

Datran Center

9100 & 9130 S. Dadeland Blvd. | Miami, FL 33156



CLASS A OFFICE SPACE FOR LEASE





**CLASS A OFFICE
SPACE IN A
PREMIER
MIXED-USE
COMPLEX**

Building + Amenities

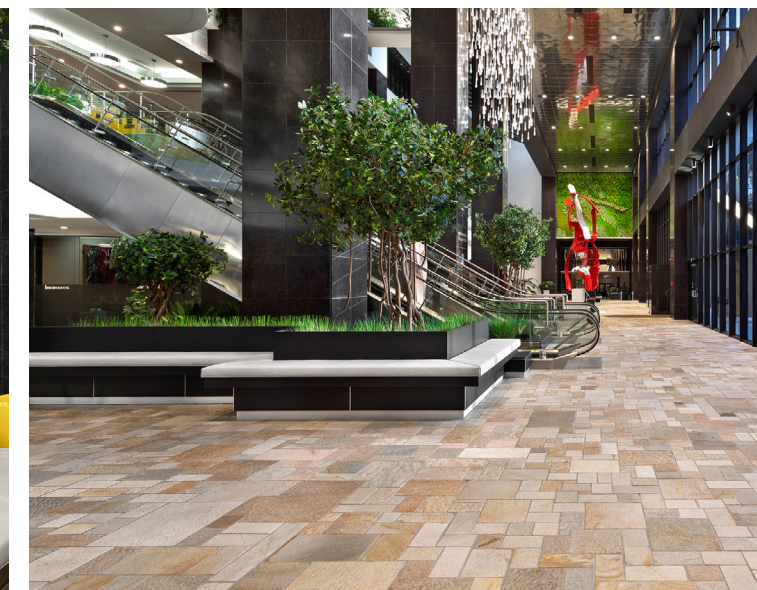
- + Tenant Conference Center
- + On-site 300-room Marriott Hotel
- + First Horizon Bank Branch
- + Restaurant
- + Hair Salon
- + Med Spa
- + Car Wash
- + 24-hour security
- + LEED Gold Certified and Energy Star Rated
- + Covered Parking Garage 2.5/1,000 RSF
- + On-site Property Management
- + Direct Access to Metro-Rail Station

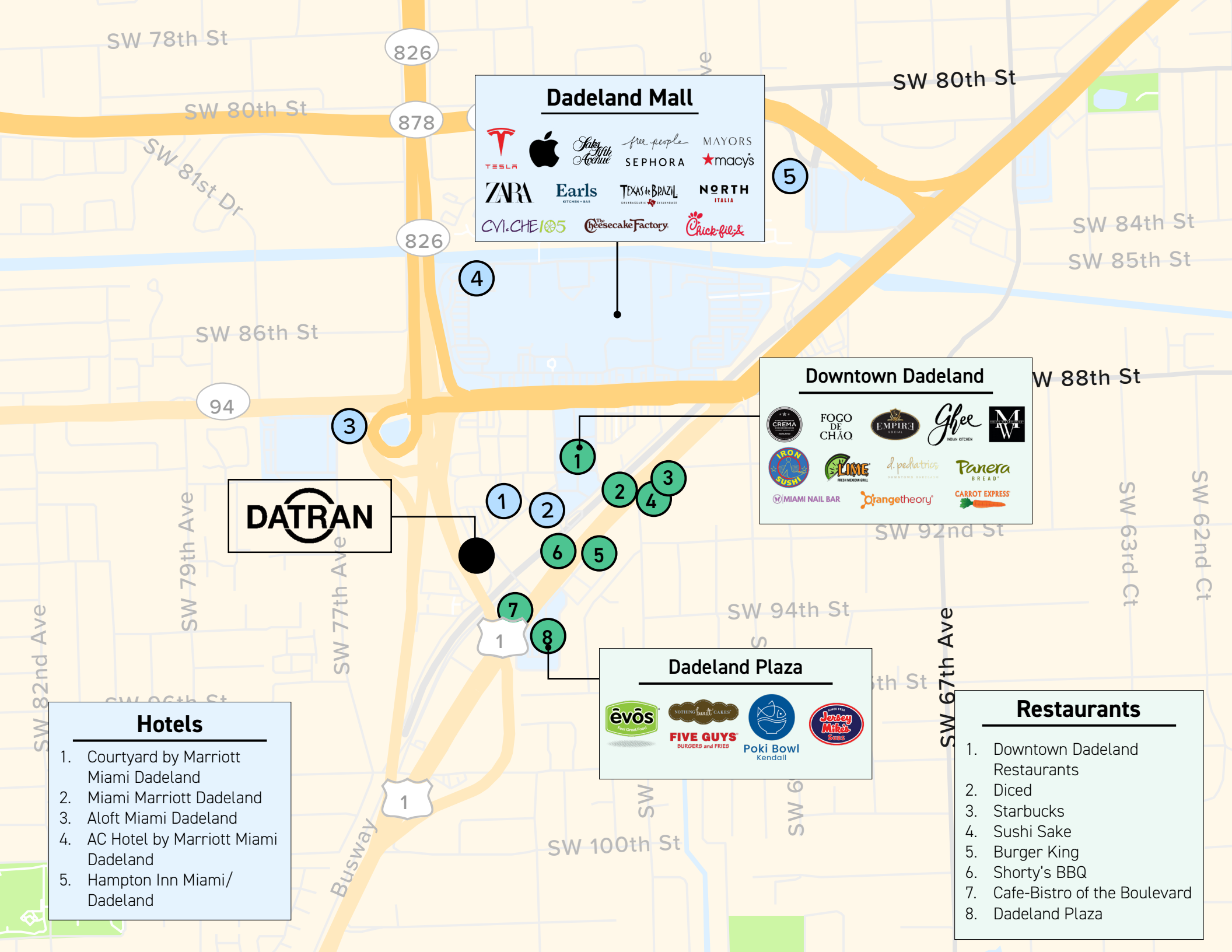
Information + Renovations

Datran Center stands as an architectural marvel, hosting a 24-story, 300-room hotel adorned with a cutting-edge meeting and banquet center, accompanied by a sophisticated tri-level retail area. Seamlessly connected to the South Dadeland Station of the Metrorail Rapid Transit System, acting as the hub for two Metrobus routes, it effortlessly opens gateways to Miami's key destinations.

Strategically positioned just off US-1, in proximity to the Palmetto Expressway, Kendall Drive, and adjacent to the Dadeland Mall, the property not only enjoys prime visibility but also establishes itself as an iconic landmark within the local panorama.

Among its distinguished features is a meticulously renovated 3-story atrium lobby that captivates visitors upon entry. Elevators, recently upgraded, are intelligently programmed to facilitate controlled after-hour access. This commitment to excellence extends to operational efficiency, earning the building the prestigious LEED Gold Certified and Energy Star label.





Ideal + Location



Population
280,985



Households
99,828



Avg Household Income
\$112,936



Median Age
43.5

Annual Growth 2010-2023	0%
Bachelor's Degree or Higher	43%
Median Home Value	\$459,185
Owner Occupied Households	65,593
Renter Occupied Households	31,608

5-mile radius (2023)

Restaurants

1. Downtown Dadeland Restaurants
2. Diced
3. Starbucks
4. Sushi Sake
5. Burger King
6. Shorty's BBQ
7. Cafe-Bistro of the Boulevard
8. Dadeland Plaza

Dadeland Plaza



Downtown Dadeland



Dadeland Mall



Hotels

1. Courtyard by Marriott Miami Dadeland
2. Miami Marriott Dadeland
3. Aloft Miami Dadeland
4. AC Hotel by Marriott Miami Dadeland
5. Hampton Inn Miami/Dadeland



Transportation + Map

TRAVEL VIA METRO RAIL FROM YOUR OFFICE DIRECTLY TO MIAMI INTERNATIONAL AIRPORT – Prominent intermodal hub with the MetroRail and the MetroBus constantly shuttling patrons to and from Datran Center



LEASING CONTACTS

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DATRAN CENTER

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