

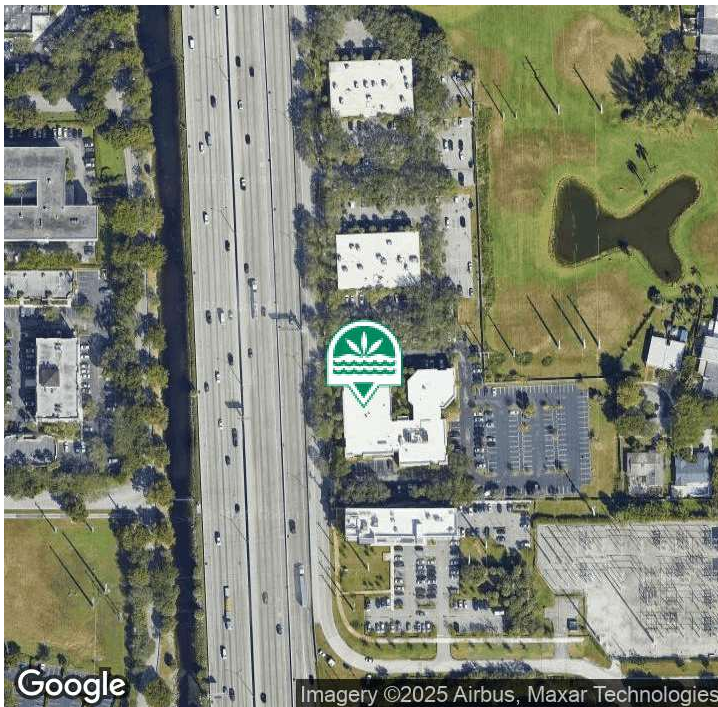
Office Space For Lease

## Fairway III Corporate Center

14645 NW 77th Avenue  
Miami Lakes, FL 33014



### SUITE 106



#### LOCATION DESCRIPTION

Fairway Corporate Center is located along NW 77 Avenue/Wellness Way, also home to Baptist Medical Plaza and Nicklaus Children's Hospital Urgent Cares. South of 154th/Miami Lakes Drive with exposure to Palmetto Expressway/SR 826, Fairway III is a boutique office building offering a premier business address for companies looking to locate to the Miami Lakes/Northwest Miami-Dade area.

#### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Cam/Taxes:	\$11.80 / \$2.62
Available SF:	2,185 SF
Building Size:	49,237 SF

For More Information Contact:

**Philip Wyllie**

Director of Leasing

954.257.7953

philipw@grahamcos.com

Office Space For Lease

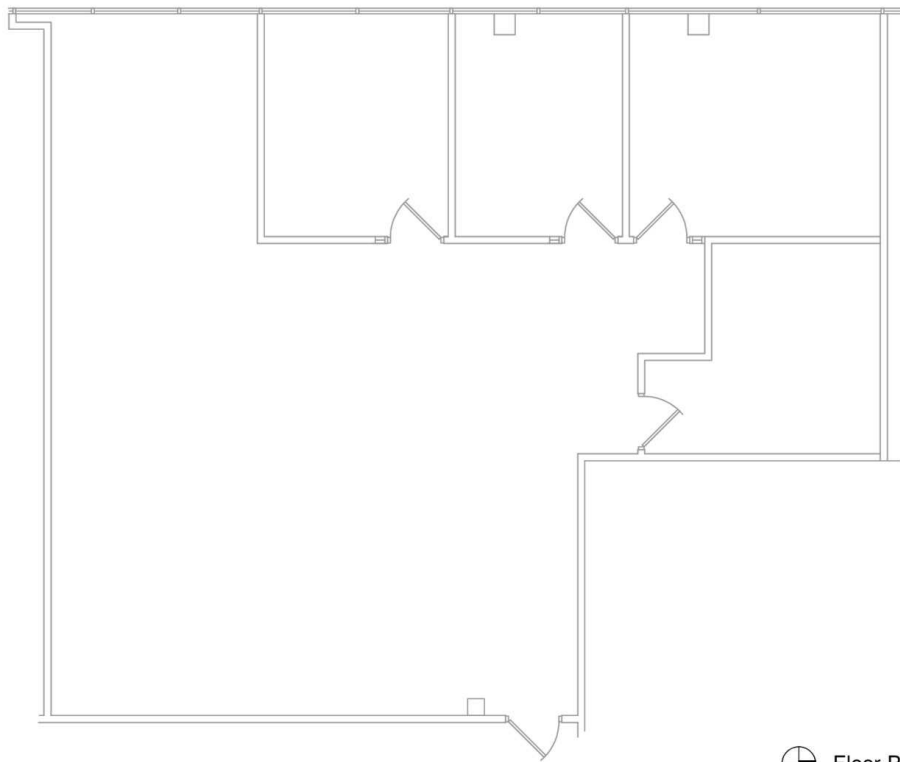
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### SUITE 106 FLOOR PLAN



 Floor Plan 1/8"

**Forbes Architects**  
4565 Ponce de Leon Boulevard, Suite 100  
Coral Gables, Florida 33146  
Florida Registration No. AA-F000104  
FA# 14085 11-11-14

**Fairway III # 106**  
14645 NW 77 Ave  
Miami Lakes, Florida

**The Graham Companies**  
6843 Miami Street  
Miami Lakes, Florida

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### ADDITIONAL PHOTOS



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### TOWN CENTER RETAIL MAP



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