



# Find Your Space.

## Huntington Square II

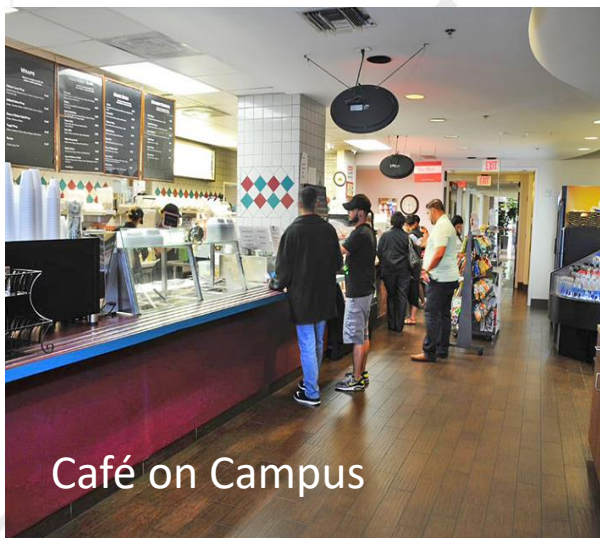
3450 Lakeside Drive  
Fifth Floor  
Miramar, FL 33027

**21,704 SQ. FT.**  
Available for Lease

**Asking Rent: \$19.00/NNN**  
**2021 OPEX: \$13.82/RSF**



New Conference Facility



Café on Campus

## Property Highlights



### AMENITIES

Class "A" office campus in prestigious "Huntington Business Park" located with immediate access to I-75. On-site management, 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, Sprint, Verizon, PCS Primeco



### SUSTAINABILITY

Energy Star labeled building. Green initiatives in place by tenants and property management to include janitorial and recycling.



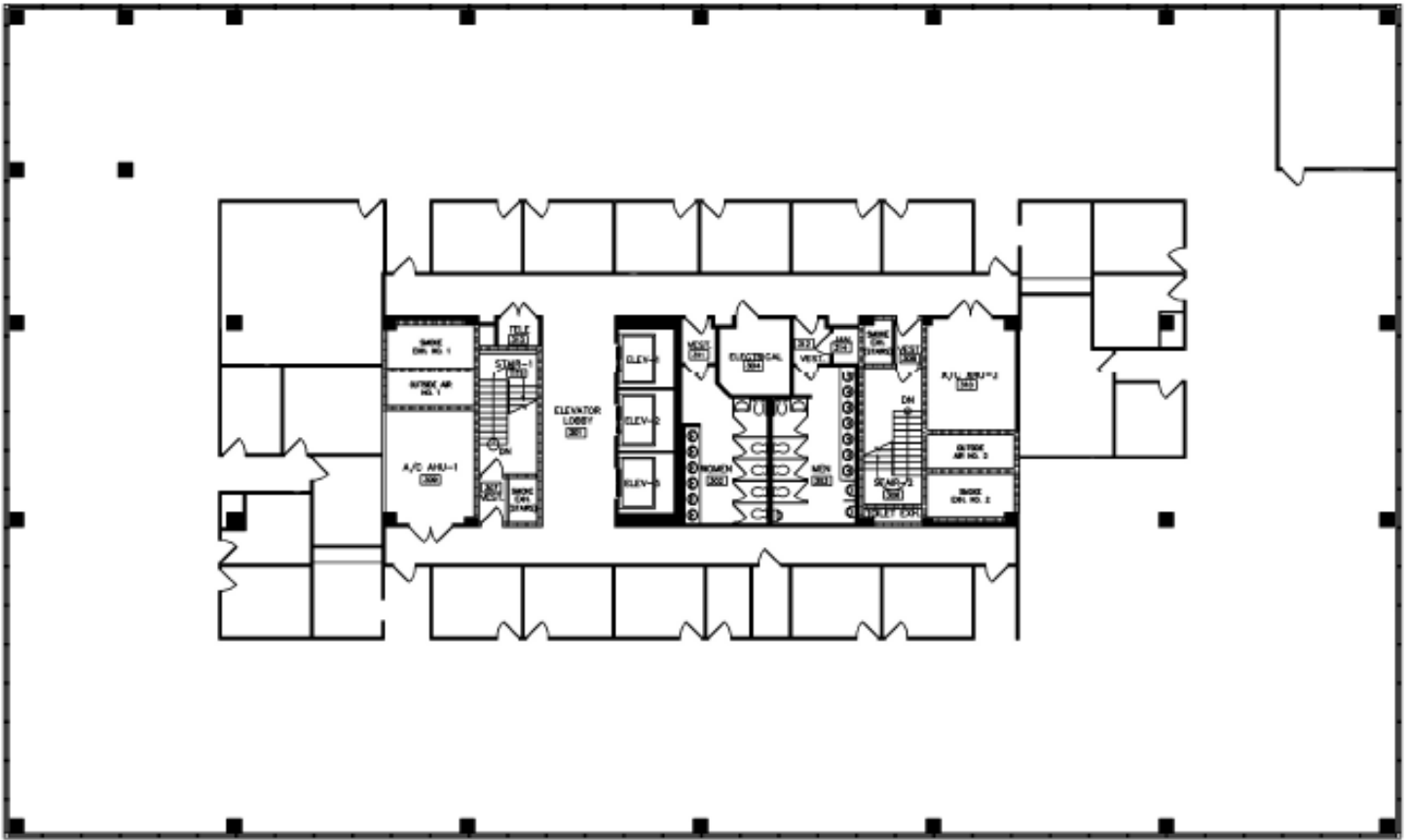
### WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust locally owns, manages and leases 11 buildings consisting of 1.1 million square feet of office and light industrial properties in and around Miramar, Boca Raton and Sunrise, FL.

Our Space Works.

3450 Lakeside Drive, Miramar, FL 33027

Fifth Floor



**LEASING  
INFORMATION**

3350 S.W 148<sup>th</sup> Ave  
Suite 124  
Miramar, FL 33027  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

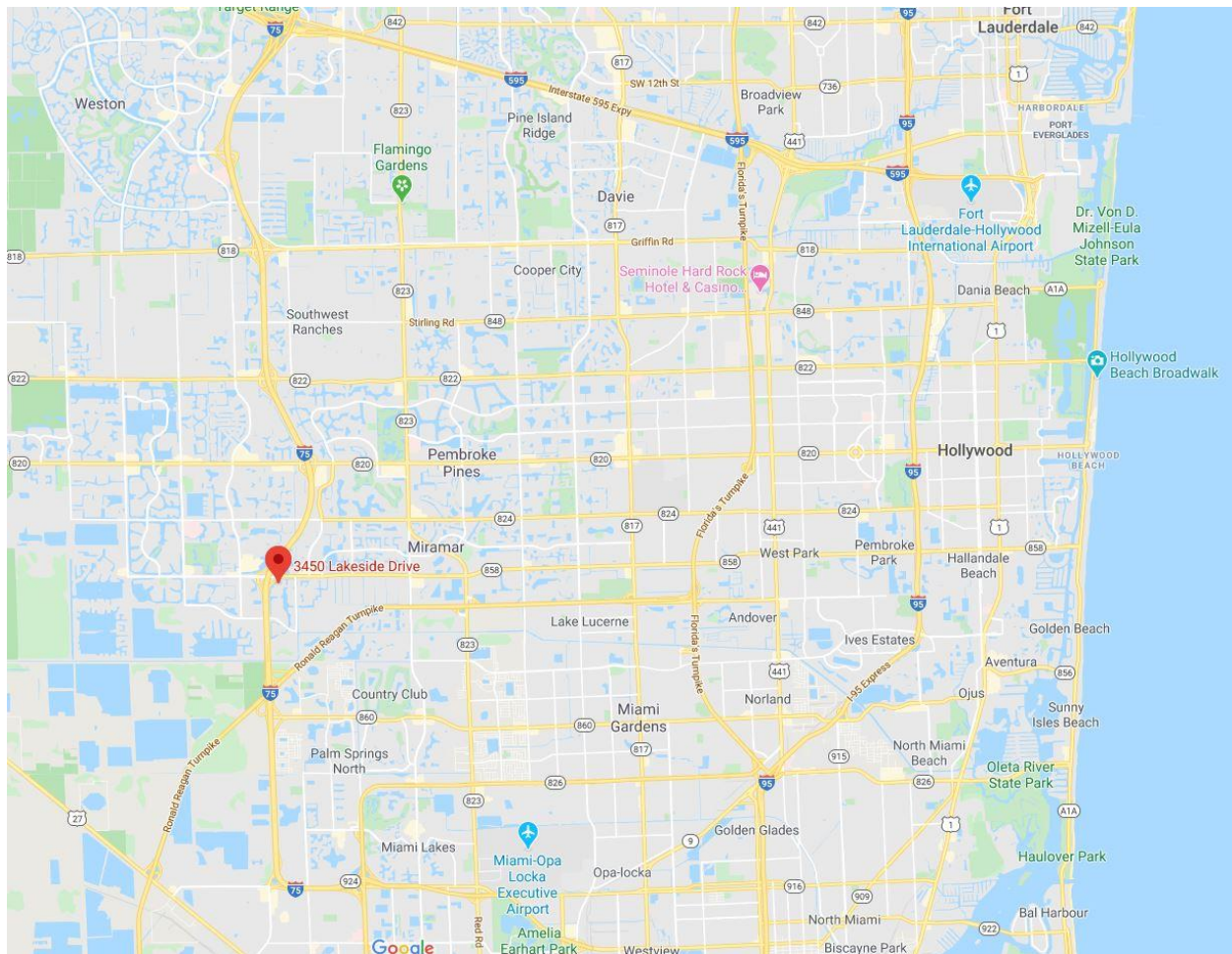
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# 3450 Lakeside Drive, Miramar, FL 33027



## LEASING INFORMATION

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