



INVESTMENTS REALTY

**OFFICE FOR LEASE**

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**Stand Alone Office Building (Submarket Coral Gables / MIA)**

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**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	<a href="mailto:louis@glirealty.com">louis@glirealty.com</a>	O. 305.635.3005 C. 305.496.8400
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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.

## 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

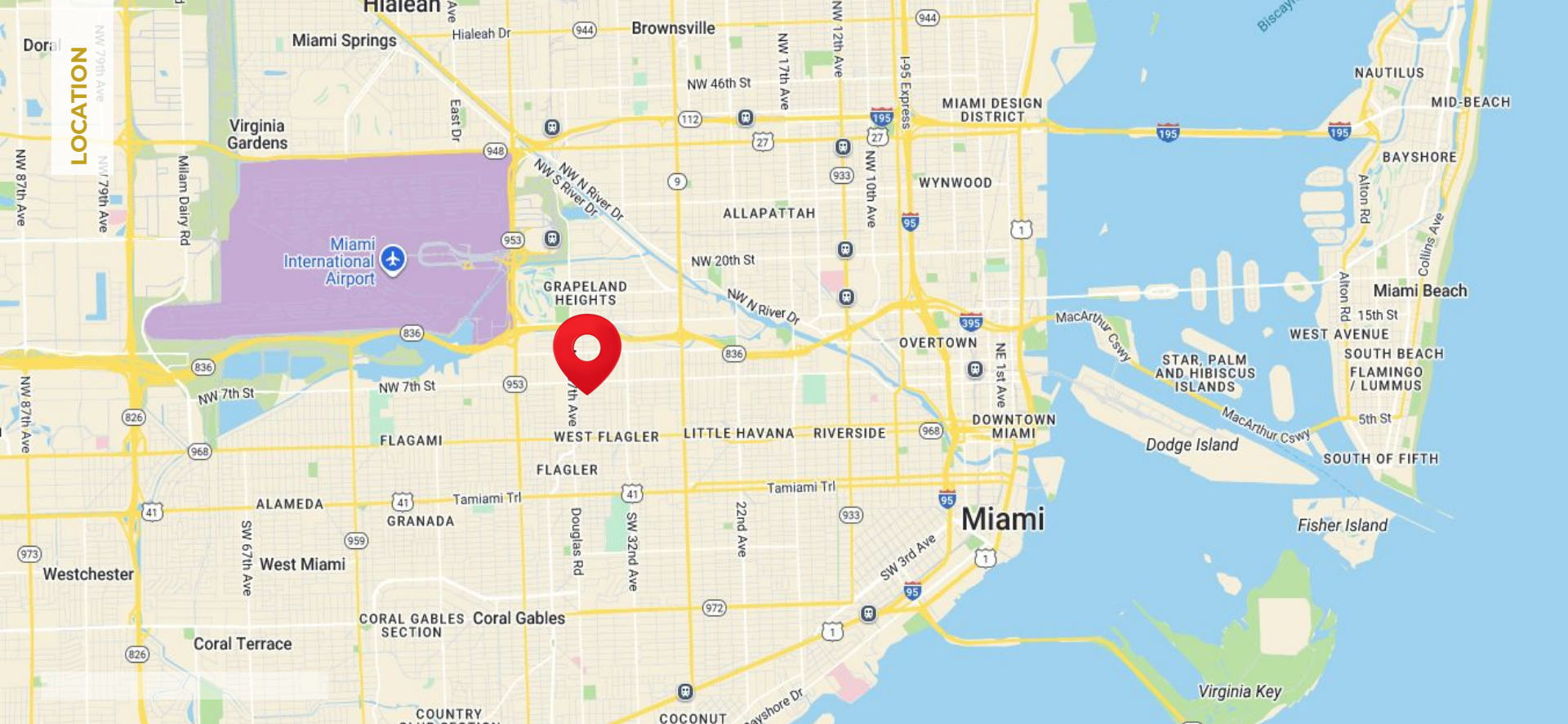
LOUIS MCMILLAN | VP Commercial

[louis@glirealty.com](mailto:louis@glirealty.com)

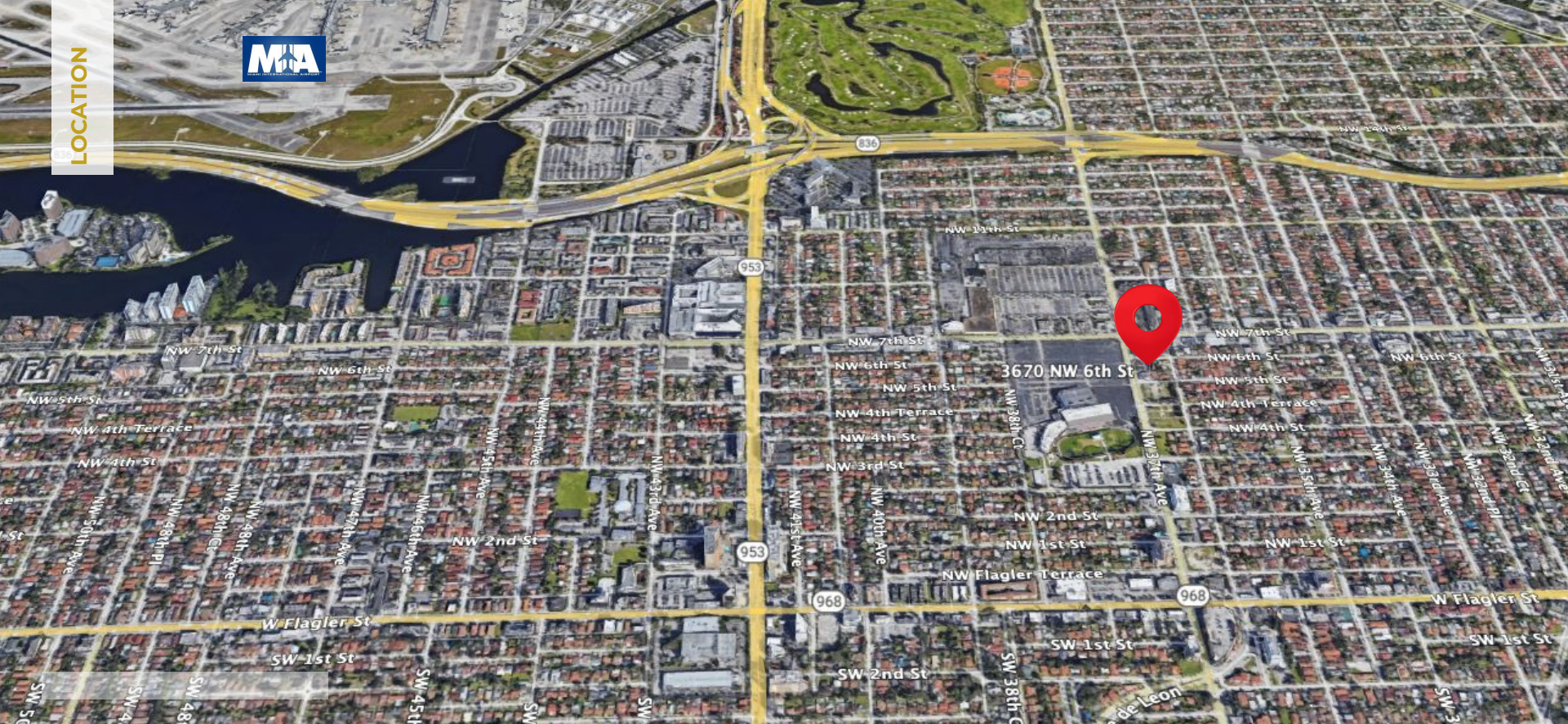
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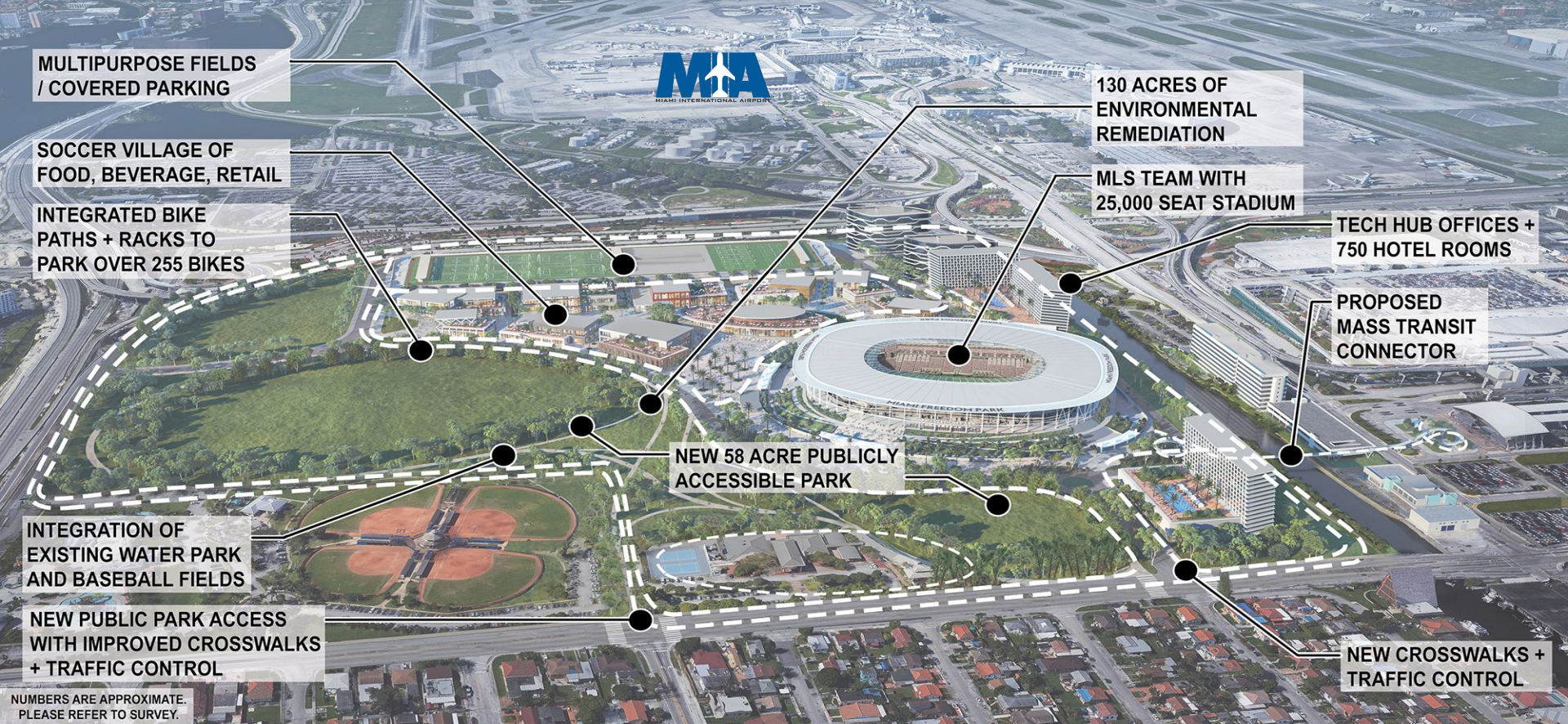












**MULTIPURPOSE FIELDS  
/ COVERED PARKING**

**SOCCER VILLAGE OF  
FOOD, BEVERAGE, RETAIL**

**INTEGRATED BIKE  
PATHS + RACKS TO  
PARK OVER 255 BIKES**

**INTEGRATION OF  
EXISTING WATER PARK  
AND BASEBALL FIELDS**

**NEW PUBLIC PARK ACCESS  
WITH IMPROVED CROSSWALKS  
+ TRAFFIC CONTROL**



**130 ACRES OF  
ENVIRONMENTAL  
REMEDiation**

**MLS TEAM WITH  
25,000 SEAT STADIUM**

**TECH HUB OFFICES +  
750 HOTEL ROOMS**

**PROPOSED  
MASS TRANSIT  
CONNECTOR**

**NEW 58 ACRE PUBLICLY  
ACCESSIBLE PARK**

**NEW CROSSWALKS +  
TRAFFIC CONTROL**

NUMBERS ARE APPROXIMATE.  
PLEASE REFER TO SURVEY.



STREET VIEW



INTERIOR





INTERIOR



INTERIOR





INTERIOR



INTERIOR





INTERIOR



— ESTD 1995 —

# GLOBAL

INVESTMENTS REALTY



**Louis McMillian**  
VP | Commercial  
Global Investments Realty

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C. 305.496.8400

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