



11880 BIRD ROAD  
MIAMI, FL 33175

## Kendall Medical Plaza



MEDICAL OFFICE BUILDING

**FOR LEASING INFORMATION,  
PLEASE CONTACT:**

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BLANCA COMMERCIAL REAL ESTATE, INC.  
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# **MEDICAL OFFICE SPACE AVAILABLE ON THE CAMPUS OF HCA FLORIDA KENDALL HOSPITAL**

**RENTABLE BUILDING AREA**

**63,914 RSF**

**NUMBER OF STORIES**

**4**

**PARKING**

**COVERED PARKING GARAGE**

**AVAILABILITY**

**SPACES AVAILABLE RANGING  
FROM 500 RSF – 3,000 RSF**

**FEATURES**

**LOCATED NEXT TO THE HCA FLORIDA KENDALL  
HOSPITAL**

**ADJACENT TO NEARBY AMENITIES SUCH AS,  
WEST BIRD PLAZA & CONCORD SHOPPING PLAZA**

**IMMEDIATE ACCESS FROM FLORIDA'S TURNPIKE  
EXIT AT SW 40TH STREET**

**GREAT TENANT MIX**

**ON-SITE CAFE**

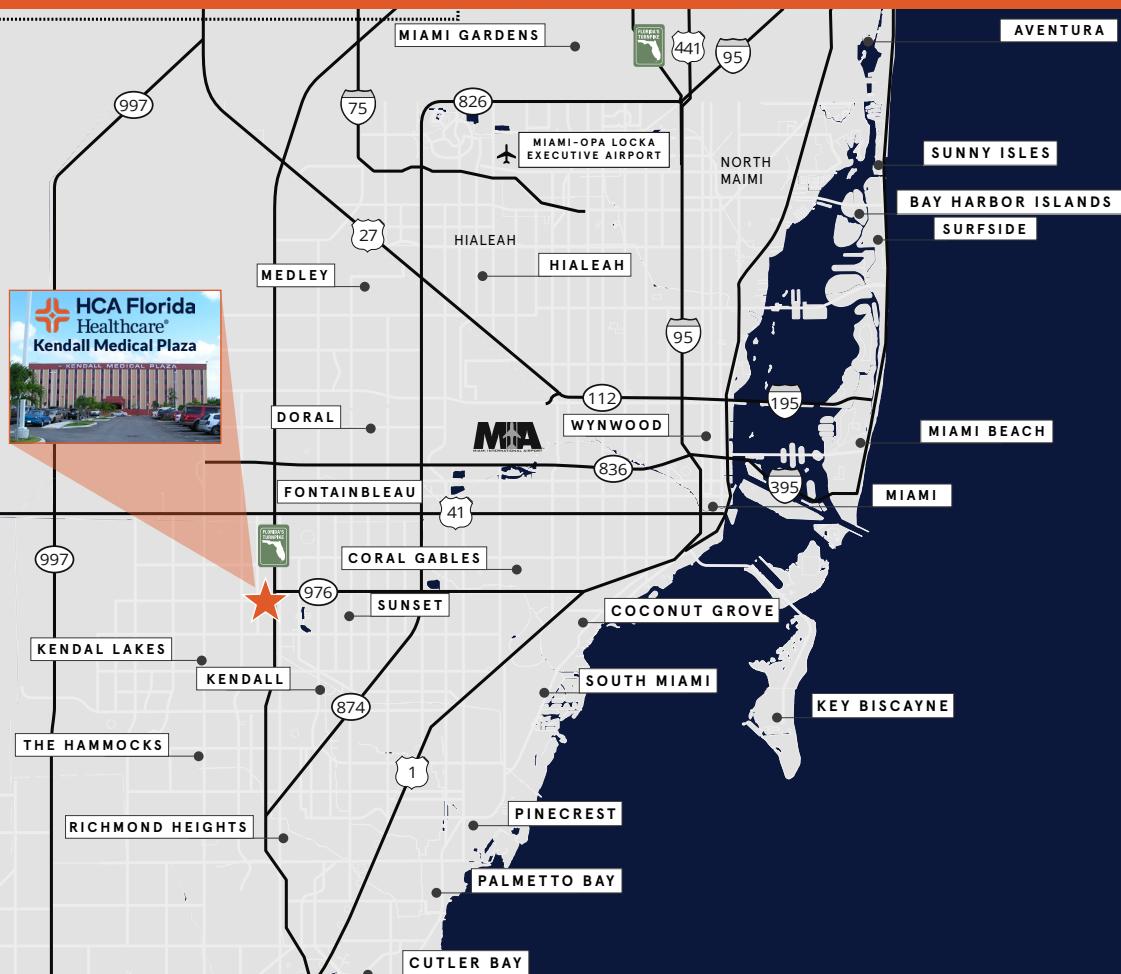
**ON-SITE BUILDING ENGINEER**

**NEW COMMON AREA FINISHES COMING IN 2026**

**NEW COMMON AREA RESTROOMS COMING IN 2026**



# A STRATEGIC LOCATION WHERE MEDICAL EXPERTS THRIVE



Kendall Medical Plaza's strategic location offers convenient access to major highways, making it easily accessible for South Florida's vast workforce. Situated in close proximity to key transportation routes, our building provides multi-modal accessibility, ensuring seamless travel for patients, visitors, and medical professionals alike.

Major highways including:

- FLORIDA TURNPIKE 0.2 miles / 1 min.
- 836 3.3 miles / 7 min.
- 826 7.4 miles / 11 min.
- 27 12 miles / 14 min.



Nearby Shopping Centers Offer Great Convenience

Lodging Adjacent to the Property



Publix Supermarket 0.5 MI Down the Street



Numerous Dining Options Nearby



**HCAFLORIDAHEALTHCARE.COM**

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