

# 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<br>Miramar, FL, 33025 |
| County   | Broward County                                  |
| APN      | 51-40-25-08-0030                                |

## HIGHLIGHTS

- 14,297 SF of divisible 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)                 | 14,297                                |
| 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  |
|-----------------------------|-------|-------------|----------------|----------------|--|
| 301                         | 3rd   | 6,645       | \$34.00        | Modified Gross | Reception, Waiting Area, 8 Offices, Conference Room, General Open Office Space, Copy/Working Area, Phone/IT Room, Lounge                       |
| 303                         | 3rd   | 7,652       | \$34.00        | Modified Gross | 13 Offices, 2 Conference Rooms, General Open Office Space, Studio/Work Room  |
| Combined Space<br>301 & 303 | 3rd   | 14,297      | \$34.00        | Modified Gross | Reception, Waiting Area, 21 Offices, 3 Conference Rooms, General Open Office Space, Copy/Working Area, Phone/IT Room, Studio/Work Room, Lounge |

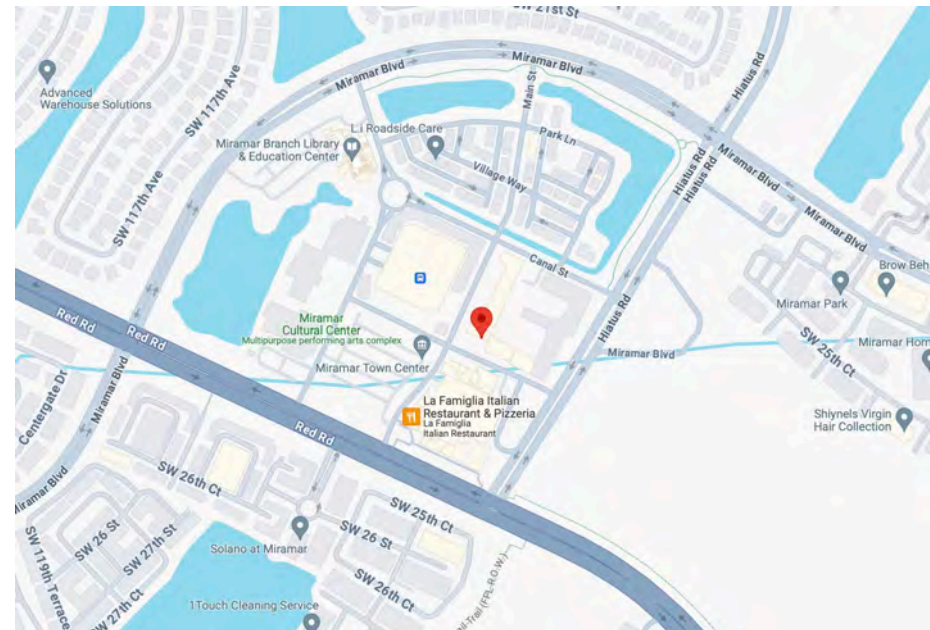
## Lease Summary

- 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 14,297 SF with a customizable layout that offers the option to divide the space into two separate areas, boasting 6,645 SF and 7,652 SF respectively. 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).



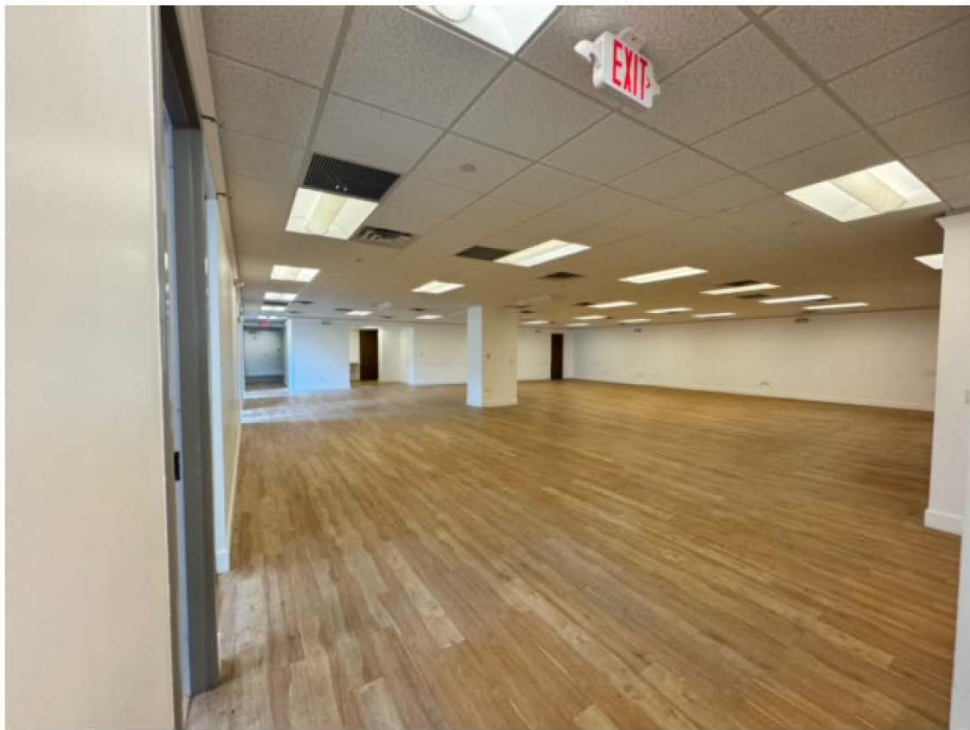
## Highlights

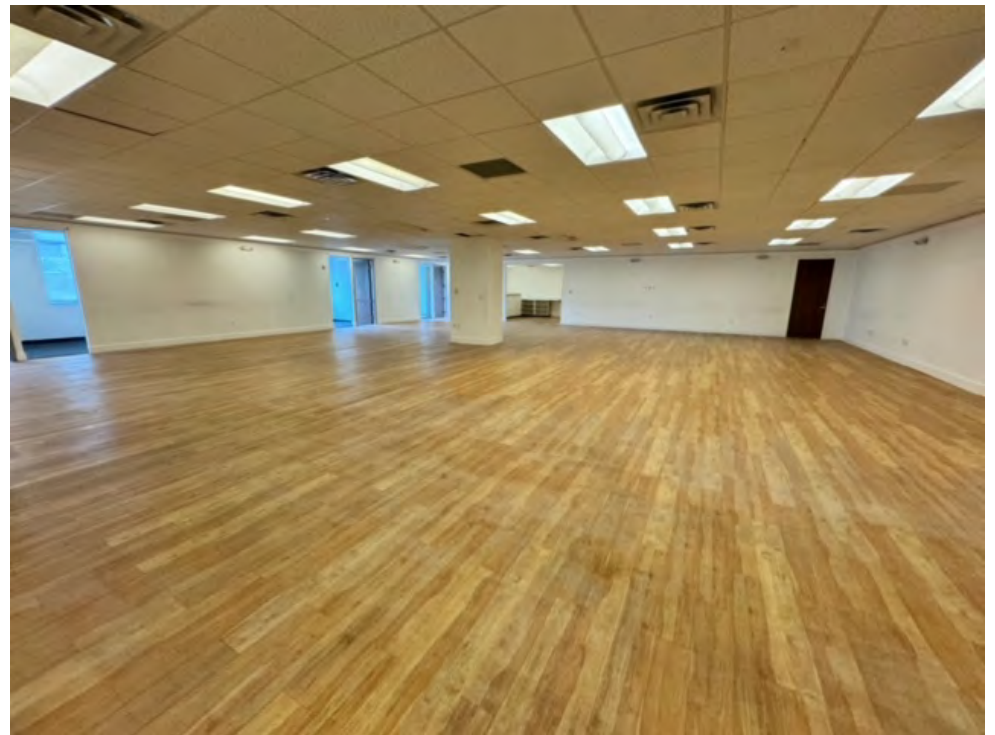
- Rate: \$34 SF
- 14,297 SF of divisible office space available for lease with multiple office configurations and functional subdivision available
- Adjacent parking garage with over 575 parking spaces
- Located in mixed-use development with a unique blend of business, retail, residential and cultural facilities
- One mile north of the Florida Turnpike Extension, and three miles East of I-75













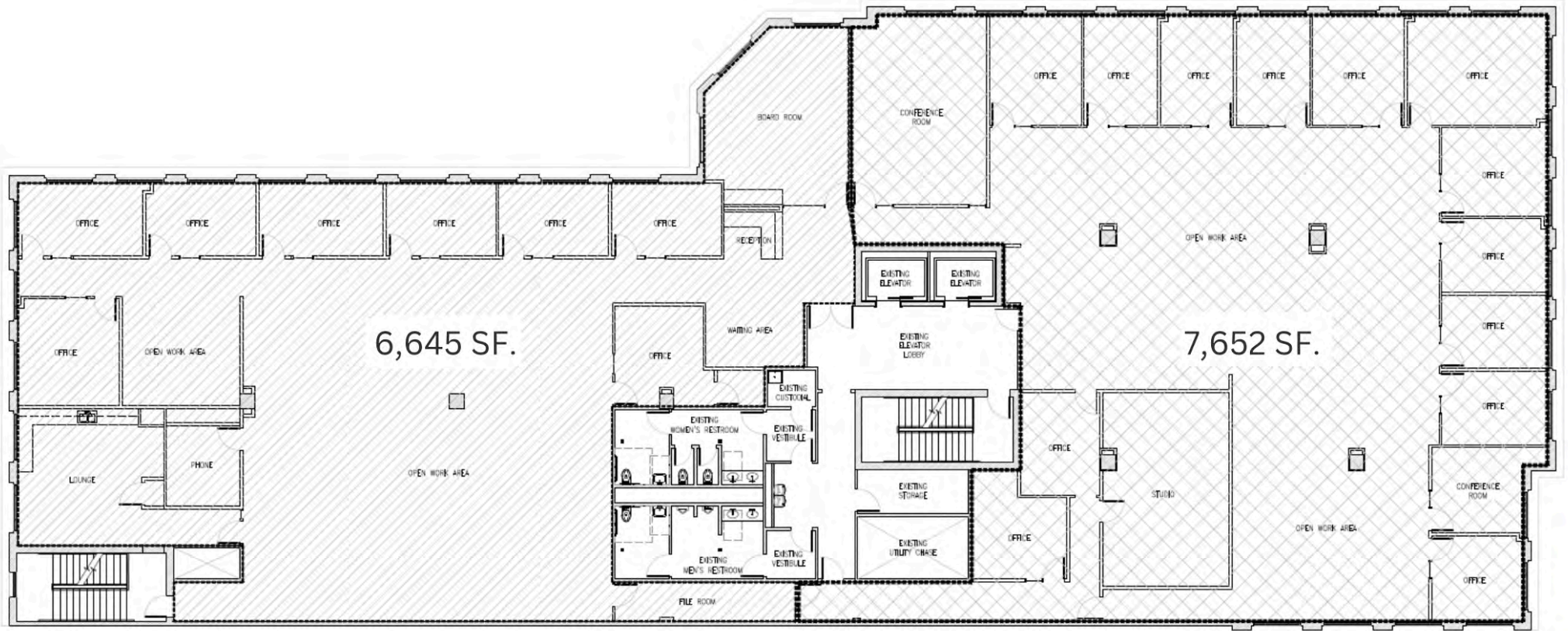




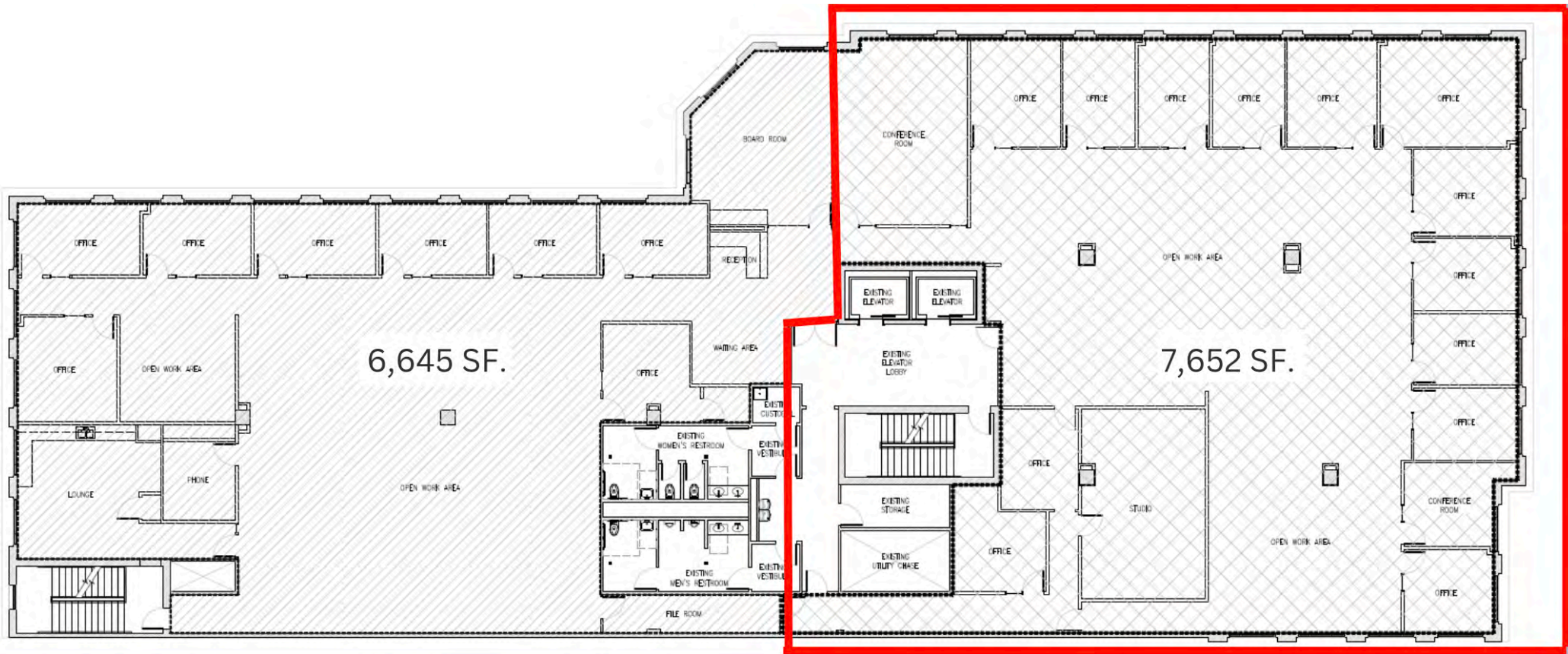




# TOTAL OFFICE SPACE: 14,297 SF FLOOR PLAN



# DIVISIBLE SPACES - FLOOR PLAN



| <b>POPULATION</b>                  | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------------|---------------|---------------|---------------|
| 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 %        |
| <b>2023 HOUSEHOLD INCOME</b>       | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
| 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      |

| <b>HOUSEHOLDS</b>                  | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------------|---------------|---------------|---------------|
| 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

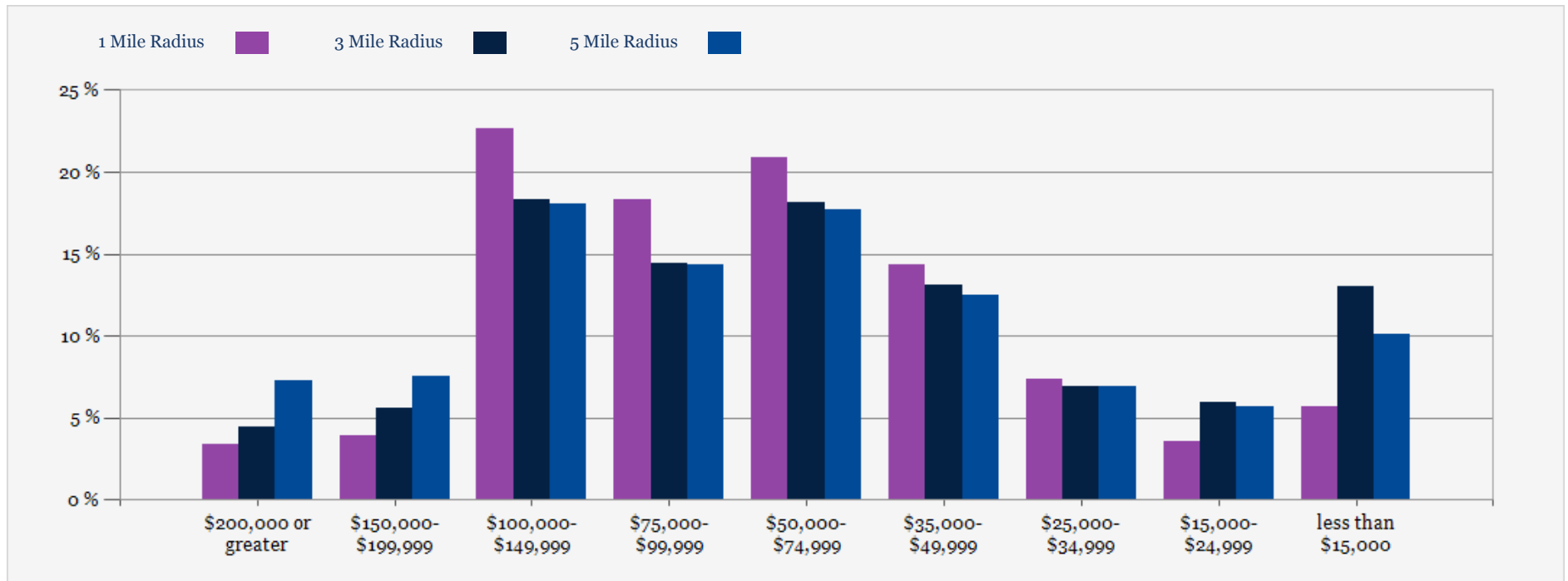
| <b>2023 POPULATION BY AGE</b> | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|-------------------------------|---------------|---------------|---------------|
| 2023 Population Age 30-34     | 2,377         | 14,126        | 36,116        |
| 2023 Population Age 35-39     | 2,268         | 12,182        | 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            |

| <b>2023 INCOME BY AGE</b>      | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|--------------------------------|---------------|---------------|---------------|
| 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      |

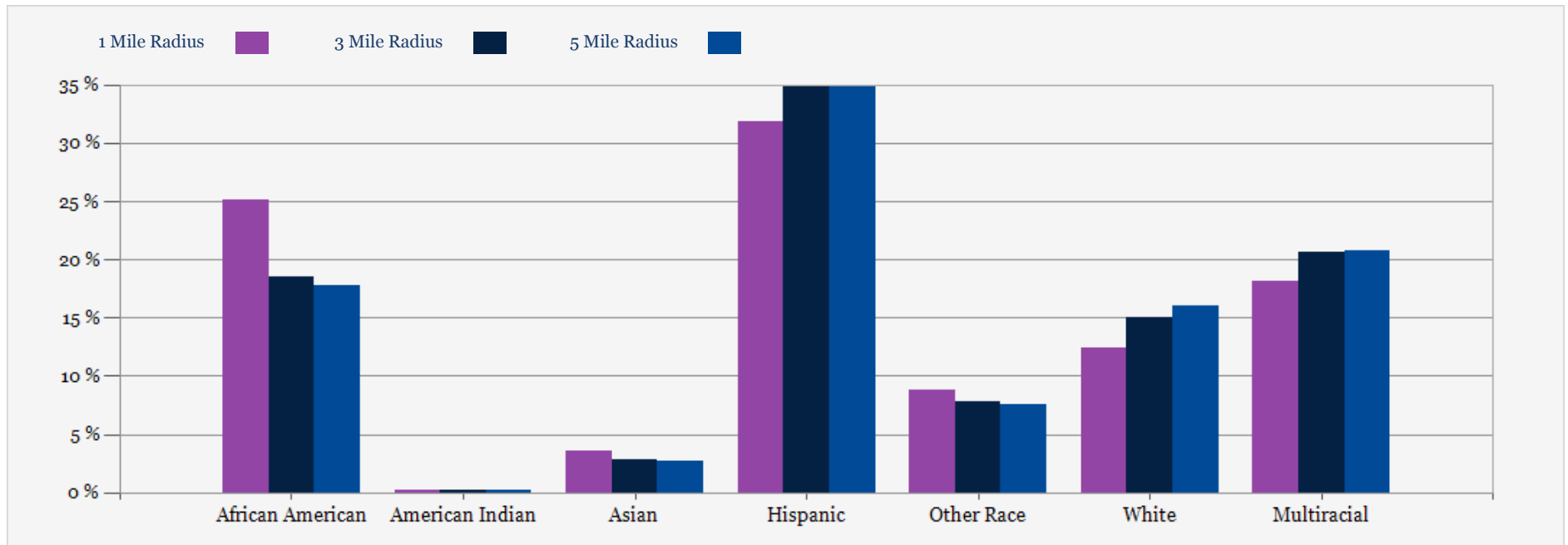
| <b>2028 POPULATION BY AGE</b> | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|-------------------------------|---------------|---------------|---------------|
| 2028 Population Age 30-34     | 2,602         | 14,110        | 36,733        |
| 2028 Population Age 35-39     | 2,597         | 14,609        | 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            |

| <b>2028 INCOME BY AGE</b>      | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|--------------------------------|---------------|---------------|---------------|
| 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      |

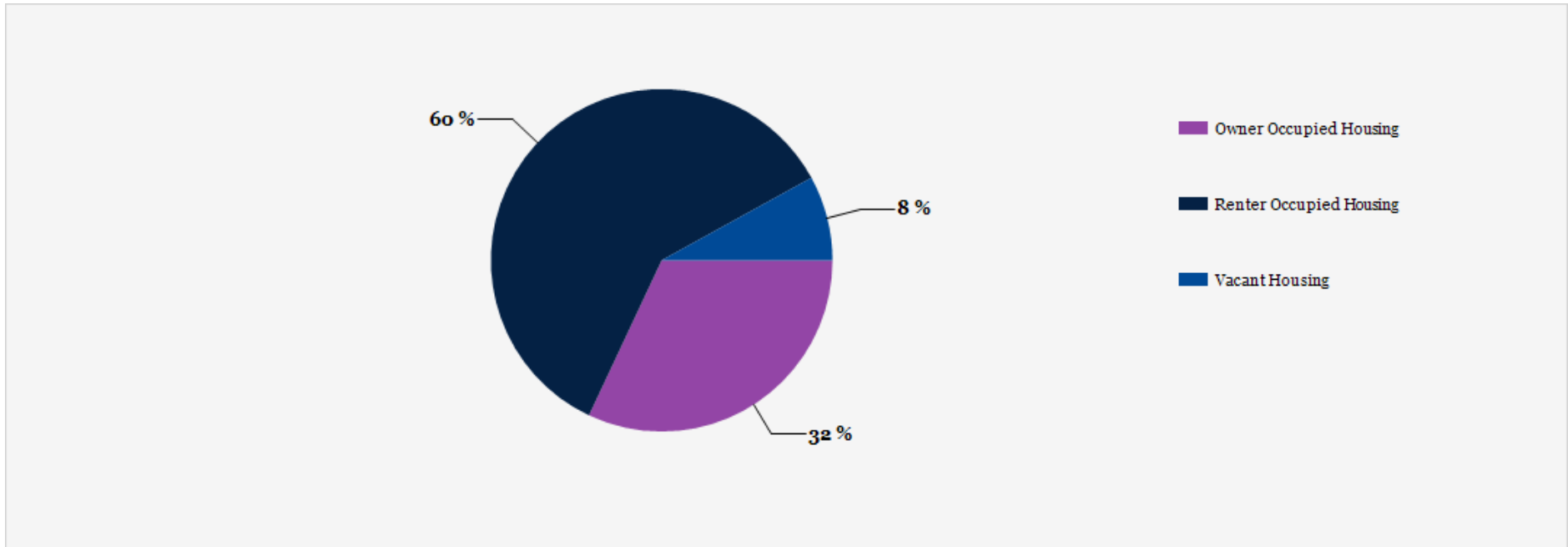
## 2023 Household Income



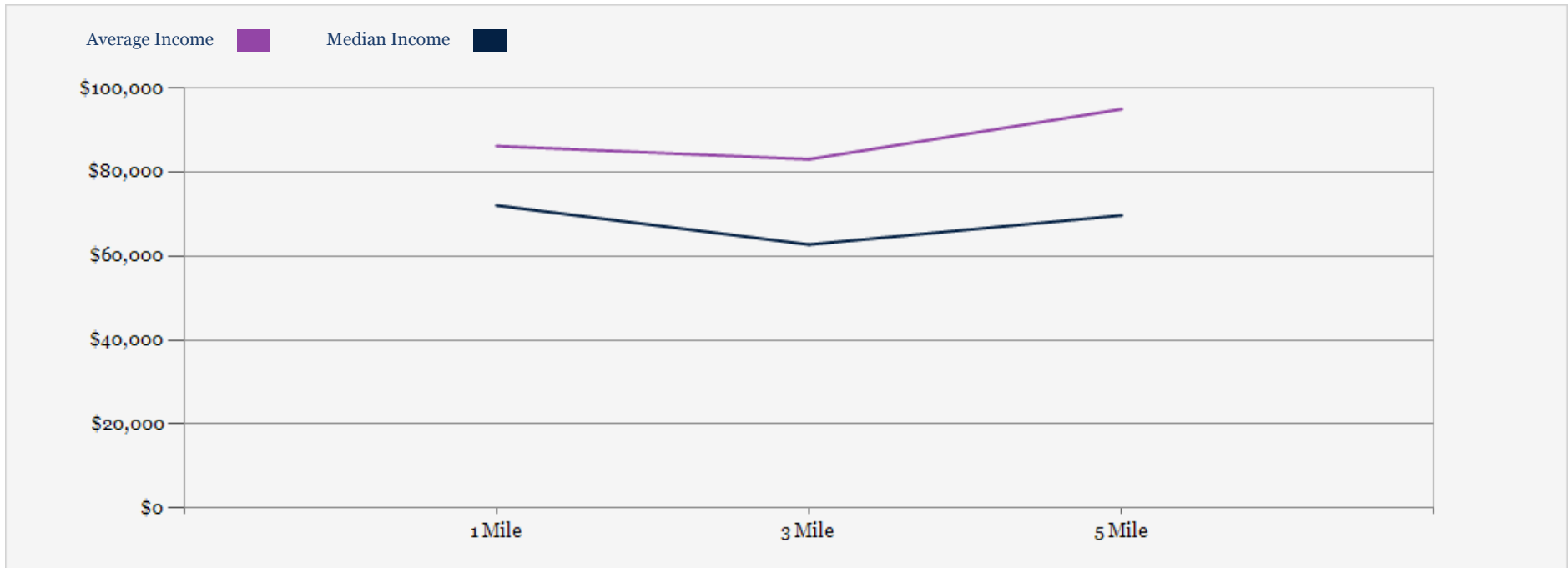
## 2023 Population by Race



### 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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*Exclusively Marketed by:*



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