

## 3450 Lakeside Drive Suite 301

Miramar, Florida 33027

**workspace**  
property trust

2,750 SF – Available 2.1.24

Asking Rent: \$20.00/NNN  
2023 OPEX: \$14.99/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 5/1,000 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

**2,750 SF Available Now**

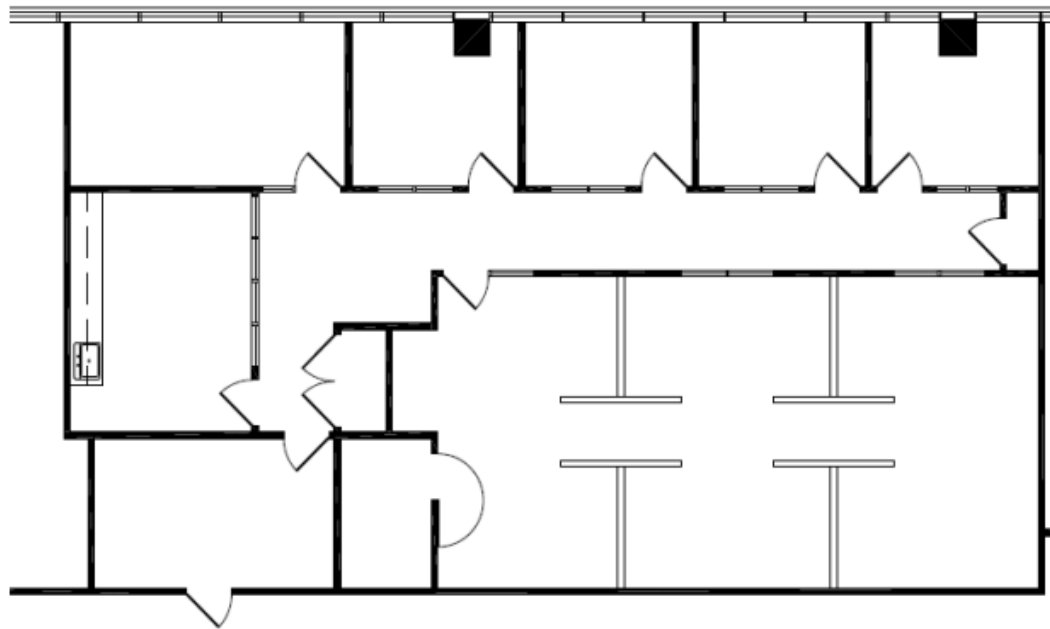


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## 2,750 SF – Available Now



Elevator Landing Exposure

## Leasing Information

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[www.workspaceproperty.com](http://www.workspaceproperty.com)

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