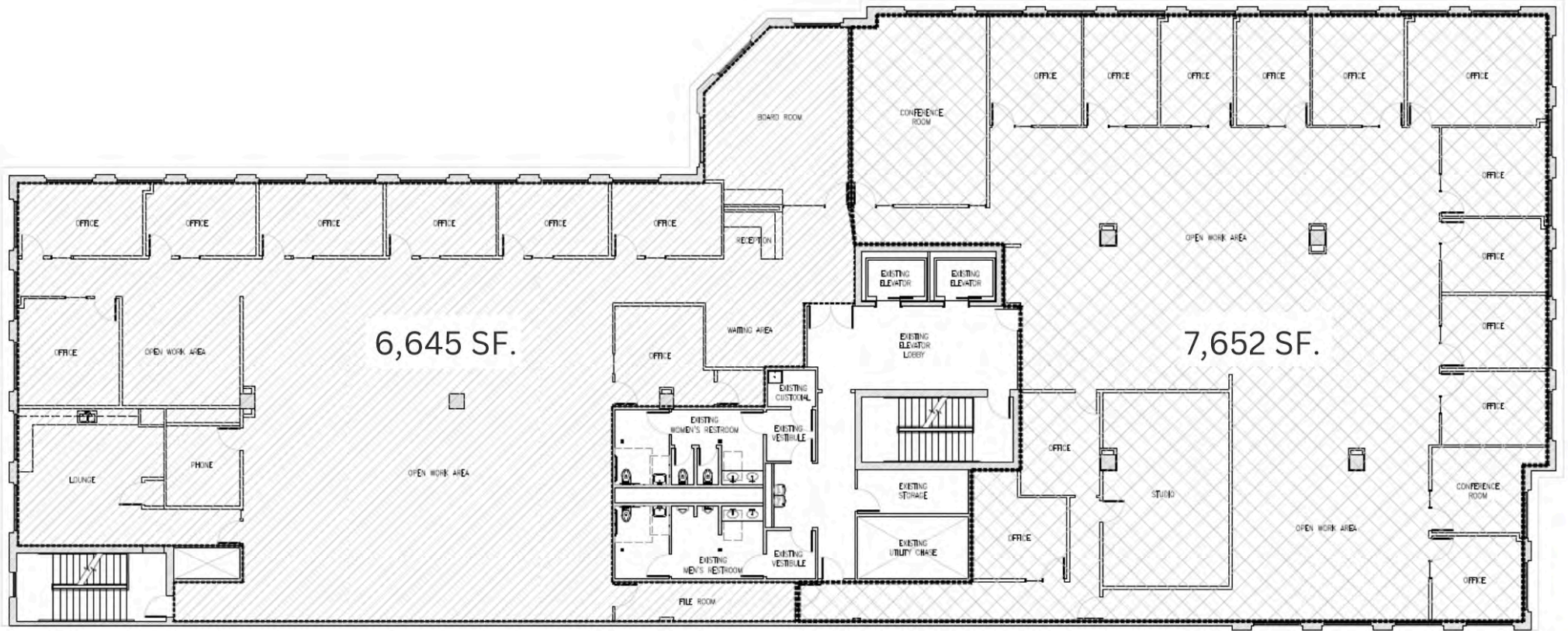




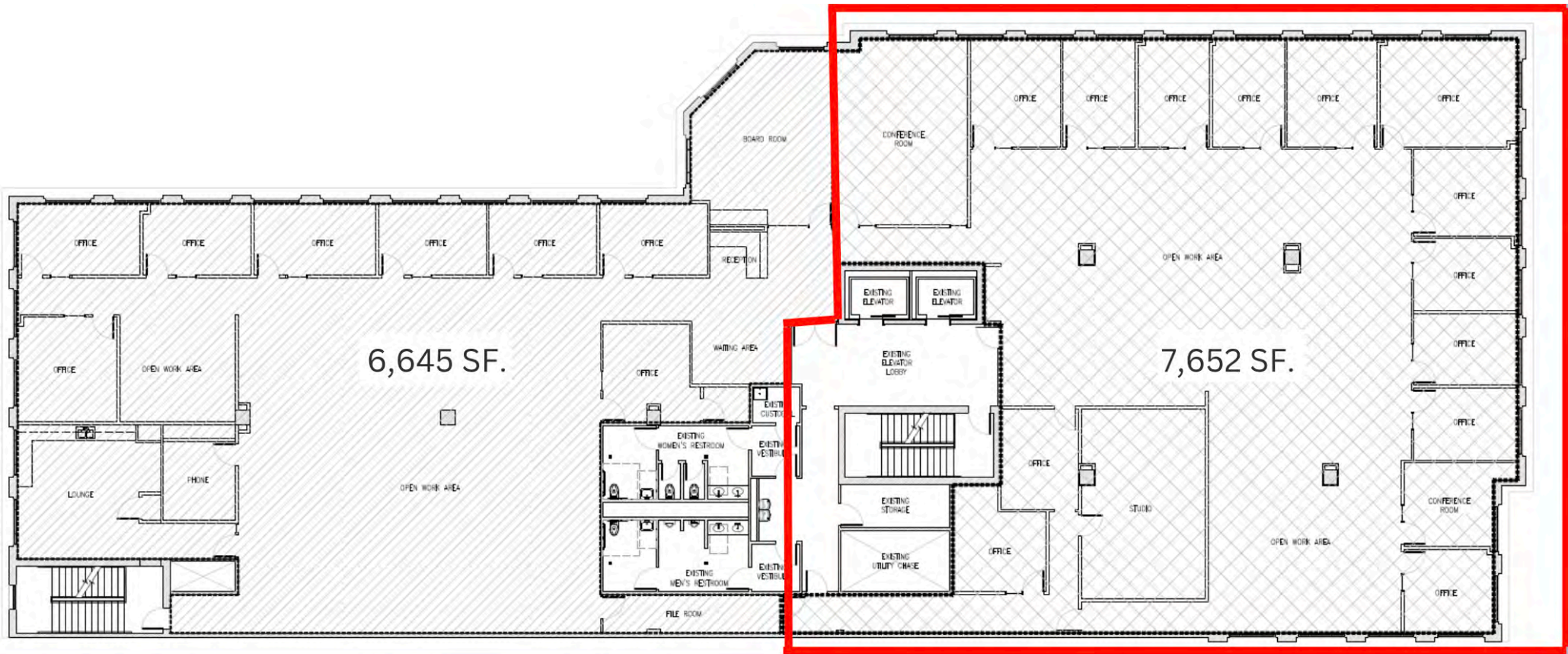




TOTAL OFFICE SPACE: 14,297 SF FLOOR PLAN



DIVISIBLE SPACES - FLOOR PLAN



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,520	125,107	329,241
2010 Population	14,762	150,861	405,851
2023 Population	22,679	177,076	447,365
2028 Population	26,419	181,138	450,924
2023 African American	8,346	50,528	122,102
2023 American Indian	55	460	1,259
2023 Asian	1,176	7,661	19,014
2023 Hispanic	10,588	95,090	240,146
2023 Other Race	2,937	21,365	51,675
2023 White	4,127	40,978	110,318
2023 Multiracial	6,030	56,025	142,856
2023-2028: Population: Growth Rate	15.50 %	2.25 %	0.80 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	488	8,554	15,336
\$15,000-\$24,999	306	3,879	8,667
\$25,000-\$34,999	636	4,553	10,520
\$35,000-\$49,999	1,237	8,617	19,000
\$50,000-\$74,999	1,799	11,889	26,932
\$75,000-\$99,999	1,578	9,449	21,885
\$100,000-\$149,999	1,953	12,001	27,445
\$150,000-\$199,999	342	3,691	11,475
\$200,000 or greater	291	2,894	11,089
Median HH Income	\$72,043	\$62,723	\$69,671
Average HH Income	\$86,160	\$83,021	\$94,944

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,761	51,800	120,009
2010 Total Households	5,795	55,308	135,662
2023 Total Households	8,630	65,526	152,348
2028 Total Households	9,986	67,097	154,133
2023 Average Household Size	2.63	2.70	2.93
2000 Owner Occupied Housing	1,430	35,570	85,165
2000 Renter Occupied Housing	1,865	11,690	26,835
2023 Owner Occupied Housing	2,975	40,502	98,818
2023 Renter Occupied Housing	5,655	25,024	53,530
2023 Vacant Housing	778	3,902	6,725
2023 Total Housing	9,408	69,428	159,073
2028 Owner Occupied Housing	3,116	41,251	99,875
2028 Renter Occupied Housing	6,870	25,846	54,258
2028 Vacant Housing	640	4,329	8,439
2028 Total Housing	10,626	71,426	162,572
2023-2028: Households: Growth Rate	14.80 %	2.35 %	1.15 %

Source: esri

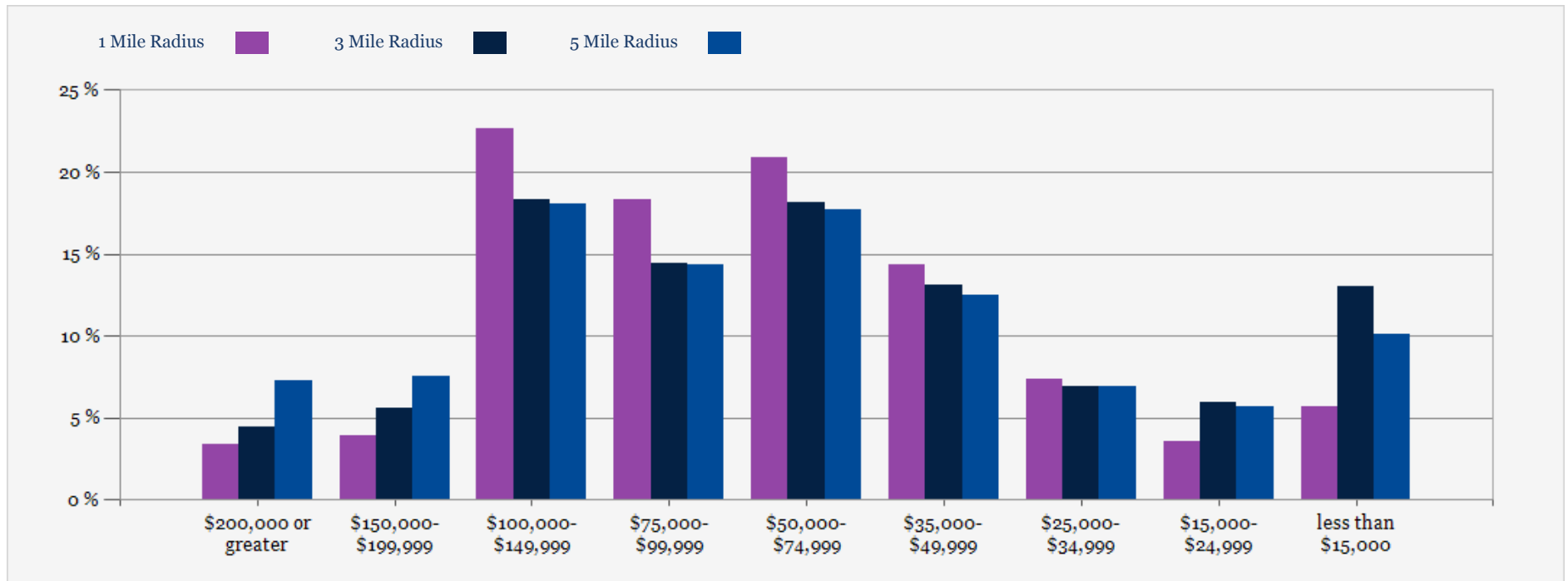
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,377	14,126	36,116
2023 Population Age 35-39	2,268	12,182	30,578
2023 Population Age 40-44	1,897	11,580	29,212
2023 Population Age 45-49	1,401	10,391	27,509
2023 Population Age 50-54	1,234	10,281	28,368
2023 Population Age 55-59	1,032	10,310	28,330
2023 Population Age 60-64	912	10,196	26,376
2023 Population Age 65-69	692	9,625	22,935
2023 Population Age 70-74	490	8,459	18,658
2023 Population Age 75-79	271	6,665	13,444
2023 Population Age 80-84	160	4,993	9,135
2023 Population Age 85+	96	4,884	7,977
2023 Population Age 18+	17,225	140,821	350,416
2023 Median Age	33	40	38

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,268	\$68,462	\$69,979
Average Household Income 25-34	\$80,490	\$85,350	\$91,047
Median Household Income 35-44	\$81,351	\$84,211	\$86,839
Average Household Income 35-44	\$96,194	\$103,411	\$111,704
Median Household Income 45-54	\$82,218	\$86,102	\$90,180
Average Household Income 45-54	\$95,975	\$104,773	\$116,454
Median Household Income 55-64	\$74,101	\$71,684	\$78,370
Average Household Income 55-64	\$88,753	\$91,575	\$105,322
Median Household Income 65-74	\$55,526	\$46,795	\$52,587
Average Household Income 65-74	\$71,122	\$65,358	\$75,142
Average Household Income 75+	\$58,089	\$42,731	\$48,740

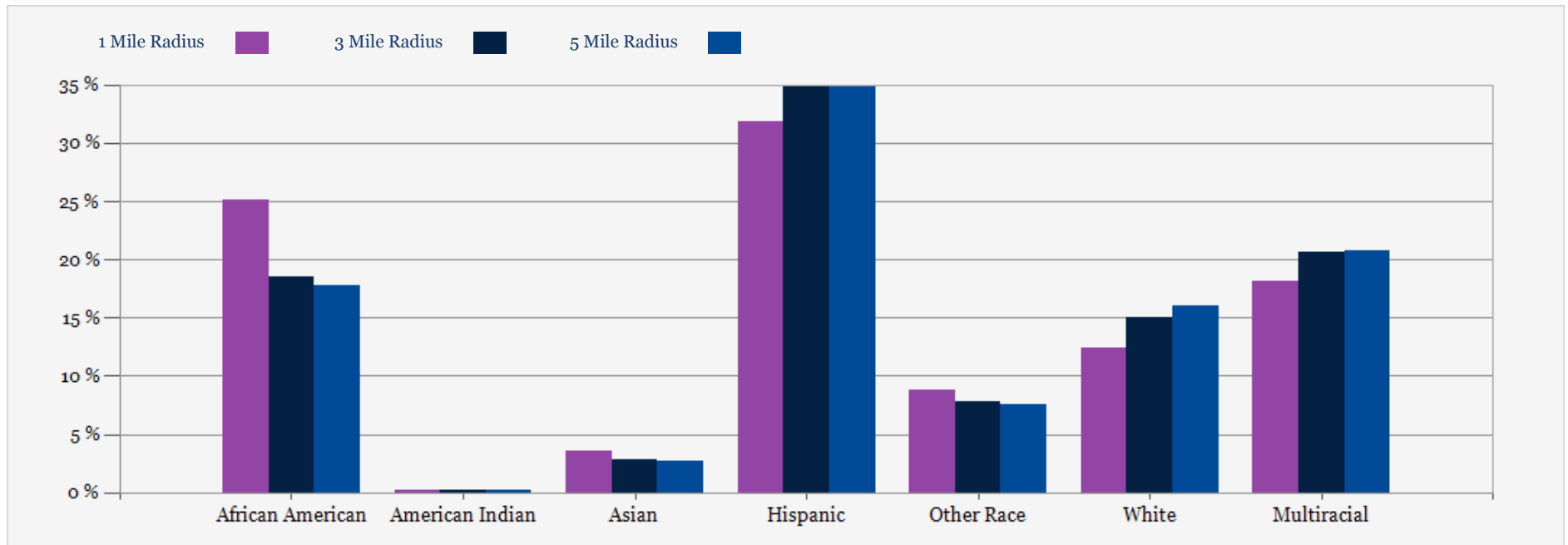
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,602	14,110	36,733
2028 Population Age 35-39	2,597	14,609	38,378
2028 Population Age 40-44	2,280	11,876	30,196
2028 Population Age 45-49	1,793	10,806	27,448
2028 Population Age 50-54	1,338	9,657	25,385
2028 Population Age 55-59	1,148	9,585	25,937
2028 Population Age 60-64	917	9,439	25,144
2028 Population Age 65-69	798	9,666	23,630
2028 Population Age 70-74	585	9,006	20,102
2028 Population Age 75-79	344	7,736	15,771
2028 Population Age 80-84	200	5,935	10,909
2028 Population Age 85+	131	5,602	9,466
2028 Population Age 18+	19,897	144,060	354,206
2028 Median Age	33	40	39

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,977	\$78,106	\$79,402
Average Household Income 25-34	\$93,874	\$98,551	\$105,308
Median Household Income 35-44	\$90,852	\$97,666	\$101,767
Average Household Income 35-44	\$112,629	\$121,848	\$132,465
Median Household Income 45-54	\$95,427	\$99,879	\$101,993
Average Household Income 45-54	\$113,551	\$121,164	\$131,885
Median Household Income 55-64	\$84,849	\$84,759	\$91,374
Average Household Income 55-64	\$104,806	\$108,951	\$122,768
Median Household Income 65-74	\$63,257	\$55,874	\$63,419
Average Household Income 65-74	\$84,638	\$79,416	\$92,028
Average Household Income 75+	\$67,156	\$52,711	\$60,745

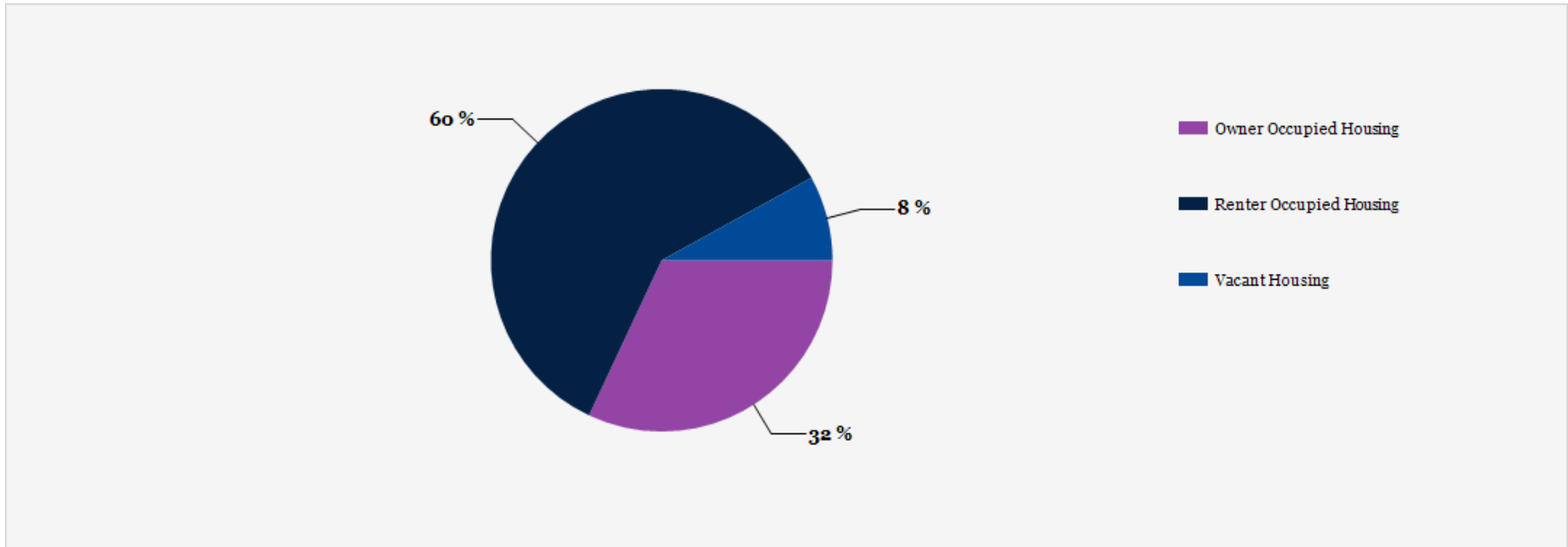
2023 Household Income



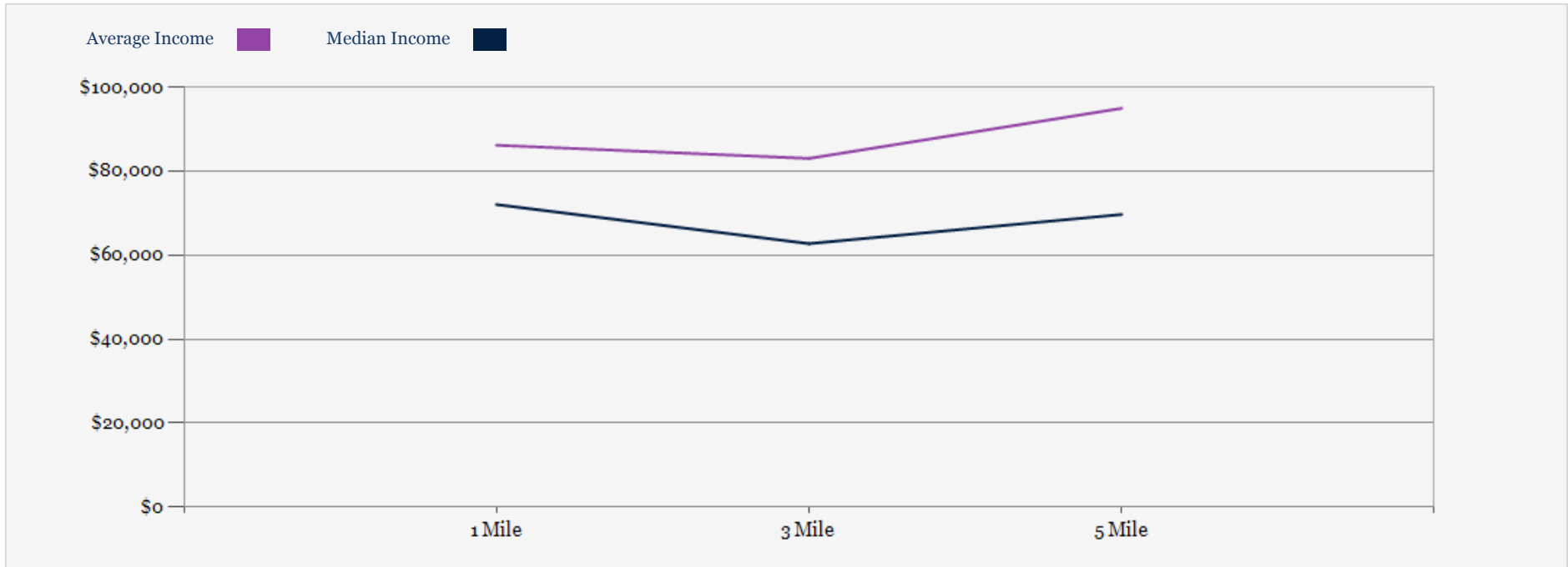
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





Manny Chamizo III
Global Commercial Director

Manuel Chamizo III is a seasoned professional with over 38 years of progressive management and brokerage experience, encompassing all aspects of operational responsibility. As ONE Sotheby's Global Commercial Director, he acquired a wealth of knowledge and expertise in the commercial real estate field. Manny is ONE Sotheby's Global investment specialist servicing private capital investors in Florida as well as South and Central America. Manny Chamizo is widely recognized as a leading investment properties expert. His expertise in understanding the capital markets, knowing and accessing private capital investors, as well as the underwriting and development of projects and properties in South Florida. In addition, he has represented numerous private investors in the disposition and acquisition of commercial properties. Leading Manny Chamizo to a career completion of over a billion in total transaction value. With over three decades of experience in commercial real estate, covering retail, multi-family, land development as well as industrial sales and commercial development. His moniker of "Connect With the Well Connected" rings true with his ability of enhancing value and reducing the risk for clients by providing clearly defined solutions, to the client's real estate needs, on either an occupier or an investment basis. Manny is also an investor in retail & multifamily assets his knowledge in real estate, insurance, and capital investments places him as an elite standing amongst his peers. A Platinum Level Top producer since 2006 Manny has been awarded the 2017 CoStar Power Broker Award for Retail Transactions. In addition, The Miami Realtor Association and The Realtor Commercial Alliance (RCA) the leader in top-tier Realtors in Florida, recently recognized Manny as the RCA National Commercial Realtor of the Year for his success and profitability. Among his many other accolades and maintaining the title of Top Producer 2018-2023, he has also been named #1 Commercial Agent Company-Wide 2022-2023 for ONE Sotheby's International Realty. Manny takes pride in the many intricacies of commercial real estate and aims to negotiate far above his colleagues. Due mostly in part to his extensive knowledge in all aspects of buying and selling commercial real estate as well as the complex insurance coverages earned him the cover of Miami Business Review, as well as South Florida Business Journal.

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