

Huntington Square II

# 3450 Lakeside Drive 4<sup>th</sup> Floor

Miramar, Florida 33027

21,933 SF Full Floor Available Now

workspace  
property trust

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





# 3450 Lakeside Drive 4<sup>th</sup> Floor

Miramar, Florida 33027

## 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 4/1,000 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**

**21,933 SF Available Now**



Lobby Area



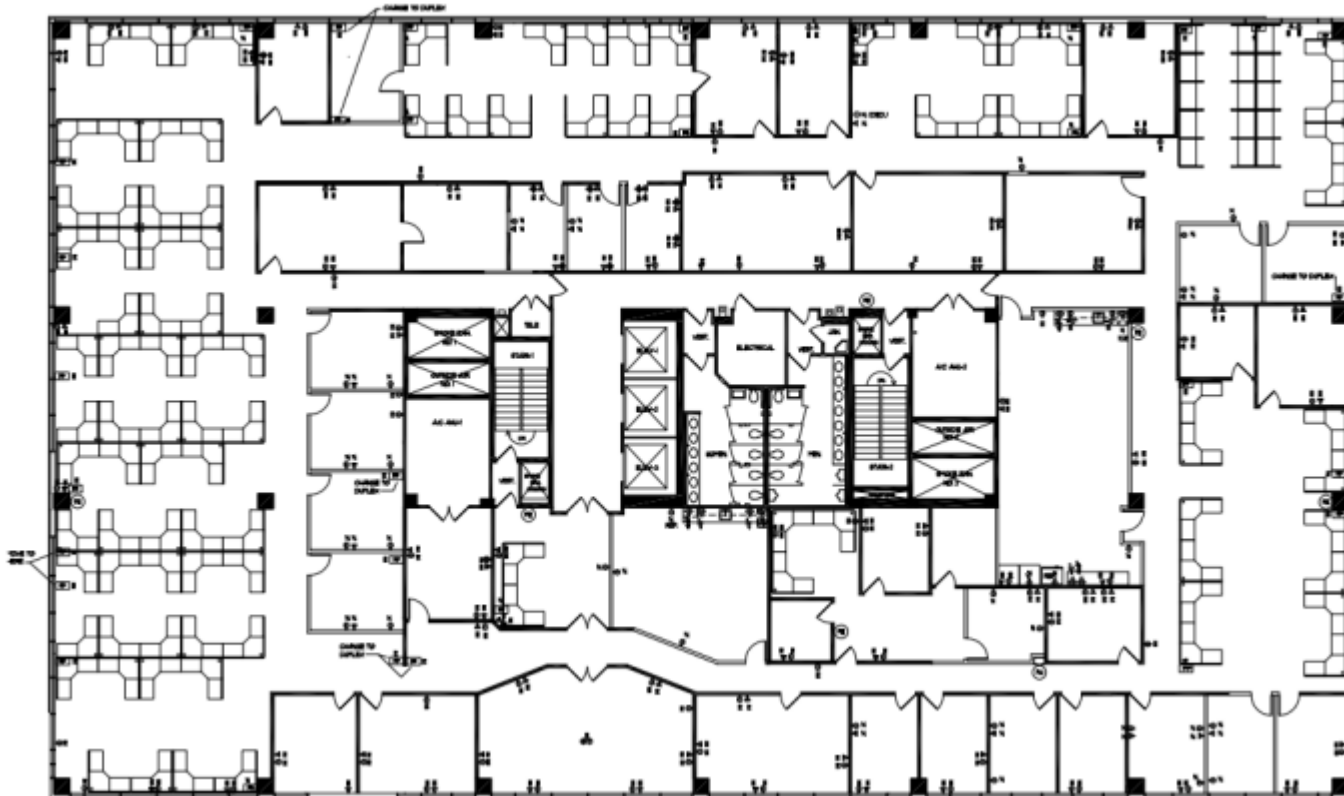
Lobby Elevators

# 3450 Lakeside Drive 4<sup>th</sup> Floor

Miramar, Florida 33027



## 21,933 SF Full Floor Available Now



### 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)

# Spaces for the Way Work Happens Today.

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:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



**Scan here** to learn more about our premium theme selects.

