



INVESTMENTS REALTY

OFFICE FOR LEASE

Stand Alone Office Building (Submarket Coral Gables / MIA)

3670 NW 7 Street, Miami, FL 33125

HIGHLIGHTS

Stand Alone Office building located just North of Coral Gables, a few blocks from the Miami Freedom Park development.

- This Freestanding building is Conveniently situated just off Douglas Rd (37th Ave) and NW 7th Street, two primary connecting transit arteries in Miami Dade County.
- Easy access to 836 & 826 Hwys, Tamiami Trail (aka SW 8th Street or Calle Ocho), W Flagler, Coral Way and US-1, all of which provide easy access to housing and entertainment destinations (i.e. Brickell, Coconut Grove, Downtown Miami, Doral and many others)
- Under a 10 min drive to Miami International Airport
- Ideal location: Medical, Insurance companies, attorneys, Wellness, Med Spas, accountants, engineers, or any professional use.
- Landlord currently improving the property and it will be delivered updated.

PRICE: \$30/psf

Free Standing Office Building

LOUIS MCMILLAN | VP Commercial

louis@glirealty.com

**O. 305.635.3005
C. 305.496.8400**

Property Overview

Property Type: Office

Building Height: 2 Floor

Year Built: 1954-1992

GBA: 3,617 SF

Use: Professional Service Bldg



Free Standing Office building

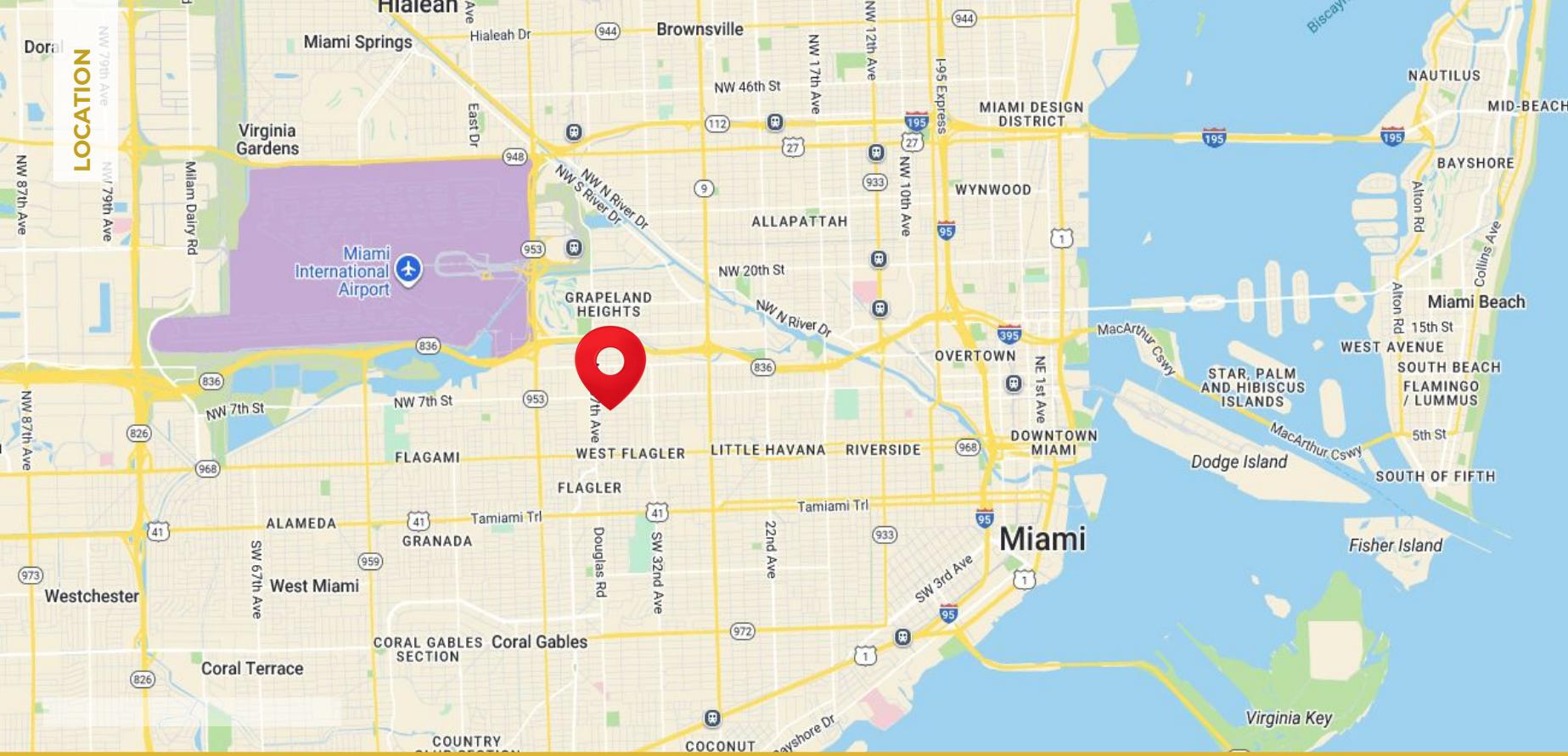
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by the principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

LOCATION



LOCATION



- ESTD 1995 -

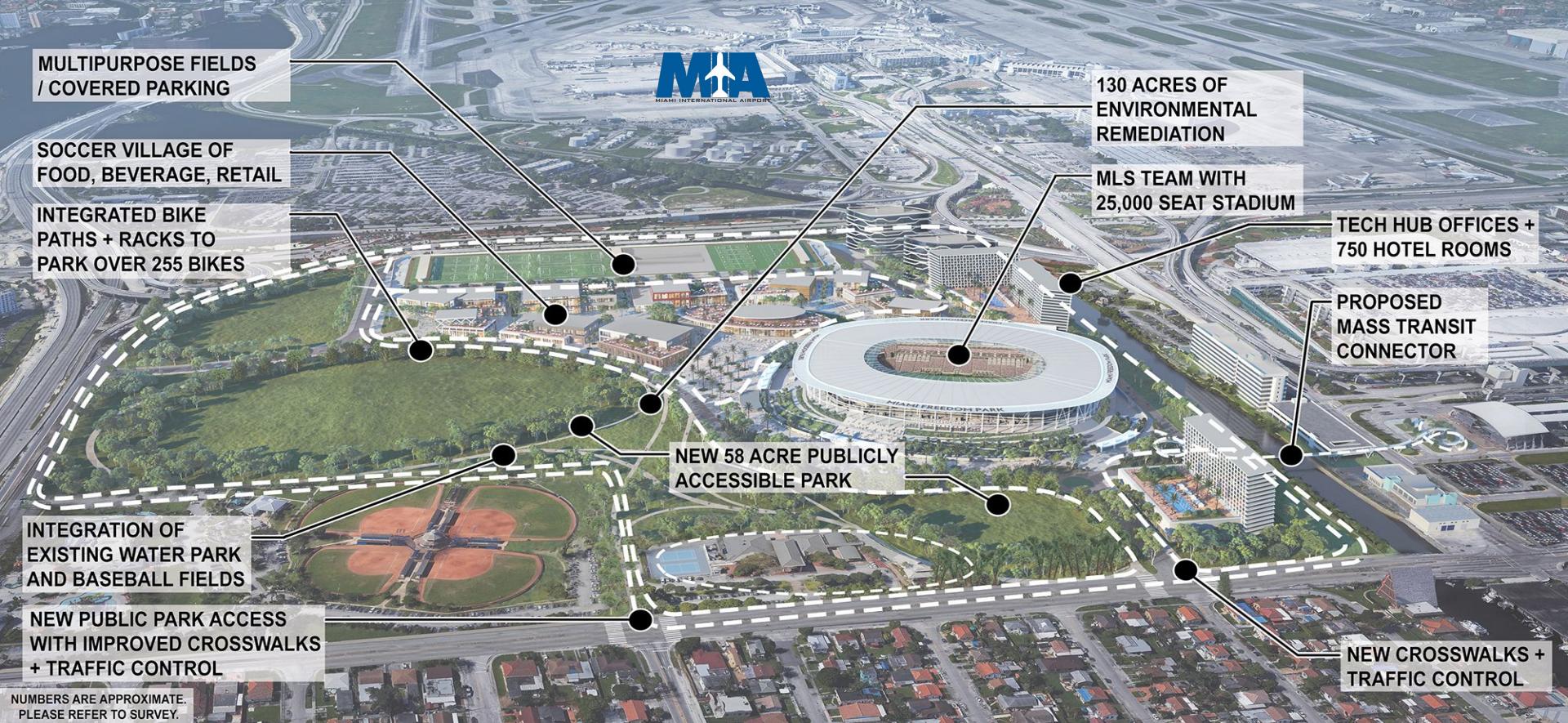
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**SUBJECT PROPERTY
3670 NW 6 ST**

NEIGHBORHOOD MIAMI AIRPORT

ASSET TYPE

OFFICE



STREET VIEW



INTERIOR



INTERIOR



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INVESTMENTS REALTY

SUBJECT PROPERTY
3670 NW 6 ST

NEIGHBORHOOD
MIAMI AIRPORT

ASSET TYPE
OFFICE

INTERIOR



INTERIOR



INTERIOR



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