



 **JLL** SEE A BRIGHTER WAY

For Lease

Huntington Square II
3450 Lakeside Drive
Miramar, FL 33027

Huntington Square I



Proximity to shopping centers, hotels, restaurants, banks, daycare and fitness centers



Outdoor tenant lounge with covered seating areas



Fully-equipped on-site conferencing center, Free Wi-Fi in lobby



On-site Doug's café and security



Interstate 75 frontage with easy access to all major highways

Year Built/Renovated 1989/1991

Size 125,450 SF

Asking Rate \$21.00/SF NNN

OPEX \$15.45/SF

Parking Ratio 4.50/1,000 SF



Availabilities

Huntington Square II

Suite	Square Footage	Availability
250	9,998	90 Days
340	3,051	90 Days
350	2,900	Immediate
4th Floor	21,933	90 Days
5th Floor	21,704	Immediate
6th Floor	21,649	Immediate

Asking Rate: \$21.00/ NNN

OPEX: \$15.45/SF

For more information please contact:

Brady Titcomb

Executive Vice President
brady.titcomb@jll.com
+1 954 653 3222

Kevin McCarthy

Senior Managing Director
kevin.mccarthy@jll.com
+1 561 292 2668

Kevin Probel

Senior Managing Director
kevin.probel@jll.com
+1 561 676 2131