



# OFFICE FOR LEASE

**5000 SW 75th Avenue  
Miami, FL**

**2,438 SF + 4,000 SF**

**6,438 SF**

**\$38.90 / SF**

## **5000 LAKESIDE BUSINESS CENTER**

5000 SW 75 Ave offers unrivaled access—midway between Fort Lauderdale and the Keys, minutes from the Turnpike and Palmetto expressways, and steps from Pinecrest, Coral Gables, and Palmetto Bay. A premier location for top-tier businesses. Can be divided into two spaces at 4,000 SF and 2,438 SF.





POSITION YOUR BUSINESS  
AT THE TRUE CENTER OF SOUTH FLORIDA





**JOSEPH WESTON**

305.510.2298

[jweston@madduxco.com](mailto:jweston@madduxco.com)**SCOTT WESTON**

786.942.6143

[JscottWeston@aol.com](mailto:JscottWeston@aol.com)**MADDUX AND COMPANY**7250 SW 39th Terrace  
Miami, FL 33155

305.264.9661

[www.madduxco.com](http://www.madduxco.com)**CONFIDENTIALITY DISCLAIMER**

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# 5000 SW 75<sup>th</sup> Avenue

## Suite 300 [ divisible ]



- ❖ **FLEXIBLE FLOORPLAN**
- ❖ **SIZES: Suite 300a - 2,438 SqFt**  
**Suite 300b – 4,000 SqFt**  
**Total: Suite 300 – 6,438 SqFt**
- ❖ **OFFERED AT - \$38.90/SF**
- ❖ **STRATEGIC CENTRAL LOCATION**
- ❖ **BUILDING SIGNAGE AVAILABLE**
- ❖ **RESERVED PARKING INCLUDED**
- ❖ **AVAILABLE IMMEDIATELY**

# 5000 LAKESIDE BUSINESS CENTER

Where Location Meets Opportunity

## Prime Business Destination

Now available for lease, this premier office opportunity at 5000 SW 75 Ave offers unmatched regional connectivity—with equal travel time from Fort Lauderdale to the Florida Keys. Strategically located at the crossroads of the Florida Turnpike and the Palmetto Expressway, the property provides seamless access in every direction.

Surrounded by South Florida's most affluent residential enclaves—Pinecrest, Coral Gables, and Palmetto Bay—this location delivers a prestigious address and an exceptional talent pool.

Highly visible building signage facing the Palmetto Expressway is also available, offering rare branding exposure to one of Miami's busiest corridors. An ideal opportunity for businesses seeking visibility, convenience, and a best-in-class presence in Miami's core business corridor.











# PROPERTY HIGHLIGHTS



## PRIME LOCATION

Offers direct access to SR-826 and Florida's Turnpike, placing businesses minutes from Miami International Airport, Downtown Miami, and the Port of Miami. Its central location ensures seamless connectivity for corporate offices, logistics, and distribution.



## SMART INVESTMENT FOR LONG-TERM GROWTH

With Miami's expanding economy and infrastructure improvements, 5000 Lakeside Business Center provides long-term value and flexibility for growing businesses.



## AMENITIES

Designed for efficiency, the property features high ceilings, flexible floor plans, and modern interiors in a premium office building with industrial and flex space available as well. Ample parking, valet service, and lakefront views create a professional yet inviting environment for employees and clients.



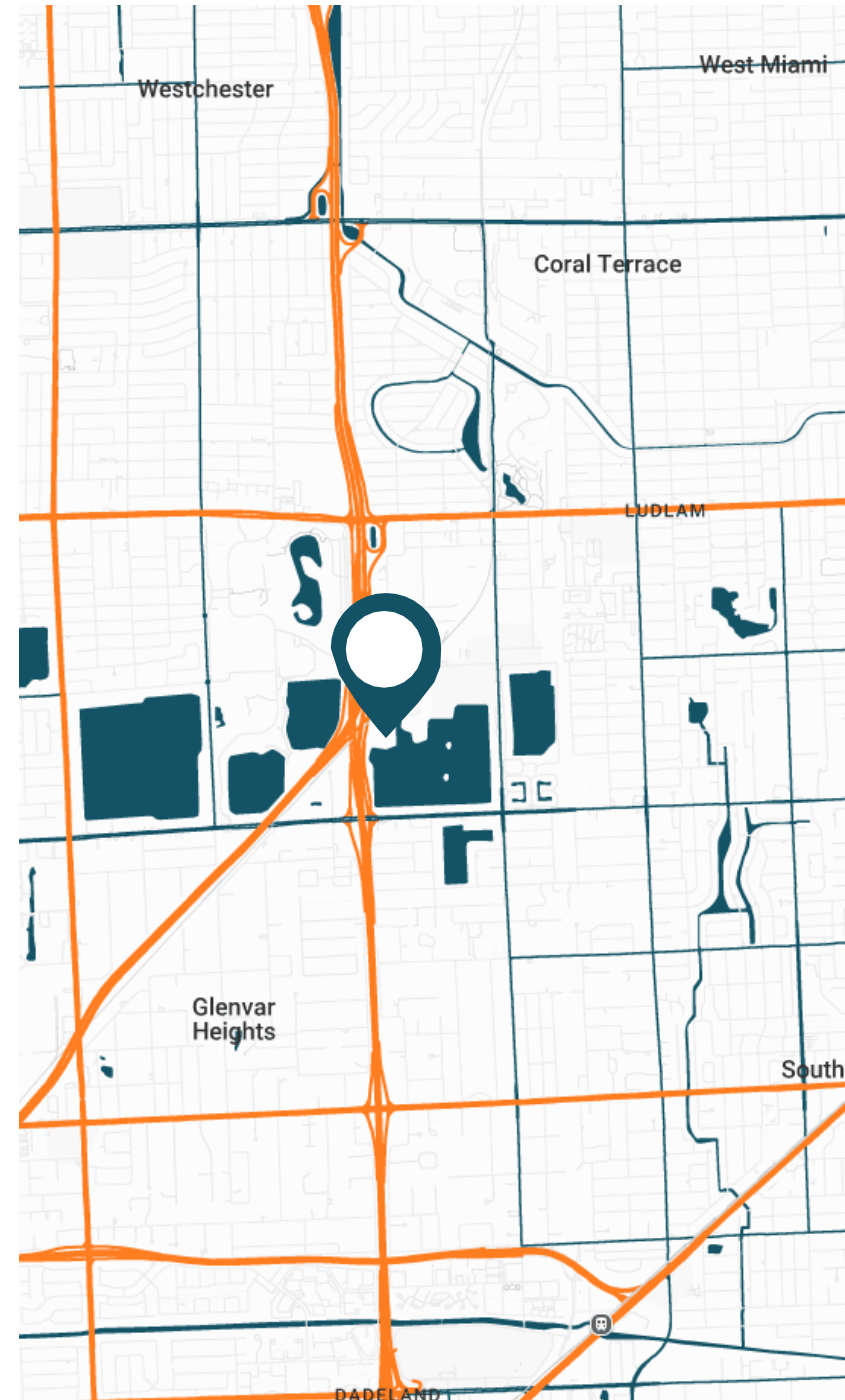
## THRIVING BUSINESS HUB

Situated within Miami's Bird Road Arts and Industrial District, the property is surrounded by a diverse mix of businesses, from tech startups to major logistics firms. The area's business-friendly policies, growing economy, and highly skilled workforce make it a prime destination for companies seeking expansion.

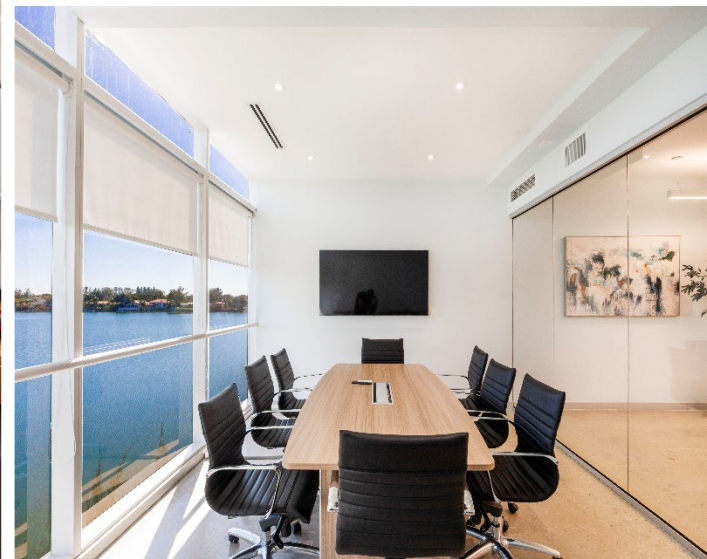


## UNMATCHED CONNECTIVITY

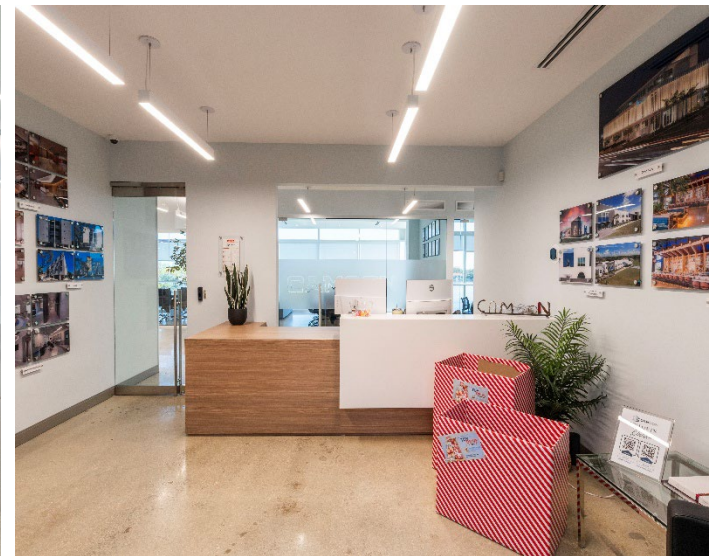
Located near SW 40th Street (Bird Road) and SW 56th Street (Miller Drive), the property offers easy access to I-95, US-1, and Miami's Metrorail system. This makes commuting simple for employees while providing businesses with quick access to key distribution routes.













(44,500 VPD)

CORAL WAY (53,000 VPD)

TROPICAL PARK

976 (69,000 VPD)

(163,500 VPD)

SUBJECT PROPERTY

Lake Catalina

Twin Island Lake



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# MIAMI FLORIDA

## MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

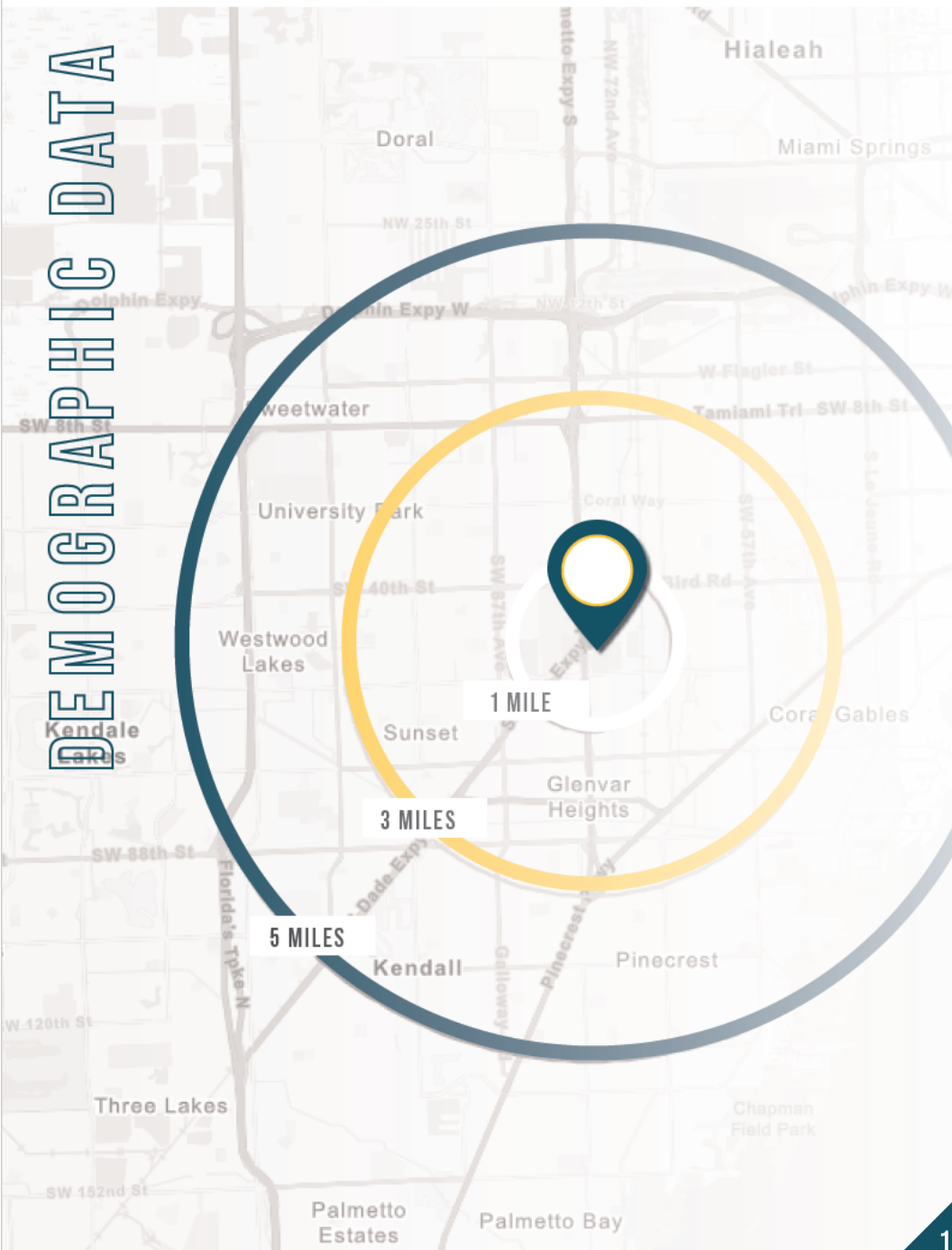
Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.



## DEMOGRAPHIC DATA



## 2024 SUMMARY

|                        | 1 MILE | 3 MILES | 5 MILES |
|------------------------|--------|---------|---------|
| Population             | 9,198  | 156,036 | 451,800 |
| Households             | 3,799  | 57,793  | 170,202 |
| Families               | 2,415  | 38,620  | 113,997 |
| Average Household Size | 2.41   | 2.60    | 2.59    |

|                               |       |        |        |
|-------------------------------|-------|--------|--------|
| Owner Occupied Housing Units  | 2,186 | 34,076 | 92,726 |
| Renter Occupied Housing Units | 1,613 | 23,717 | 77,476 |
| Median Age                    | 45.6  | 43.5   | 44.1   |

|                          |           |           |           |
|--------------------------|-----------|-----------|-----------|
| Median Household Income  | \$100,573 | \$90,278  | \$83,026  |
| Average Household Income | \$139,484 | \$130,785 | \$123,958 |

## 2029 SUMMARY

|            | 1 MILE | 3 MILES | 5 MILES |
|------------|--------|---------|---------|
| Population | 9,273  | 155,543 | 448,026 |
| Households | 3,875  | 59,031  | 173,247 |

|                              |       |        |         |
|------------------------------|-------|--------|---------|
| Families                     | 2,496 | 39,658 | 116,390 |
| Average Household Size       | 2.39  | 2.54   | 2.52    |
| Owner Occupied Housing Units | 2,294 | 35,409 | 96,976  |

|                               |       |        |        |
|-------------------------------|-------|--------|--------|
| Renter Occupied Housing Units | 1,581 | 23,622 | 76,271 |
| Median Age                    | 46.7  | 44.1   | 44.8   |

|                          |           |           |           |
|--------------------------|-----------|-----------|-----------|
| Median Household Income  | \$115,063 | \$108,592 | \$101,334 |
| Average Household Income | \$163,600 | \$153,280 | \$145,675 |





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