## 3450 Lakeside Drive 4th Floor

Miramar, Florida 33027

21,933 SF – Available Now



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 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** 



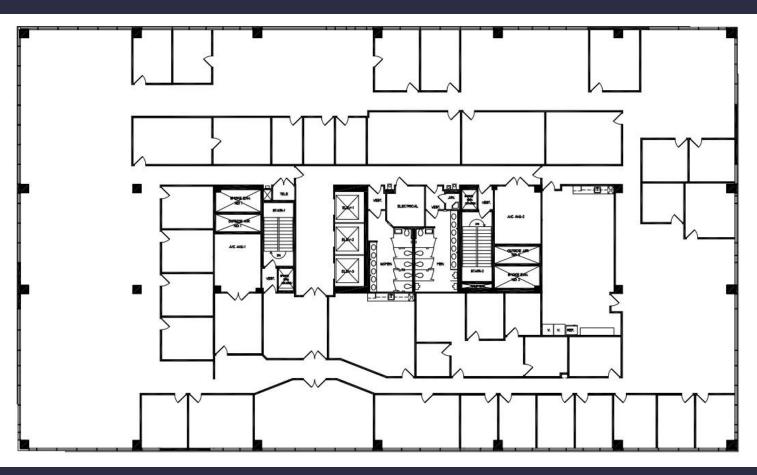
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# Spaces for the Way Work Happens Today.

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 Avaliable
- Plug & Play IT Packages Available



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\*Indicative of the look and feel (not the actual suite)