

FOR LEASE

7300 North Kendall Drive, Miami, FL 33156

The Tate Building at Dadeland Center



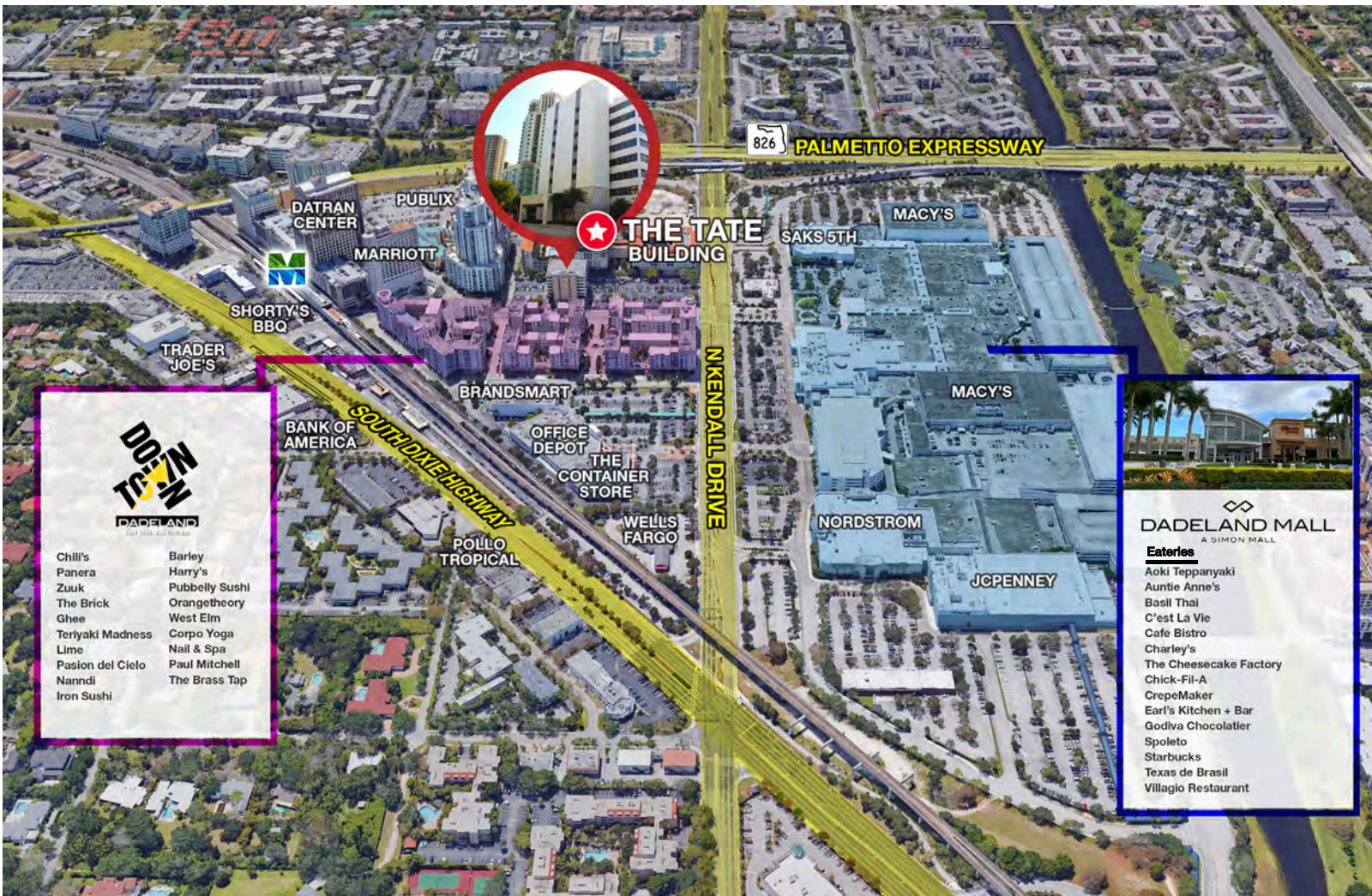
\$2 MILLION IN RENOVATIONS COMPLETED

Property Features

- Building security cameras & parking attendant
- On site property management and maintenance personnel
- Complete transformation and renovations of exterior façade, including lighted drive-through, porte cochere, landscaping, lobby, hallways and restrooms
- Efficient floor plans
- Offices immediately available
- Ideal for all professional firms (i.e. law firms, accounting firms or corporate headquarters)
- Below market full service rates
- No pass through of operating expense increases
- Two spaces available:
 - Suite 200: 7,936 SF (may be subdivided to $\pm 2,000$ SF)
 - Suite 800: 15,312 SF (Penthouse)



Best Location in Kendall



DOWN TOWN
DADELAND

Chill's	Barley
Panera	Harry's
Zuuk	Pubbelly Sushi
The Brick	Orangetheory
Ghee	West Elm
Teriyaki Madness	Corpo Yoga
Lime	Nail & Spa
Pasion del Cielo	Paul Mitchell
Nanndi	The Brass Tap
Iron Sushi	

DADELAND MALL
A SIMON MALL

Eateries

- Aoki Teppanyaki
- Auntie Anne's
- Basil Thai
- C'est La Vie
- Cafe Bistro
- Charley's
- The Cheesecake Factory
- Chick-Fil-A
- Crepemaker
- Earl's Kitchen + Bar
- Godiva Chocolatier
- Spoletto
- Starbucks
- Texas de Brasil
- Villagio Restaurant

Location Features

- Directly across from Dadeland Mall in the center of an emerging urban community.
- Walking distance to metrorail, restaurants, shopping and hotels
- Easy access to major highways: US1, North Kendall Drive, and Palmetto Expressway (SR 826)

Metrorail stations:

Dadeland Mall:	0.1 miles
State Road 826 (Dolphin Expy):	0.5 miles
US1:	0.4 miles

WALKABILITY

81

70-89 - **Very Walkable**

Most errands can be accomplished on foot

TRANSIT

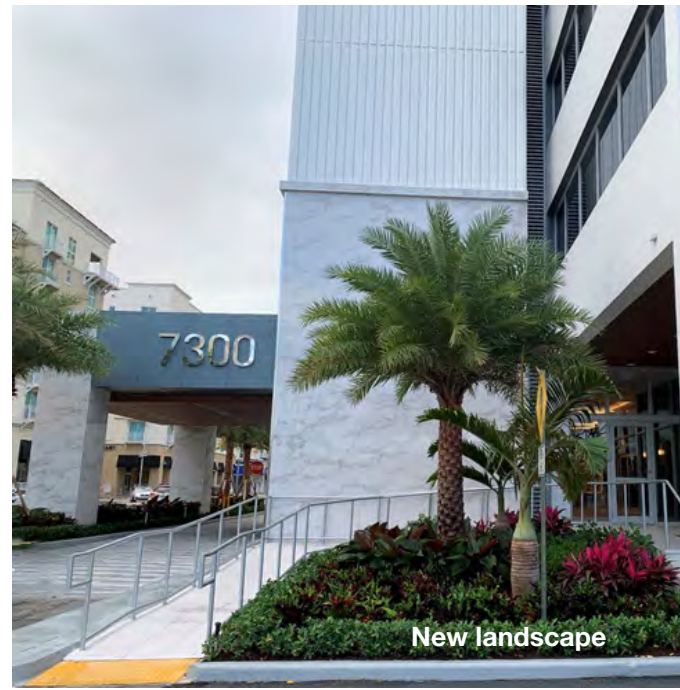
66

50-69 - **Good Transit**

Many nearby public transportation options



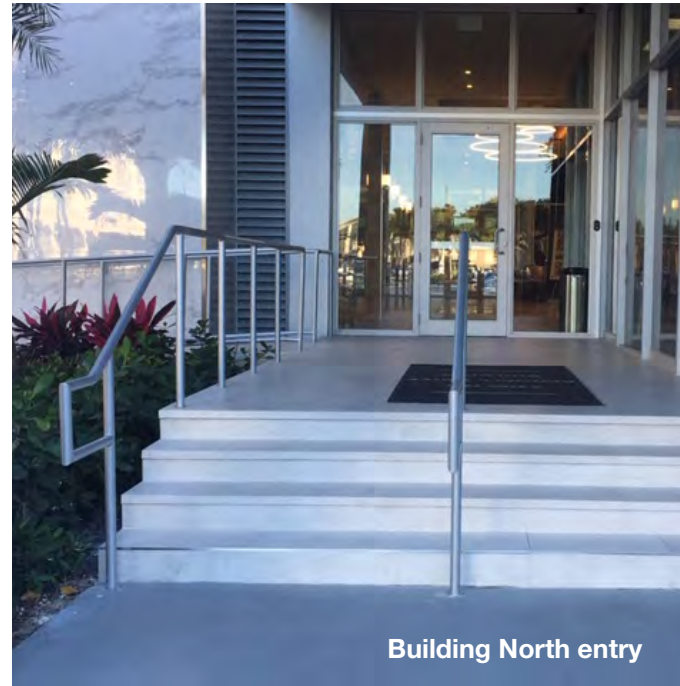
Covered porte cochere area



New landscape



Lighted drive through porte cochere



Building North entry



Building East view



Lobby



Art Enhanced Common Area



Suite entry off Elevator Corridor



Remodeled restrooms



Upgraded Entry Doors



Elevators