

# Huntington Square II

## 3450 Lakeside Drive Suite 201 & 250

Miramar, Florida 33027

13,737 SF – Available 11.1.24

**workspace**  
property trust

Asking Rent: \$20.00/NNN  
2024 OPEX: \$14.98 RSF



# 3450 Lakeside Drive Suite 201 & 250

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## PROPERTY HIGHLIGHTS

### AMENITIES

Class "A" office campus in prestigious "Huntington Business Park" located with immediate access to I-75. On-site management, newly renovated café and security, outdoor tenant lounge with covered seating areas, updated conference facility, free Wi-Fi in lobby, and 5.5/1,000 SF parking ratio. Proximity to shopping centers, hotels, restaurants, banks, daycare and fitness centers.

### TRANSPORTATION

Interstate 75 frontage with easy access to all major highways

### TECHNOLOGY

FPL Fibernet, AT&T, Verizon, Comcast

### SUSTAINABILITY

Energy Star labeled building. Green initiatives in place by tenants and property management to include janitorial and recycling.

**Building Owner: Workspace Property Trust**

**Total Building Size: 119,598 SF**



Lobby Area



Lobby Elevators

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These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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