

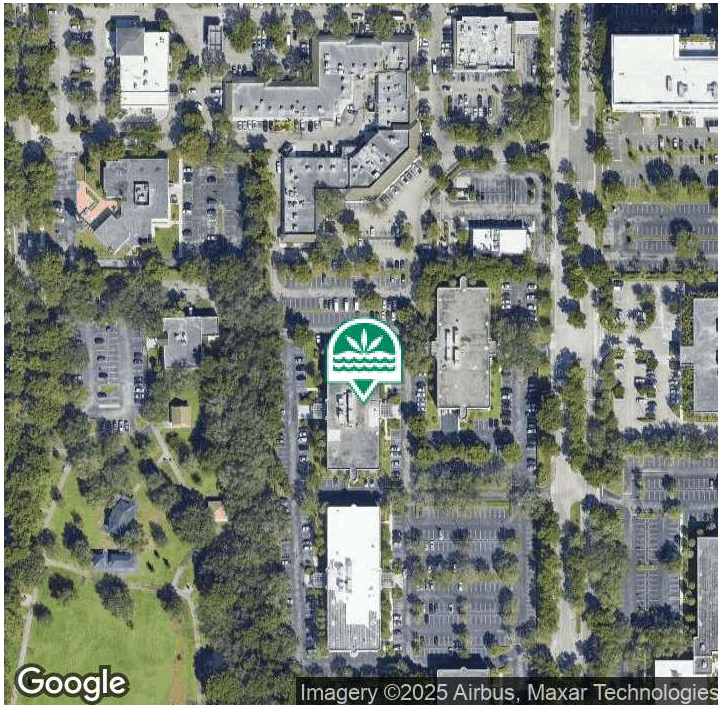
Office Space For Lease

Parkside II Office Building

15150 NW 79 Court
Miami Lakes, FL 33016



SUITE 101



PROPERTY DESCRIPTION

Parkside II is a two-story multi-tenant building near the entrance of Miami Lakes Business Park West. Located next to Miami Lakes Picnic Park West and Park Centre Shops, Parkside II is the perfect business location for employees to work and take advantage of the major amenities of the park. The Building's architecture provides for very efficient floorplans. Parking is available at 4/1000 SF at no charge.

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Cam/Taxes:	\$9.87 / \$2.59
Available SF:	4,364 SF
Building SF:	38,840

For More Information Contact:

Philip Wyllie

Director of Leasing

954.257.7953

philipw@grahamcos.com

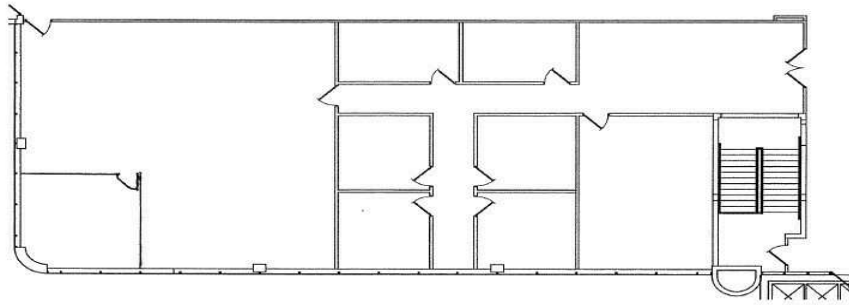
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SUITE 101 FLOOR PLAN



4,364 RSF

Parkside II
15150 NW 79th Ct.

SUITE 175



Forbes Architects
4565 Ponce de Leon Boulevard, Suite 100
Coral Gables, Florida 33146
Florida Registration No. AA-F000104
FA# 08073 07-16-08

The Graham Companies
6843 Main Street
Miami Lakes, Florida
(305) 621-1130

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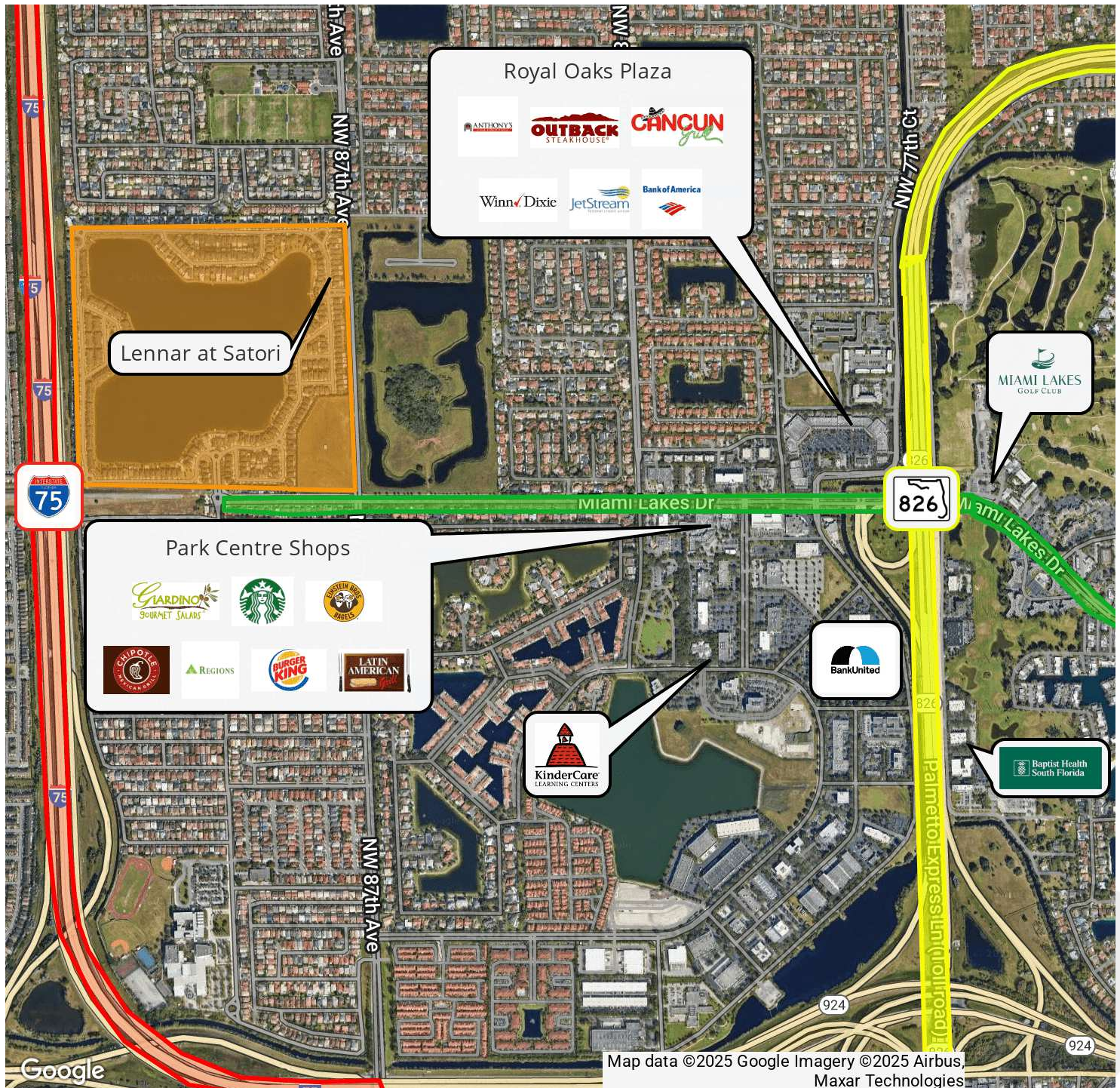
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RETAILER MAP BUSINESS PARK WEST



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