

3450 Lakeside Drive 6<sup>th</sup> Floor

Miramar, Florida 33027

**workspace**  
property trust

21,649 SF – Furnished Plug & Play Available Now

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

**21,649 SF Available Now**

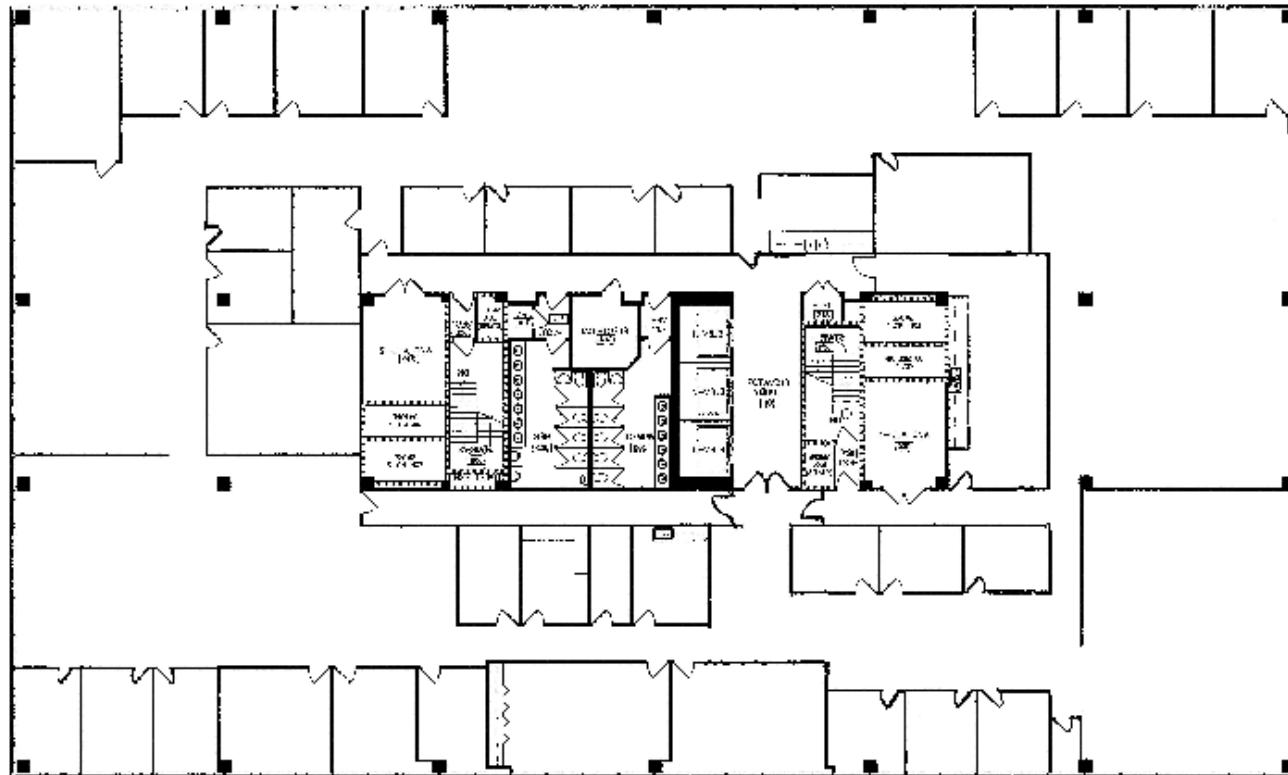


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## Leasing Information

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