

KENDALL OFFICE CENTER

9000, 9010 & 9020 SW 137TH AVE
MIAMI, FL 33186



OFFICE SUITES FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

Bert Checa
Principal

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bcheca@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida is pleased to present professional office space at the Kendall Office Center available for lease. The three-building office park is positioned on over 4 acres offering 138,464 SF total building space and plenty of tenant and visitor parking with over 360 spaces. The three buildings within the center each offer flexible and functional layouts with an average suite size of 2,400 SF.

Located in Miami's heavily populated suburban neighborhood of Kendall, this office park is conveniently located directly along SW 137th Ave just a few blocks from SW 88th Street, a major retail corridor offering many accessible amenities including restaurants, shopping, entertainment, and easy access to Florida's Turnpike.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

PROPERTY HIGHLIGHTS



Kendall Office Center:

Three-Building Office Park
360 Surface Parking Spaces



Prime Location:

Kendall Suburban Neighborhood
Populated with Great Demographics
Nearby Amenities including Major
Retailers, Dining, Shopping and
Entertainment



Exceptional Commuting Access:

1.8 mi to Florida's Turnpike
4.5 mi to Don Shula Expy



BETWEEN TWO MAJOR HOSPITAL CAMPUSES!

2.9 mi to Baptist Hospital West Kendall
5.1 mi to Baptist Hospital Kendall

AVAILABLE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,000 - 2,500 SF	LEASE RATE:	\$24.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9020 - 2nd Floor	Available	1,000 - 1,900 SF	NNN	\$24.75 SF/yr	+\$14.75 CAM
9000 - 2nd Floor	Available	2,500 SF	NNN	\$24.75 SF/yr	+\$14.75 CAM

9020 - 2ND FLOOR

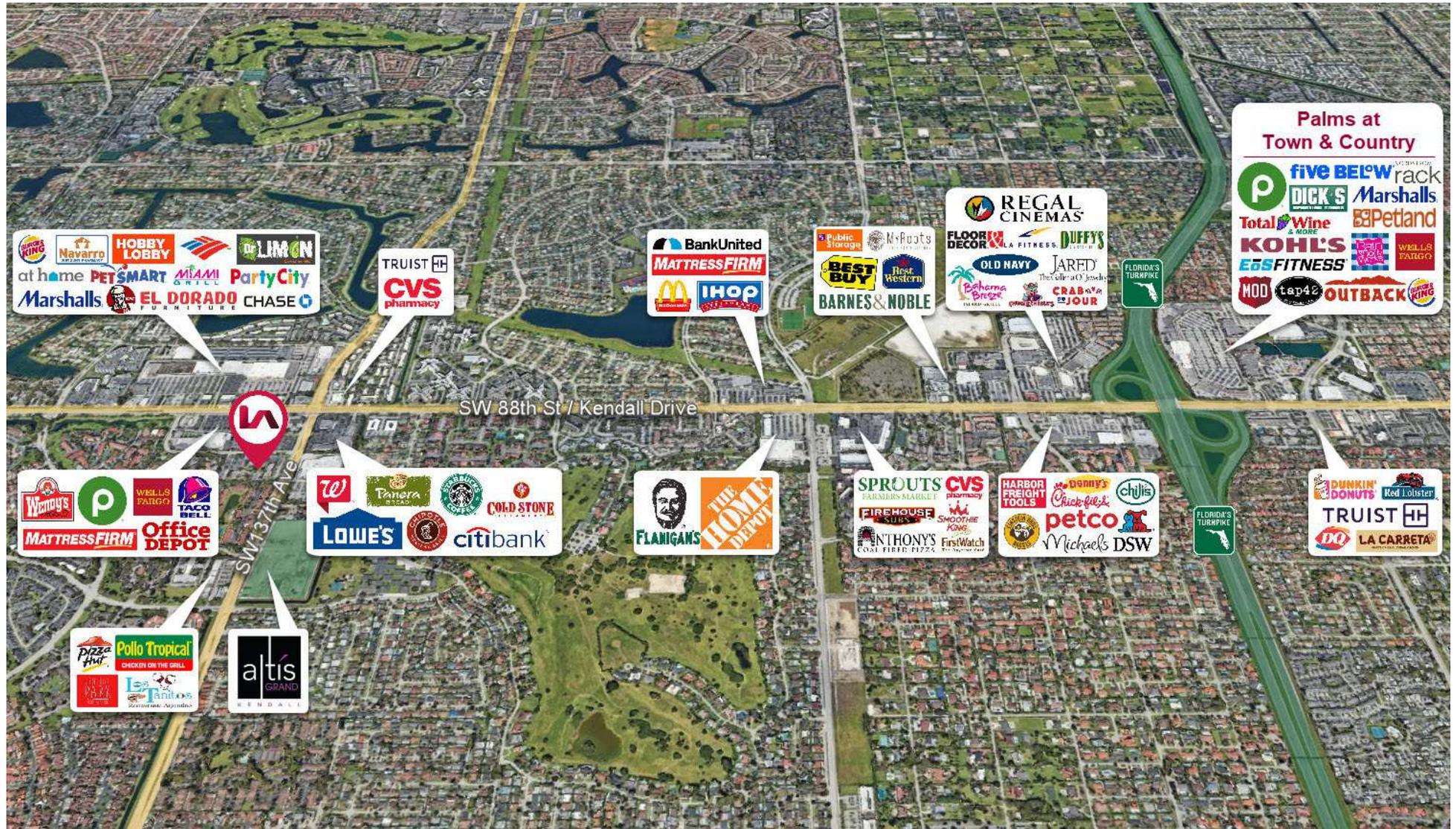


Current Layout

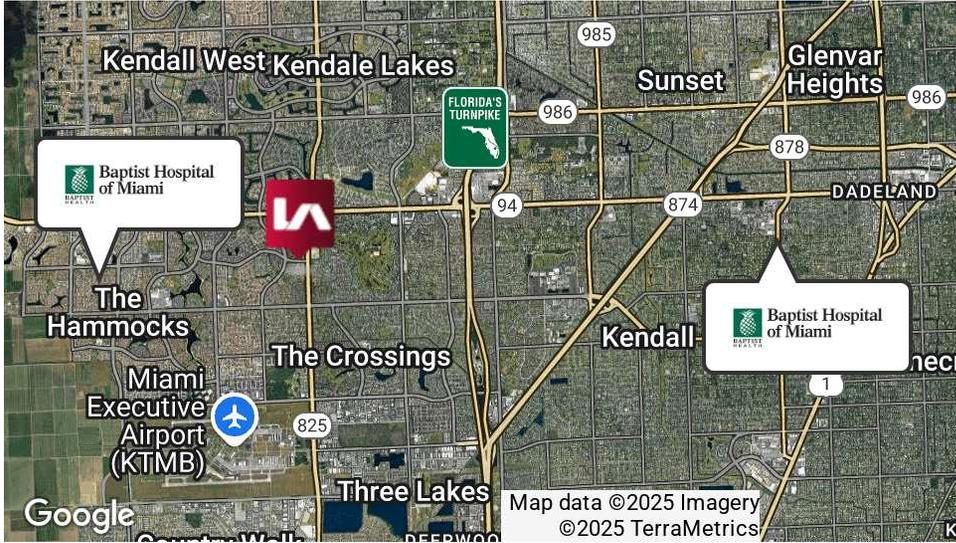
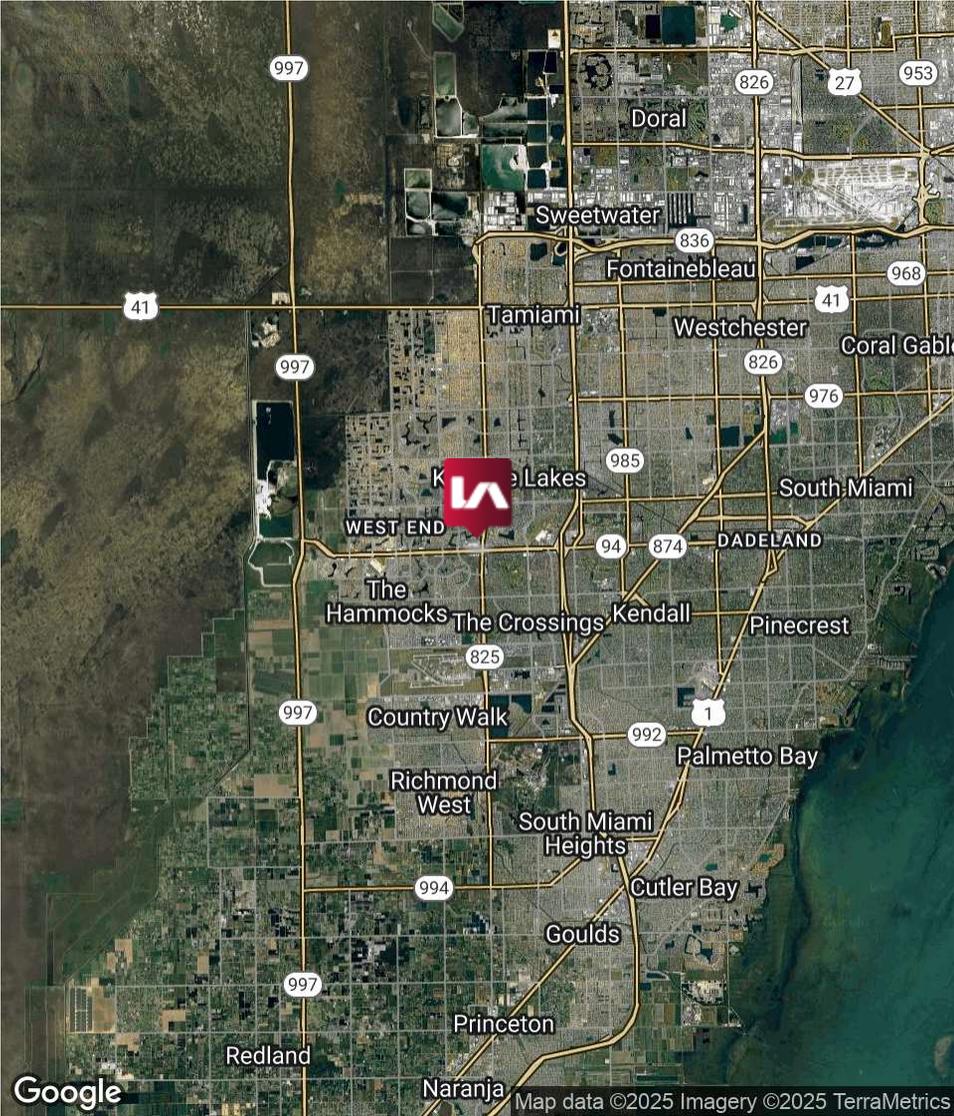
ADDITIONAL PHOTOS



NEARBY AMENITIES



LOCATION MAPS



LOCATION OVERVIEW

The property is conveniently located on 137th Avenue 1 block from Kendall Drive, and 1.8 miles from Florida Turnpike. Dadeland South Transit Metro Stop is 7 miles from the building. Miami International Airport is 15 miles away approximately 28 minutes drive, and Fort Lauderdale-Hollywood International Airport is less than 1 hour away.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
SUBMARKET:	Kendall
NEAREST HIGHWAY:	Florida Turnpike
NEAREST AIRPORT:	Miami Executive Airport

DEMOGRAPHIC PROFILE

— KEY FACTS —

530,783
Total Population

\$102,709
Average Household Income

40.5
Median Age

2.9
Average Household Size

EDUCATION

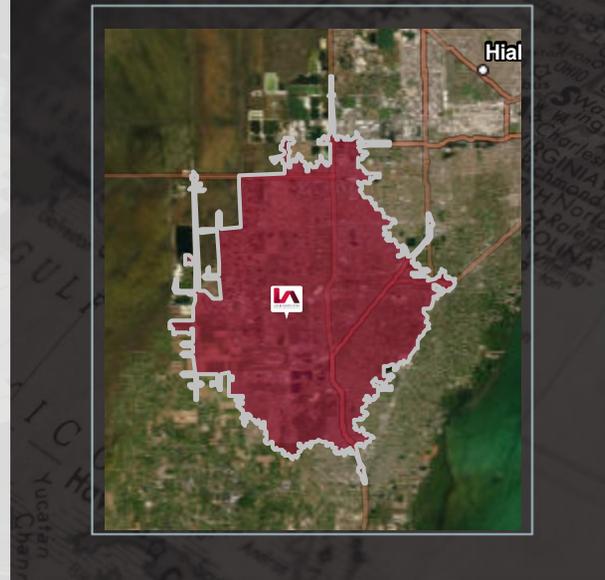
12%
No High School Diploma

25%
High School Graduate

26%
Some College

37%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS

13% Services

18% White Collar

70% Blue Collar

Unemployment Rate 1.2%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
456,668	192,854	263,814

BUSINESS

24,556	175,905	28,885,407,568
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

2% Took Public Transportation

8% Carpooled

1% Walked

0% Bicycled

NEARBY AMENITIES

1,159 Number of Restaurants

4,083 Retail Businesses