

NEWLY BUILT OUT MEDICAL OFFICE

CENTRAL MIAMI-DADE COUNTY

3,000 - 12,000 SF

FOR LEASE

825 SW 87th Avenue, Miami, FL 33174



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Principal

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EXECUTIVE SUMMARY

825 SW 87th Avenue is a newly renovated 12,000 square foot built-out medical office building ready for immediate occupancy.

825 Medical Plaza is located on 87th Avenue, just South of Southwest 8th Street (Tamiami Trail). Surrounded by the densely populated Southwest section of Miami-Dade county, 825 Medical Plaza has over 96,000 cars drive by the building daily and almost half a million people within 5 miles of the building.



Exterior Front



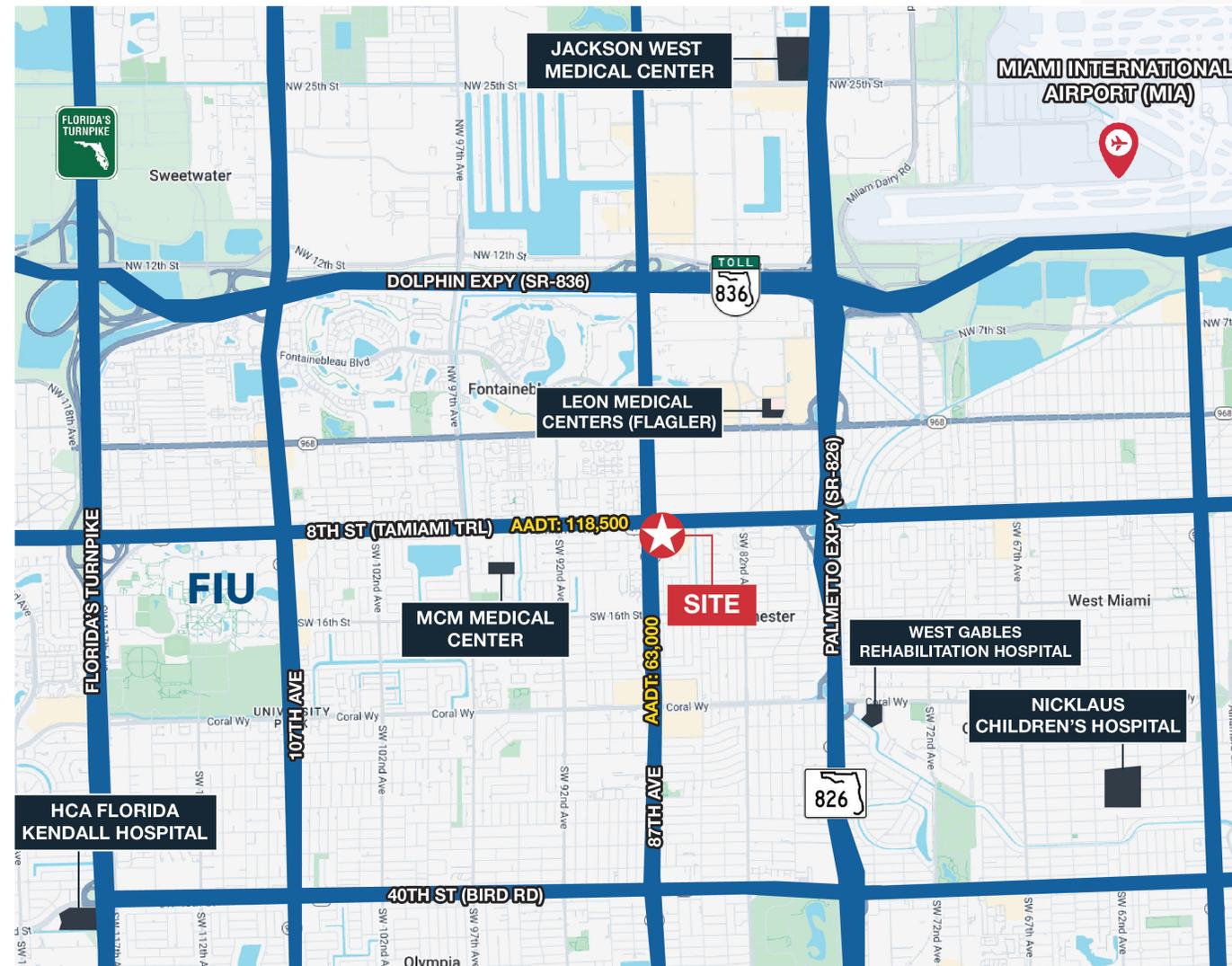
NW Aerial View

LOCATION OVERVIEW

Located just minutes from the Palmetto Expressway (SR-826) and Florida's Turnpike, 825 Medical Plaza has quick access to major hospital centers like Jackson Memorial Health Services, Baptist Health Hospitals, Mount Sinai Medical Centers, and all HCA hospitals.

In addition, 825 Medical Plaza is only two (2) miles away from Florida International University and four (4) miles from University of Miami which provides the ability to attract new talent.

- Centrally located in West Miami Dade County
- Close proximity to the Palmetto Expwy (SR-826), Dolphin Expwy (SR-836), & Florida's Turnpike
- Two blocks from brand new Mount Sinai emergency room



DEMOGRAPHIC SUMMARY



	1 Mile	3 Miles	5 Miles
Population	29,797	192,188	442,050
Average Household Income	\$105,789	\$99,486	\$118,786

BUILDING ATTRIBUTES



Ground/1st Floor

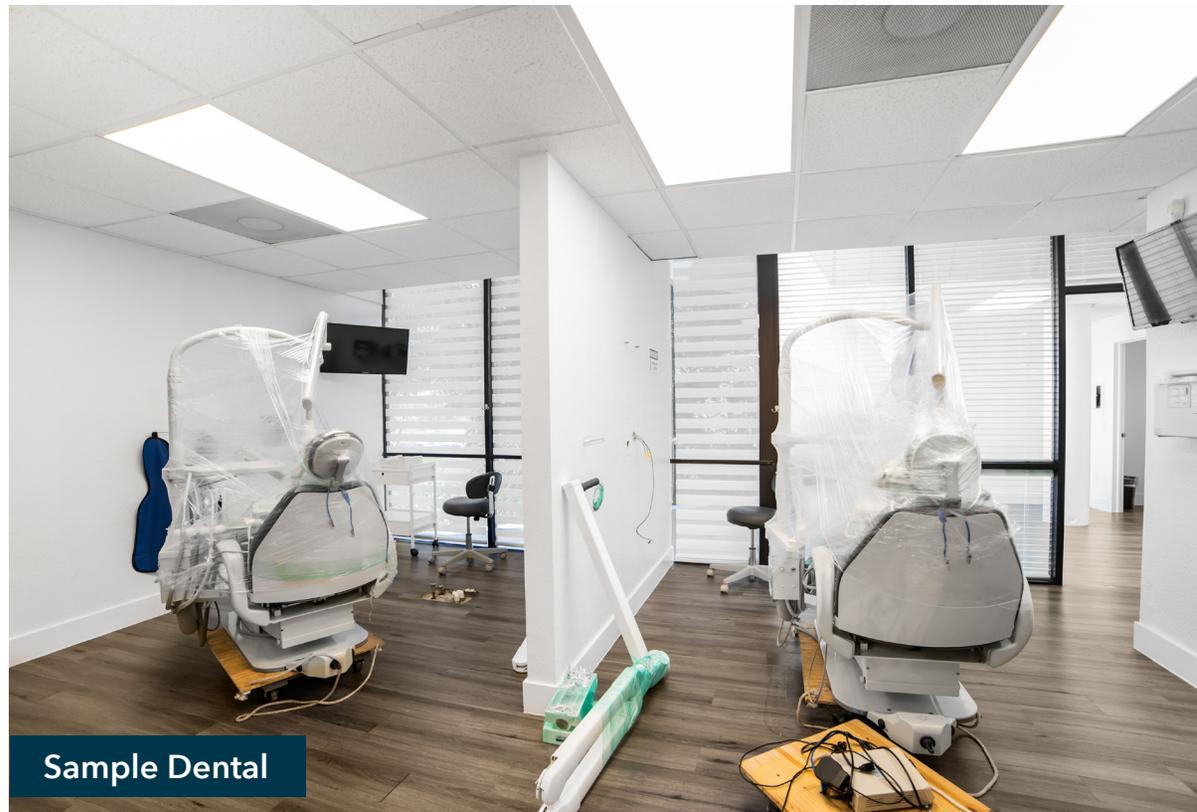
- Two (2) floors with large expansive waiting rooms
- 15 exam rooms
- Three (3) plumbed dental rooms
- Flexible and adaptable layout
- 16 restrooms
- X-ray room ready for equipment
- Two (2) labs with four (4) phlebotomy rooms and bathroom

Asking Rate: \$36.00 PSF*

*Gross, net of utilities and building maintenance. Property taxes, building insurance included in rental rate. Furniture not included.



Waiting Area



Sample Dental



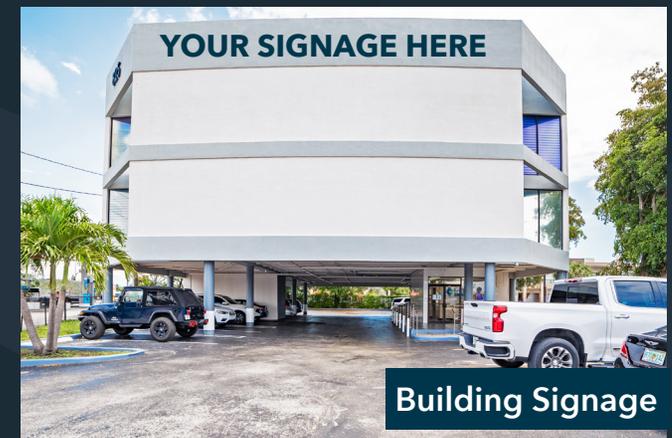
Sample Office



Staff Breakroom

BUILDING ATTRIBUTES

- 3,000 - 12,000 SF Available
- Two (2) large patient gathering rooms (one with kitchen)
- Large staff breakroom with kitchen
- Numerous administrative offices
- Brand new cabinetry and finishes throughout
- Back-up emergency generator for the building
- Top of **building signage** with exposure to over 96,000 cars daily
- Ample parking in secure gated lot

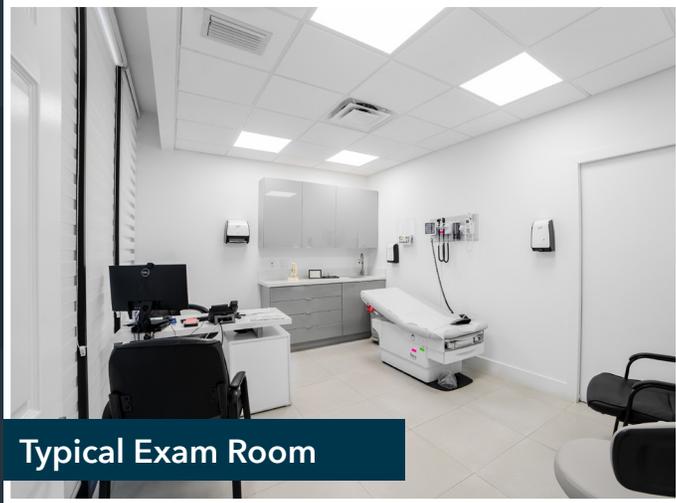


Building Signage

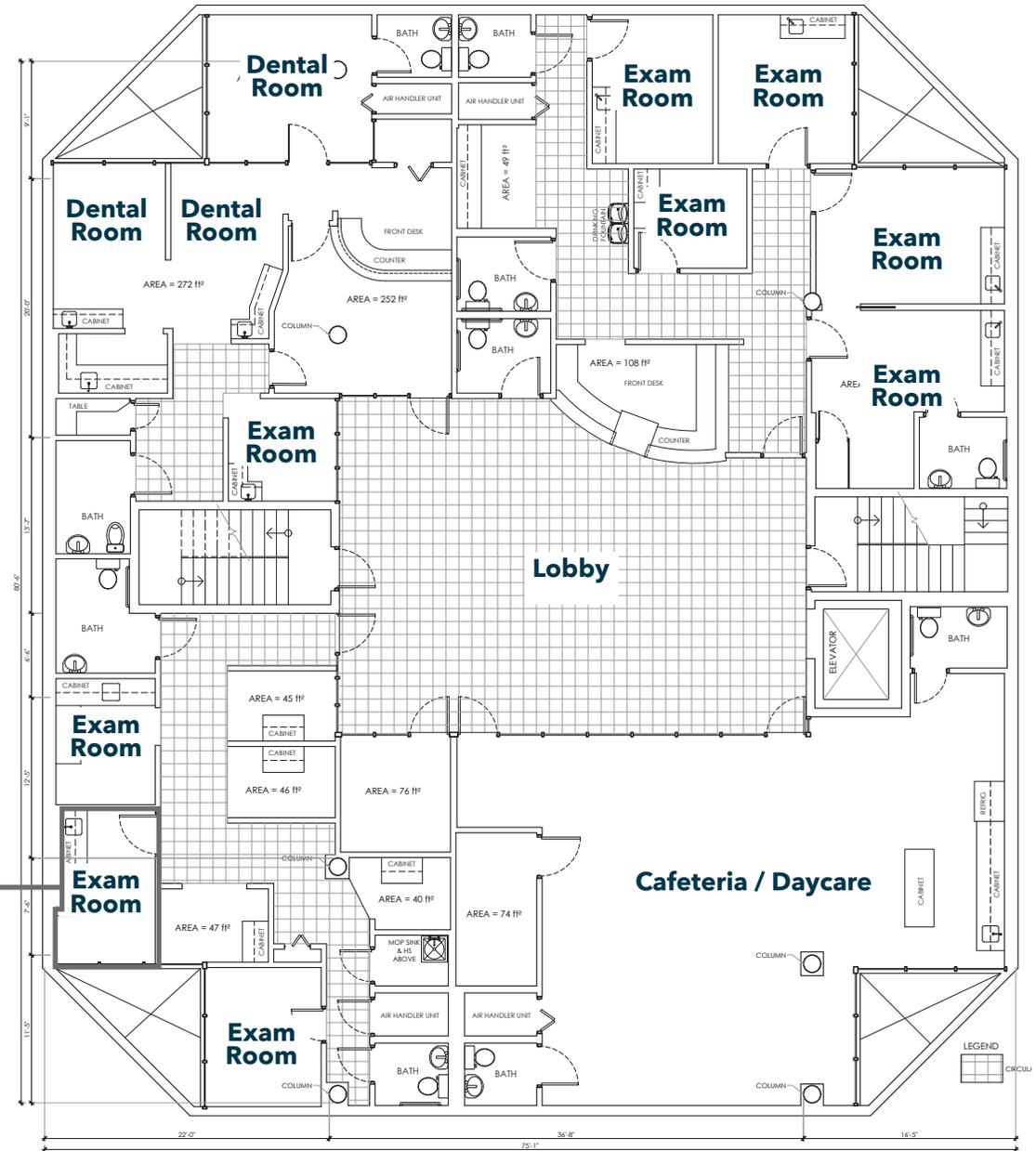
BUILDING SPECIFICATIONS

SECOND FLOOR

Floor SF	+/- 6,000 SF
Total Available SF	3,000 - 12,000 SF
Restrooms	9
Exam Rooms	9
Dental Rooms	3
Cafeteria / Daycare	1,025 SF
Lobby	Expansive



Typical Exam Room

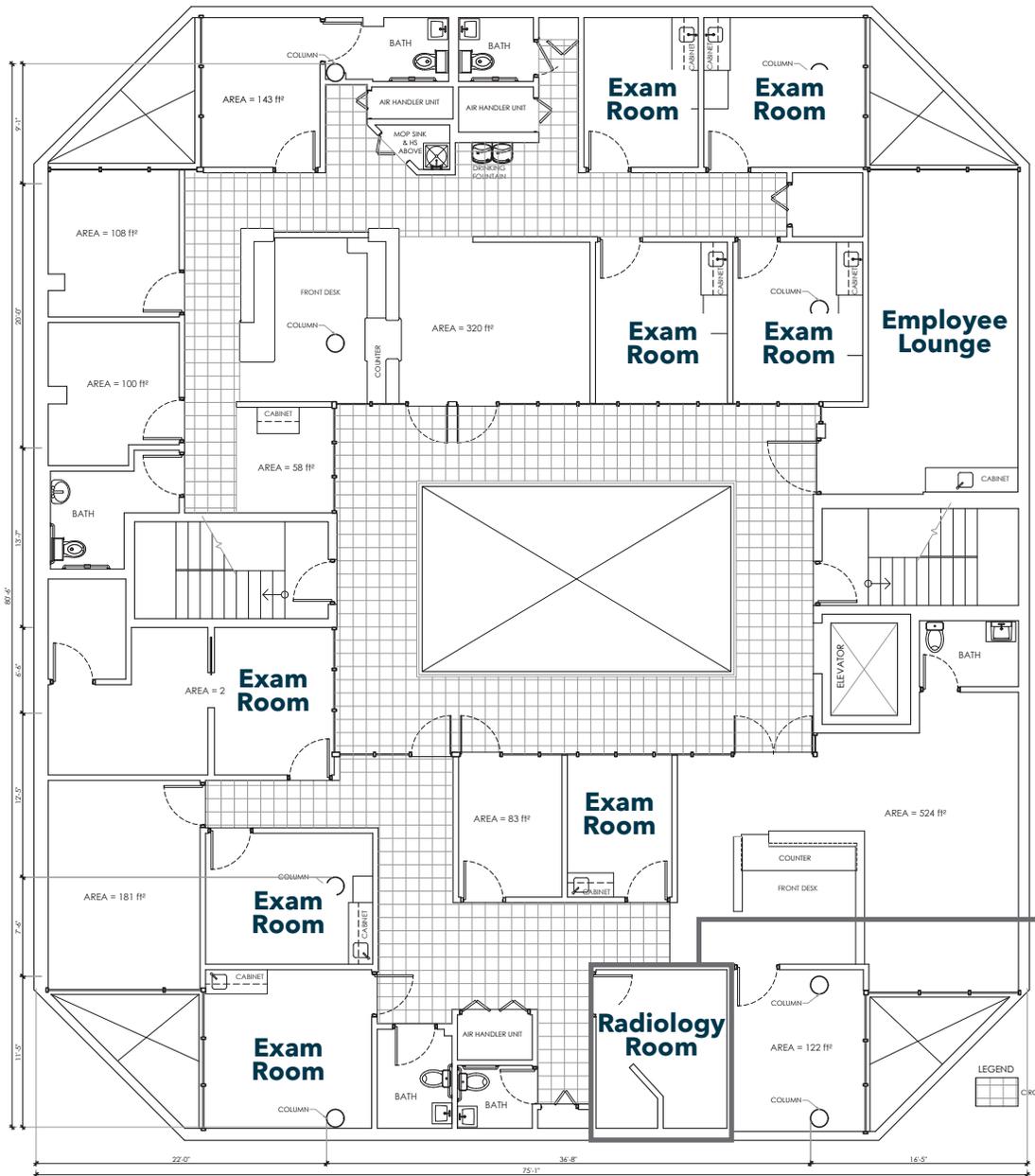


Second Floor Plan

BUILDING SPECIFICATIONS

THIRD FLOOR

Floor SF	+/- 5,500 SF
Total Available SF	3,000 - 12,000 SF
Restrooms	6
Exam Rooms	8
Radiology Rooms	1
Employee Lounge	298 SF



Third Floor Plan



Typical Radiology Room

YOUR SIGNAGE HERE



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