

PROPERTY DETAILS

- 7,244 SF Flex-Office Condo
- Located within highly sought after Ives Dairy Commerce Center
- Two-Story Hybrid Layout
- Ten (10) Private Offices
- Six (6) Restrooms
- IU-2 Zoning
- Prime location west of I-95 at Ives Dairy Road
- Minutes from Aventura, Sunny Isles, Hollywood, Fort Lauderdale Intl. Airport and Miami International Airport

ABOUT PROPERTY

**PRICE**

\$2,200,000

**YEAR BUILT**

1989

**AVAILABLE SF**

7,244

**PARKING**

Surface

**LOCATION**

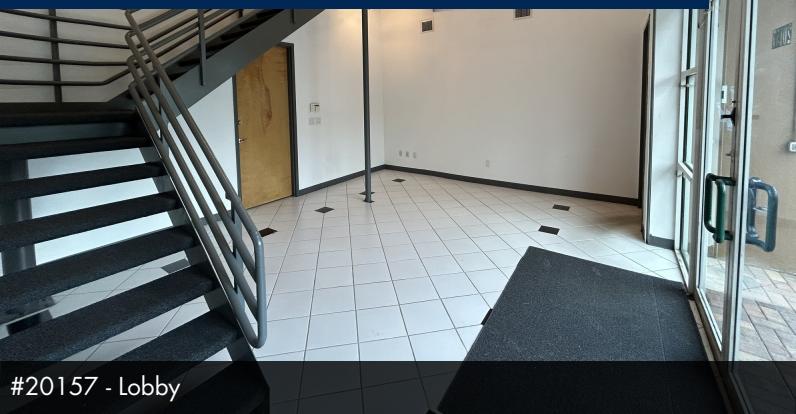
I-95 & Ives Dairy Road

For more information:

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20157 NE 16TH PL

ADDITIONAL PHOTOS



#20157 - Lobby



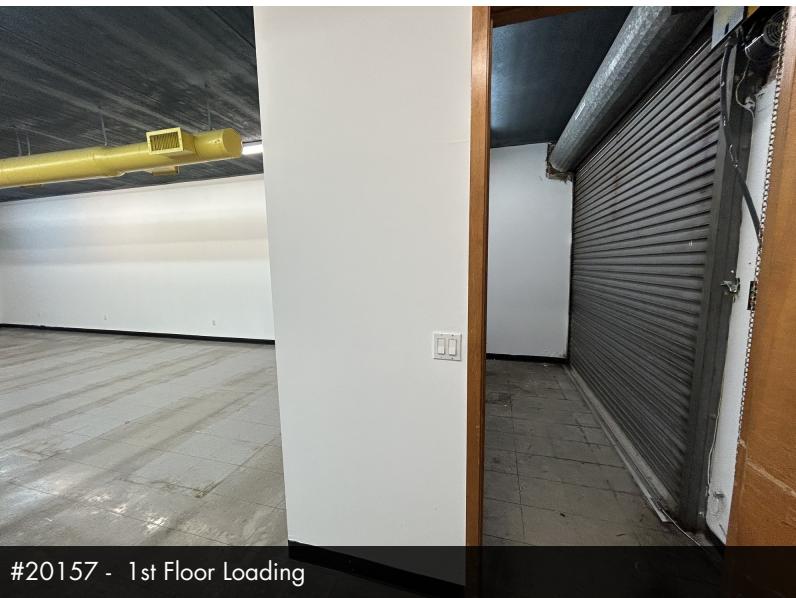
#20157 - 2nd Floor Bullpen



#20157 - 2nd Floor Executive Office



#20157 - 2nd Floor Reception



#20157 - 1st Floor Loading



#20157 - 1st Floor Flex/Storage

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PROPERTY DESCRIPTION

7,244 square foot two-story flex-office condo for sale. Offered individually or together with adjacent unit #20149 (1,510 SF industrial condo) for 8,754 Total SF. First floor includes warehouse and loading. Second floor includes executive offices, private offices, reception, kitchenette, and bullpen.

PROPERTY HIGHLIGHTS

- One (1) 10' x 10' grade-level loading door.
- Fully air conditioned.
- 2 executive offices, 8 private offices, 6 restrooms (3 per floor), 2 breakrooms (1 per floor), first floor conference room and second floor bullpen.

LOCATION DESCRIPTION

Located within the highly sought after Ives Dairy Commerce Center at I-95 & Ives Dairy Road. Minutes to Aventura, Sunny Isles, Hollywood, FLL International Airport.

OFFERING SUMMARY

Sale Price:	\$2,200,000
Building Size:	7,244 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	894	6,327
Total Population	610	2,786	17,972
Average HH Income	\$122,571	\$123,384	\$107,631

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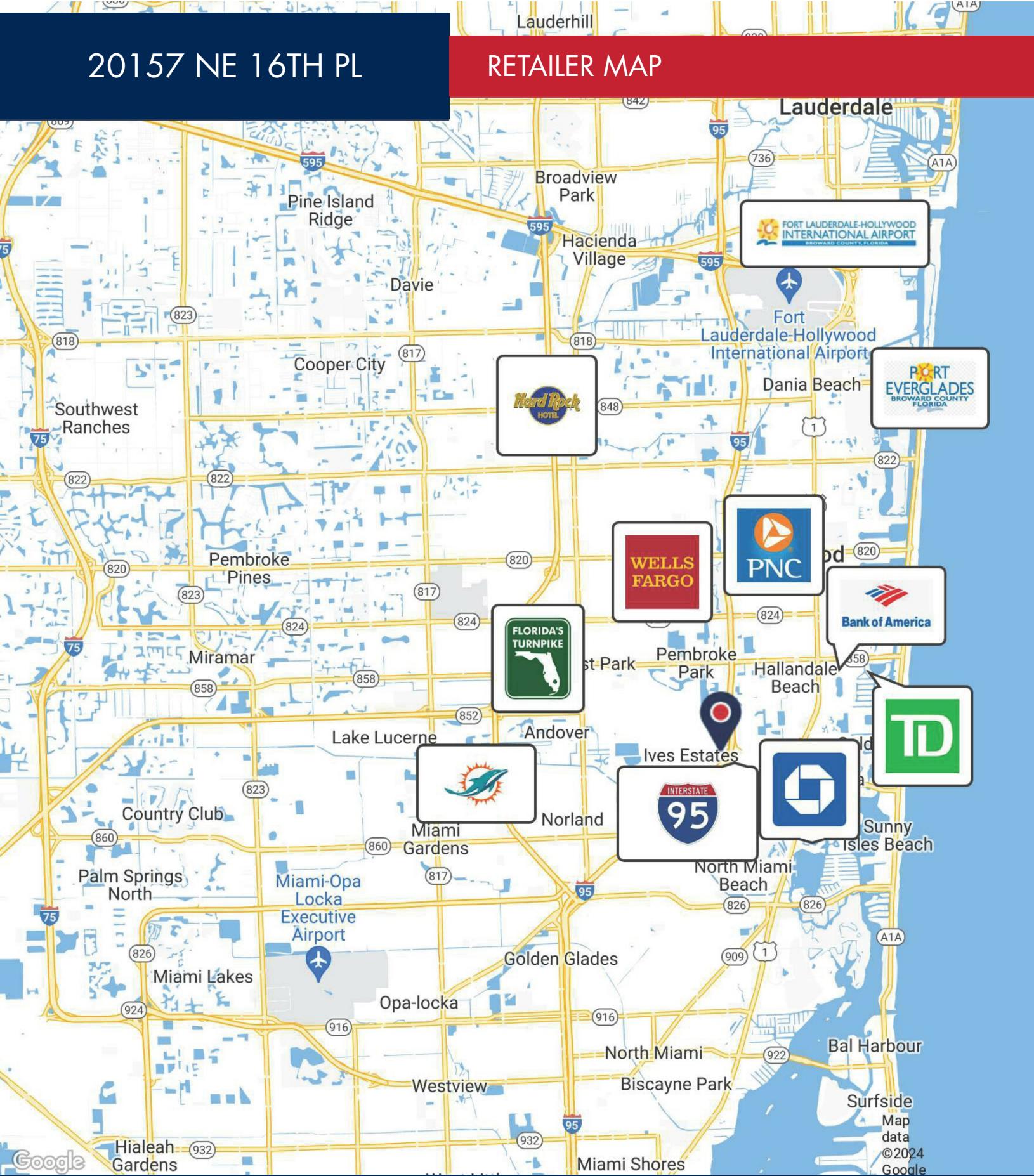
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RETAILER MAP



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