

**5% COMMISSION TO
COOPERATING BROKER***

*If lease is signed before January 1, 2026

Office



CitiCentre Building

For More Information

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**OFFICES FROM 1,200 SF TO 6,720 SF
FOR LEASE**

290 NW 165th St | Miami, FL 33169

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

CitiCentre Building

290 NW 165th St | Miami, FL 33169

Property Features

- Quality turnkey buildouts
- Plenty of natural light - window lined offices
- Efficient layouts
- Move-in ready
- Each suite is separately metered

Availability

**P600/P700	2,491 RSF	\$32.00 PSF*
P-600	1,200 RSF	\$32.00 PSF*
P-700	1,291 RSF	\$32.00 PSF*

**PH 5	6,720 RSF	\$32.00 PSF*
PH 5A	2,384 RSF	\$32.00 PSF*
PH 5B	2,003 RSF	\$32.00 PSF*
PH 5C	2,333 RSF	\$32.00 PSF*

* Base rent is on a modified gross basis, electricity is separately metered

** Suites can be combined or leased separately

Recent Upgrades

- Lobby has been painted and refreshed
- Hallways repainted, new ceiling tiles and light fixtures
- Elevator areas and interior cabs have been upgraded
- Covered parking area is painted and pressure washed
- Parking area is newly sealcoated

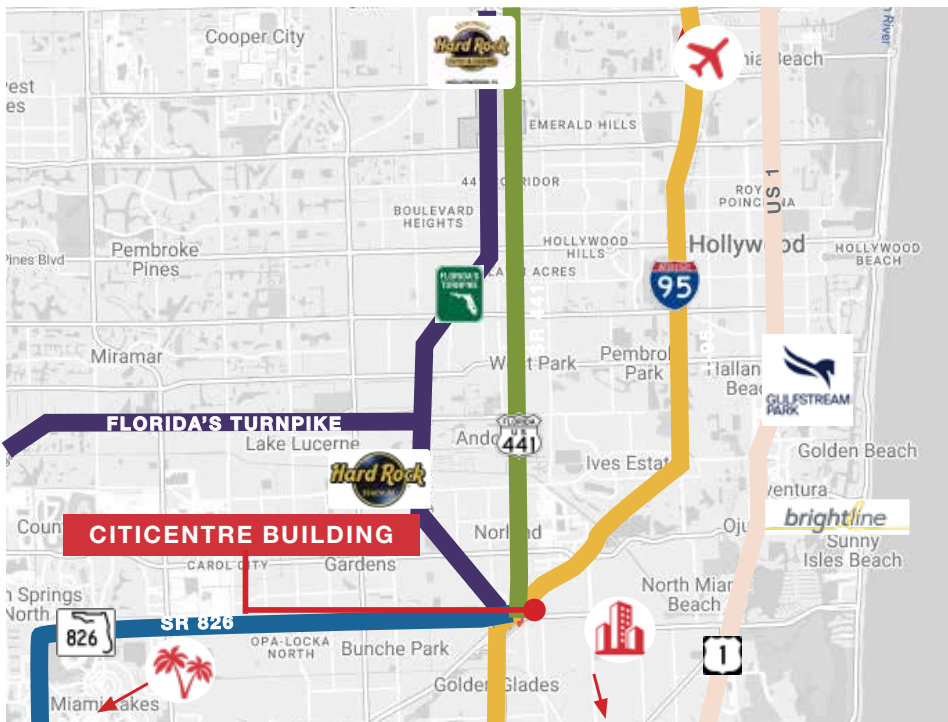



CitiCentre Building

290 NW 165th St | Miami, FL 33169


Location Features

- Responsible long term ownership/management
- Recently upgraded hallways, lobby, and elevator cabs
- On-site security and property manager
- Includes upgraded exterior lighting and building monitoring
- Strategically located with easy access to I-95, Florida's Turnpike, SR 826, and SR 441
- Minutes from Tri-Rail Park and Ride lots






MIAMI INTERNATIONAL AIRPORT
± 13.4 Miles
21 Minutes



DOWNTOWN MIAMI
± 11.4 Miles
18 Minutes

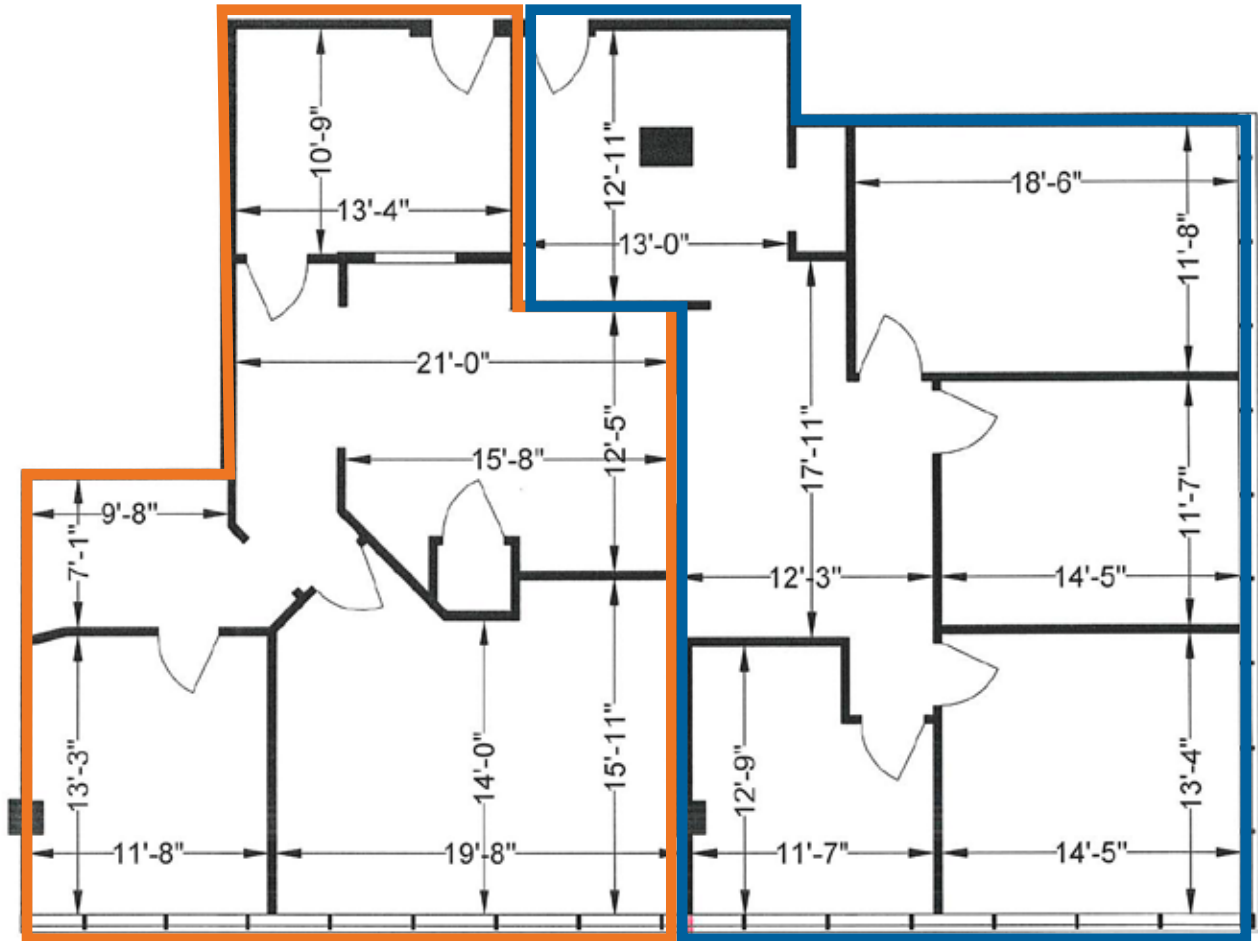


FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
± 15.2 Miles
18 Minutes

Floor Plan - P-600 & P-700

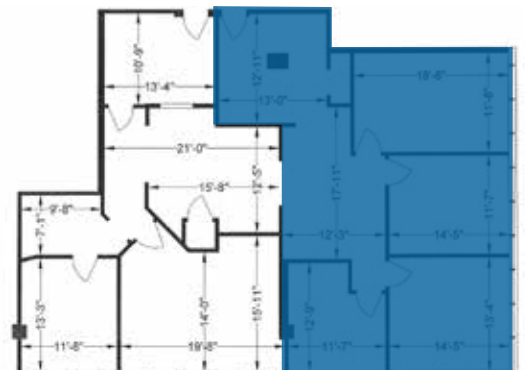
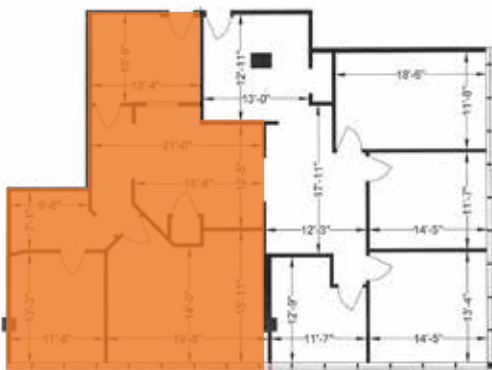
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P-600 & P-700 - 2,491 RSF



P- 600 - 1,200 RSF

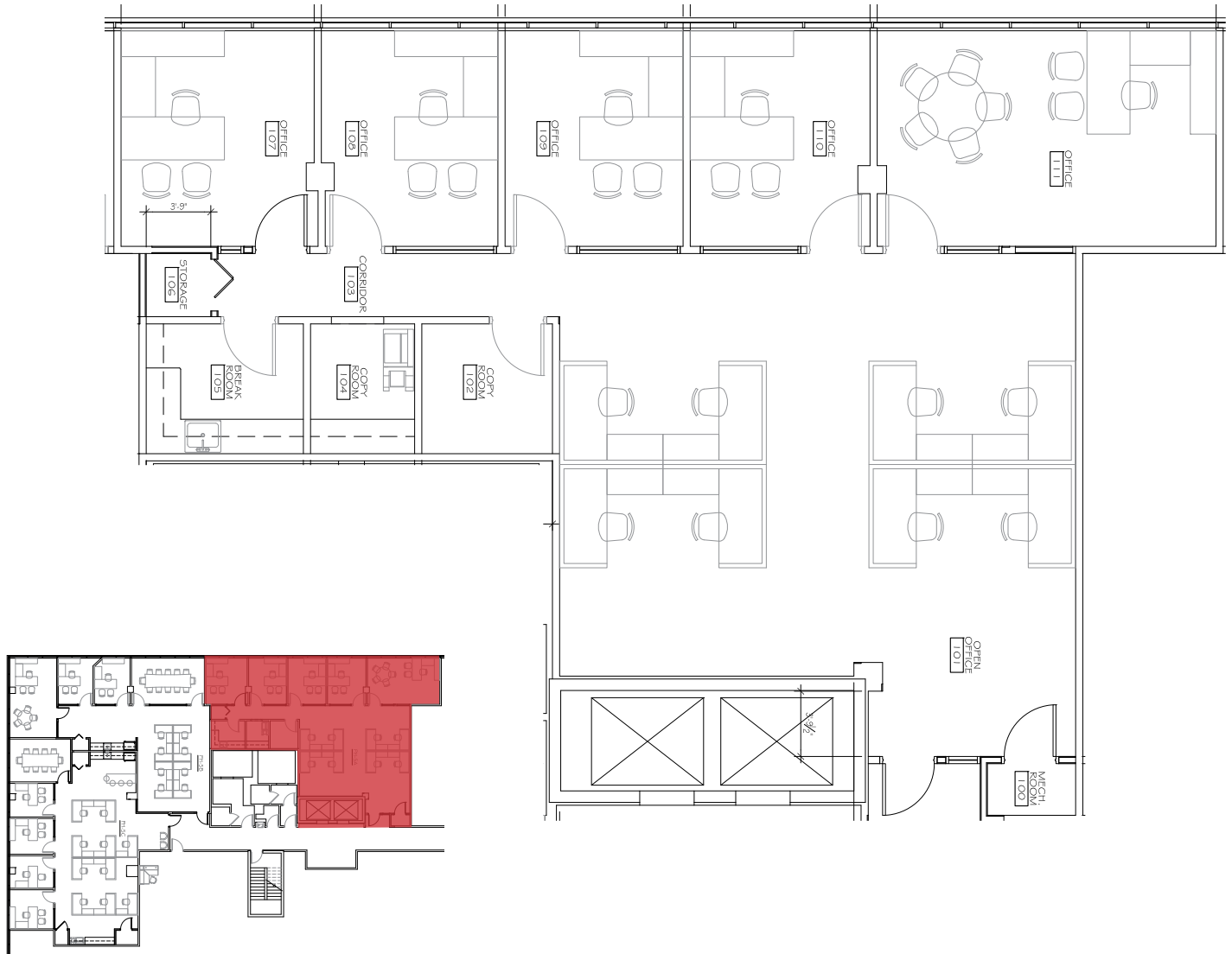
P- 700 - 1,291 RSF



Floor Plan - PH 5A

290 NW 165th St | Miami, FL 33169

2,384 RSF



- Four (4) offices on window line
- Two (2) small interior admin offices
- Conference room on window line
- Bullpen area for eight (8) people
- Breakrooms
- IT closet/storage

Floor Plan - PH 5B

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2,003 RSF



- Two (2) small & One (1) large offices on window line
- One (1) large conference room on corner of window line
- Bullpen area for eight (8) people
- Open kitchenette area

Floor Plan - PH 5C

290 NW 165th St | Miami, FL 33169

2,333 RSF



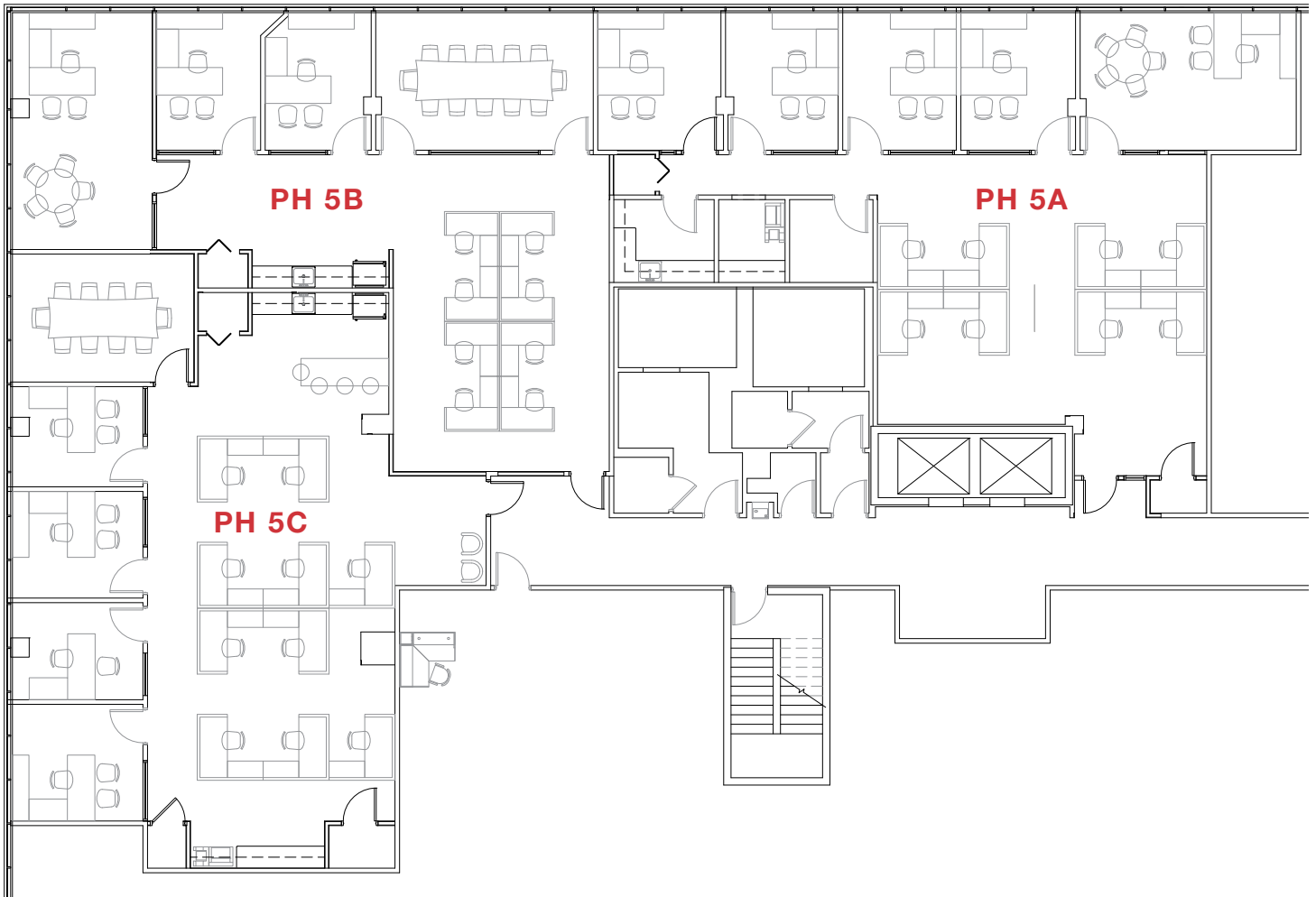
- Small reception area
- Four (4) offices on window line
- Conference room
- Open area to seat 10 people
- Open kitchenette
- Storage closet
- IT closet

Floor Plan - PH 5

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PH 5A, PH 5B, & PH 5C

Up to 6,720 RSF



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