

# Huntington Square II

## 3450 Lakeside Drive Suite 201 & 250

Miramar, Florida 33027

13,737 SF – Available Now

**workspace**  
property trust

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



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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**

**13,737 SF Available Now**



Lobby Area



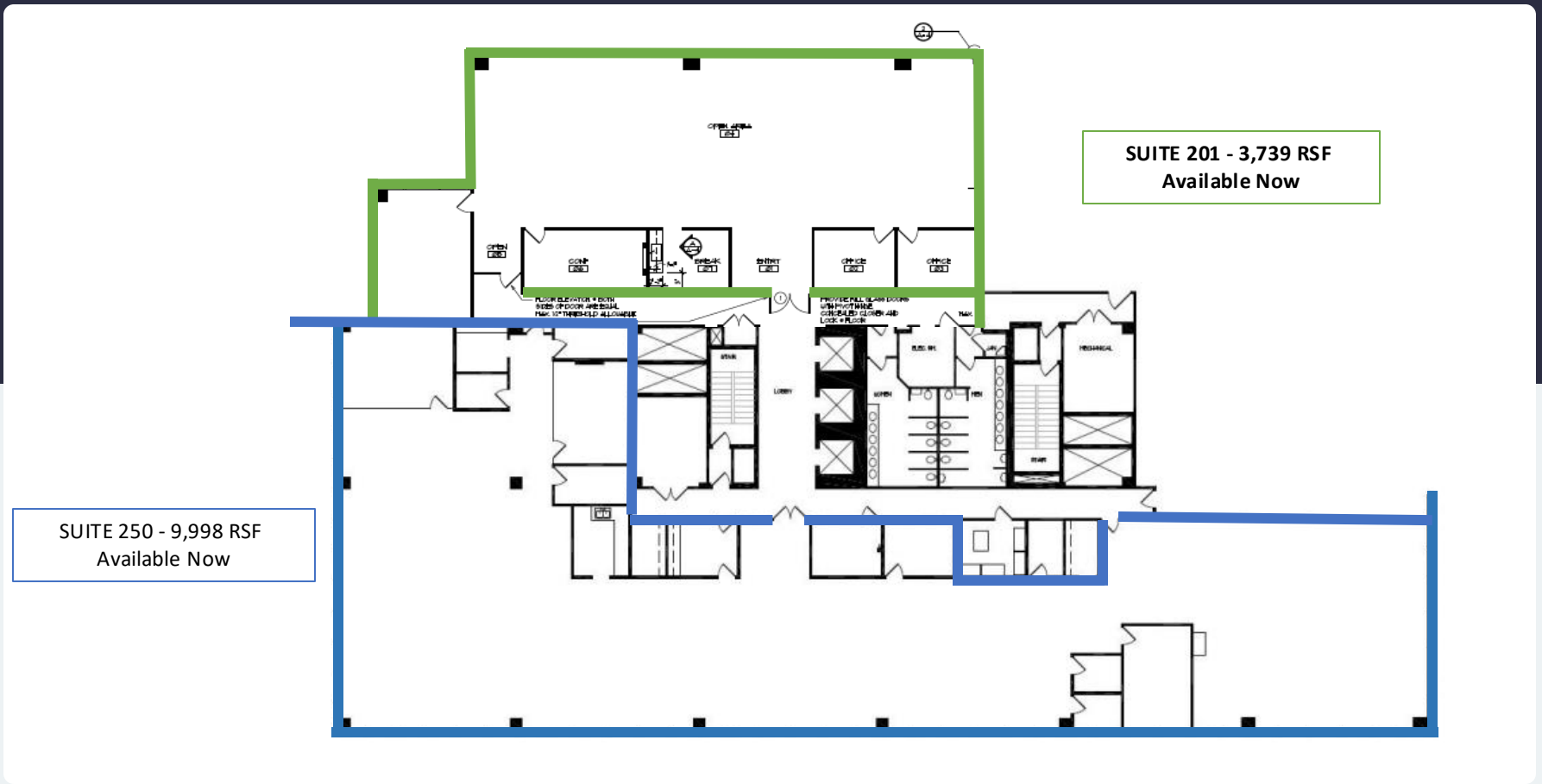
Lobby Elevators

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## Leasing Information

777 Yamato Road, Suite 105, Boca Raton, FL, 33431  
(954) 391-5503  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

Mike, Nathanson  
Director of Leasing  
[mnathanson@workspaceproperty.com](mailto:mnathanson@workspaceproperty.com)

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