

HUNTINGTON CENTRE

Corporate Park – Miramar, Florida

2801 & 2901 S.W. 149th Ave., Miramar, FL 33027



The Centre of Opportunity

- 2 four-story, 91,600 square-foot, Class A office buildings
- Marble & mahogany lobby finishes
- Park setting with beautifully landscaped walkways, lake views & picturesque fountains
- Numerous restaurants & hotels nearby with Wingate Hotel on-site
- Highly visible I-75 frontage with easy access to I-75, I-95, I-595 and the Florida Turnpike
- Located in Miramar – the 2nd largest city in Broward County
- Centrally located between Fort Lauderdale & Miami
- Within 30 minutes of Fort Lauderdale & Miami International Airports

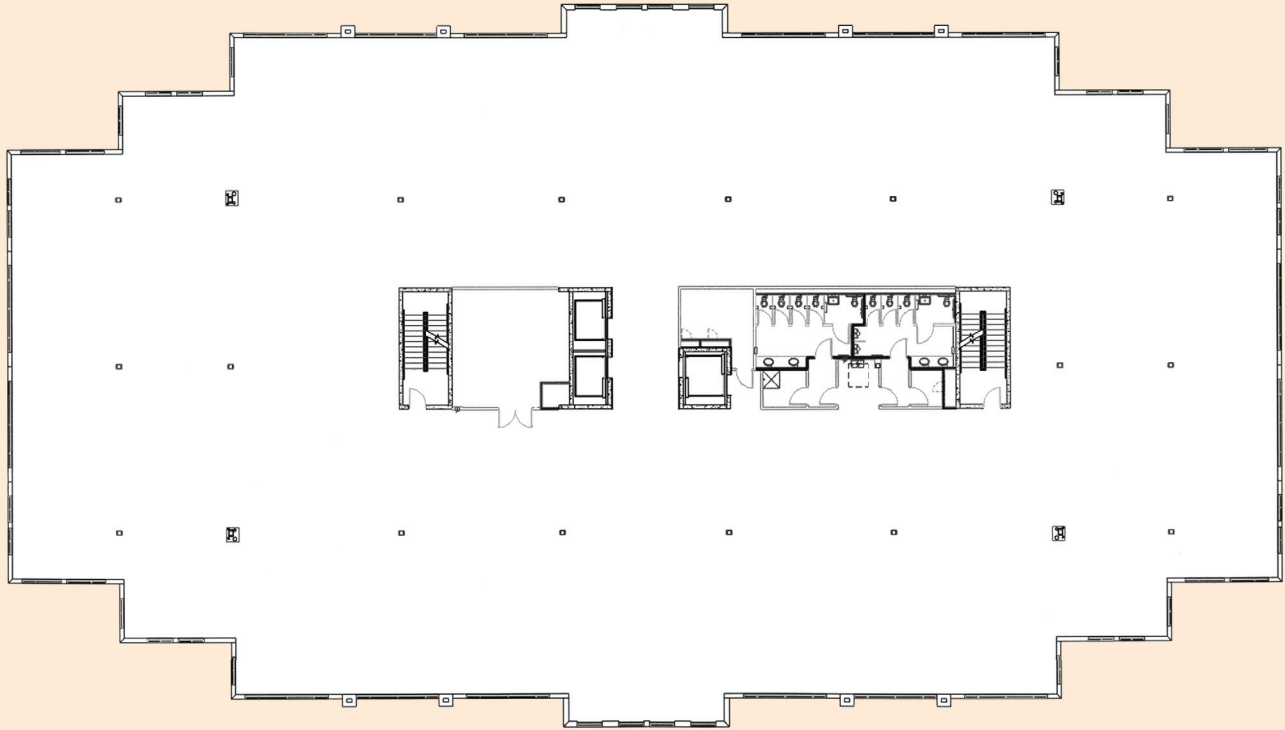


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MetLifeTM

Donna Korn ■ 954-322-7950 ■ dkorn@taylormathis.com ■ www.taylormathis.com

TAYLOR&MATHIS



Typical Floor Plan – Highly efficient, 24,000 square foot center core floor plates

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- Broward County's Centre for Opportunity.
- Impressive lobbies.
- Flexible floorplans.
- Lakefront views.
- I-75 visibility.
- Professional, responsive management.



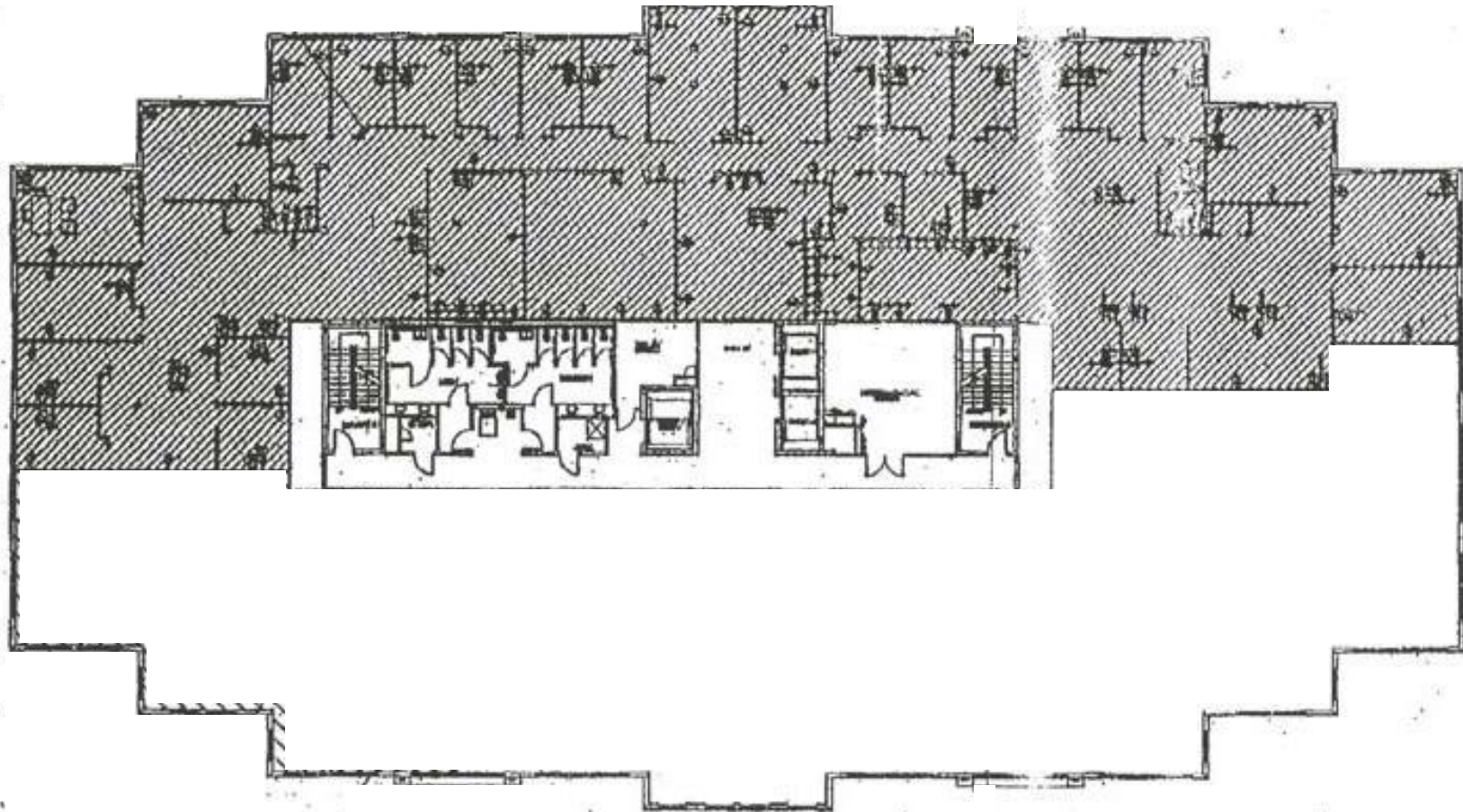
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HUNTINGTON CENTRE II
Suite 300 – 12,194 rentable square feet



HUNTINGTON CENTRE I & II

2901 & 2801 SW 149TH AVENUE

MIRAMAR, FLORIDA 33027



PREMIER CLASS A OFFICE BUILDING

BUILDING AMENITIES:

- PROFESSIONAL CLASS A OFFICE BUILDING WITH BEAUTIFULLY LANDSCAPED WALKWAYS, LAKE VIEWS, AND PICTURESQUE FOUNTAINS
- DIRECT I-75 EXPOSURE AND EASILY ACCESSIBLE FROM I-595, SR 826 AND THE FLORIDA TURNPIKE
- WITHIN CLOSE PROXIMITY TO FORT LAUDERDALE / HOLLYWOOD INTERNATIONAL AIRPORT AND MIAMI INTERNATIONAL AIRPORT
- AREA AMENITIES INCLUDE NUMEROUS HOTELS, RESTAURANTS AND BANKS
- NOW ENERGY STAR CERTIFIED!

FOR LEASING INFORMATION, PLEASE CONTACT:

DONNA KORN AT (954) 322 - 7950

EMAIL ADDRESS - DKORN@TAYLORMATHIS.COM

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HUNTINGTON CENTRE I & II

2901 & 2801 SW 149TH AVENUE

MIRAMAR, FLORIDA 33027

BUILDING SQUARE FOOTAGE:	91,639/91,510
YEAR BUILT:	2000/2001
TYPICAL FLOOR SIZE:	22,000 - 24,000 SF
NUMBER OF FLOORS:	4
BASE NET RENTAL RATE:	\$ 20.00 PSF
2012 OPERATING EXPENSE ESTIMATE:	\$12.14 PSF
PARKING:	4/1000 SF; NO CHARGE

AVAILABLE SQUARE FEET:

HUNTINGTON CENTRE I:

SUITE 130 -	5,089 SF	AVAILABLE
SUITE 220 -	4,444 SF	AVAILABLE –SEPTEMBER 2012

HUNTINGTON CENTRE II:

SUITE 110 -	4,957 SF	AVAILABLE
SUITE 250 -	4,903 SF	AVAILABLE
SUITE 300 -	12,194 SF	AVAILABLE
SUITE 400 -	24,195 SF	AVAILABLE

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