# Huntington Square II

## 3450 Lakeside Drive 5th Floor

Miramar, Florida 33027

### 21,704 SF – Available Now

**workspace** property trust

**Asking Rent: $21.00/NNN**
**2026 OPEX: $15.45 RSF**

360° VIRTUAL TOUR

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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**
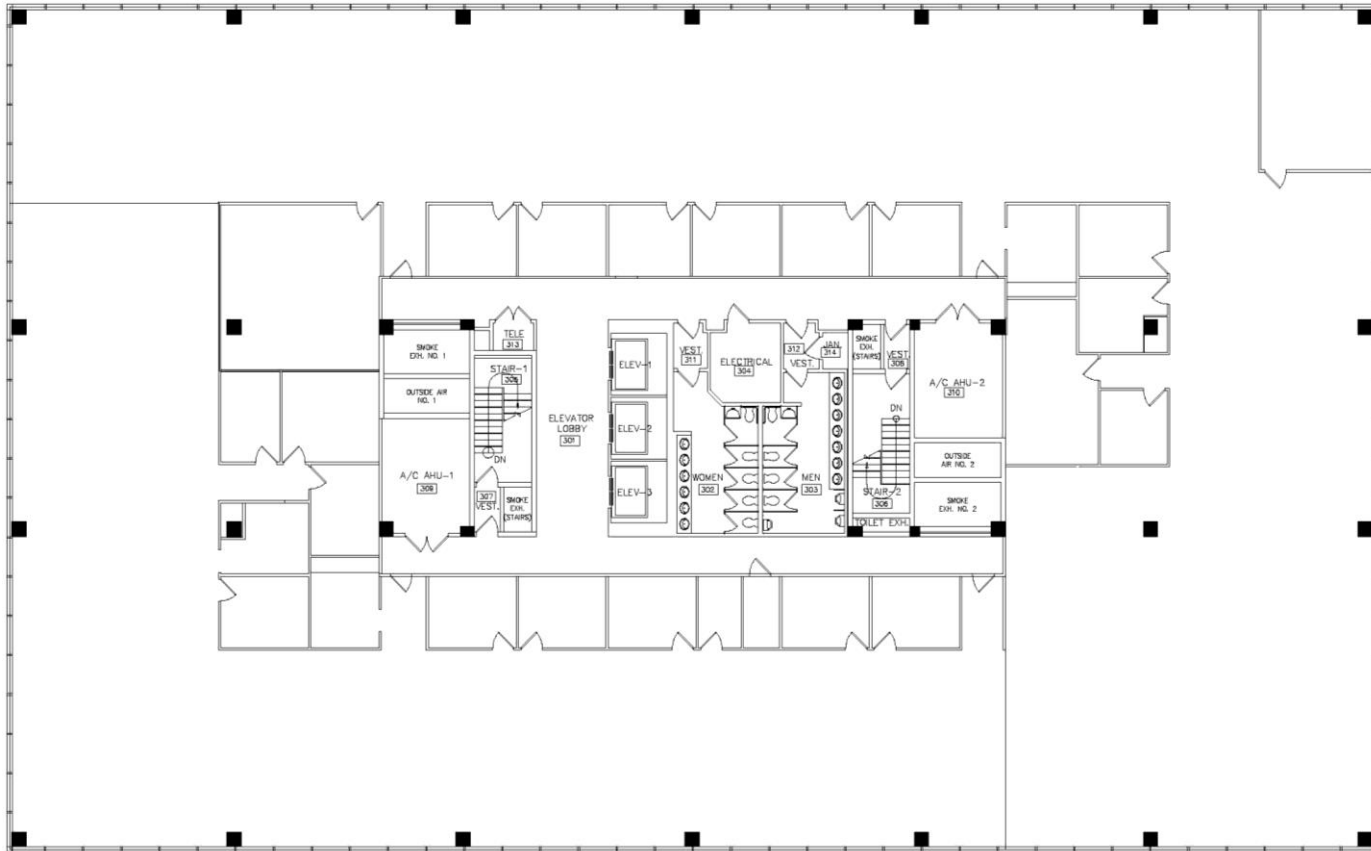
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Lobby Area


Lobby Elevators

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## Leasing Information

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

Mike, Nathanson
*Director of Leasing*
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# workspace
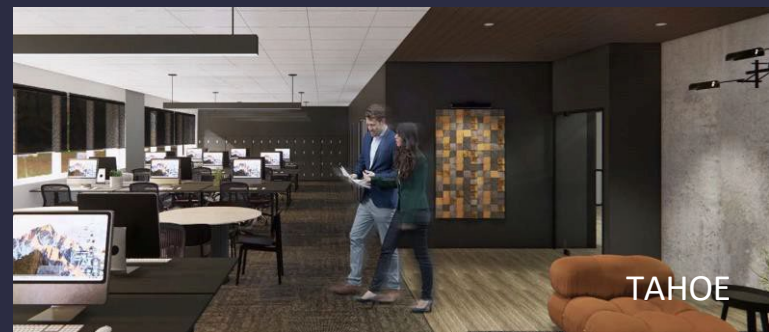## property trust

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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

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SCANDI

AZURE

TAHOE

BOCA

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