



## Fully Built Out Free Stand Medical Office Building

4440 W 16th Ave | Hialeah, FL - 33012-782

**Daniel Pou**  
Partner  
danny@fusecre.com  
305.934.8390

**Ivo Tsinev**  
Partner  
ivo@fusecre.com  
305.934.8390

Fuse Commercial LLC  
Real Estate Services  
10200 SW 66th St, Miami FL  
info@fusecre.com | www.fusecre.com



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Fully Built Out Free Stand Medical Office Building

4440 W 16th Ave | Hialeah, FL - 33012-7821



## AVAILABILITIES

- Total Space Available: 11,705 SF

## PROPERTY HIGHLIGHTS

- Fully Built-Out Medical Office: Move-in ready with modern medical finishes.
- Floor Plan: includes multiple exam rooms, private offices, waiting room, reception area, staff break room and ADA-compliant restrooms.
- State-of-the-Art Infrastructure: includes a million dollar recent remodel including a lab, medical-grade plumbing, electrical systems and specialized lighting.
- Parking: ample on-site parking with easy access for patients and staff.
- Accessibility: Two-level building with ADA compliance for ease of access.

## PRIME LOCATION

- Located in a high-traffic area in Hialeah.
- Close to Palmetto Expressway (SR 826) for convenient access.
- Close to the Main Retail Hub of Hialeah- W 49th St.
- Surrounded by hospitals, clinics and pharmacies.
- Zoning:\*\* Medical/Professional Office.
- Ideal for:\*\* Physicians, healthcare providers, clinics, outpatient service or medical specialists.
- Lease Terms: Competitive rates available. Contact for details.

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Total Population:	35,167	187,555	399,964
Average HH Income:	\$45,611	\$59,895	\$73,407
Households:	12,771	61,950	132,193
Daytime Population:	23,895	108,177	284,690



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Fully Built Out Free Stand Medical Office Building

4440 W 16th Ave | Hialeah, FL - 33012-7821



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Fully Built Out Free Stand Medical Office Building

4440 W 16th Ave | Hialeah, FL - 33012-7821



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.



# Fully Built Out Free Stand Medical Office Building

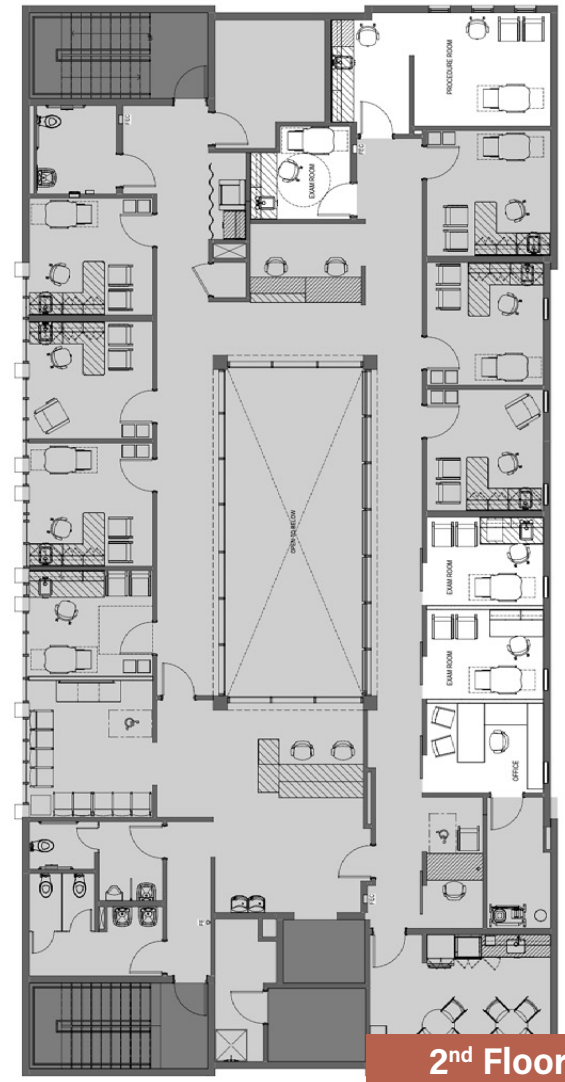
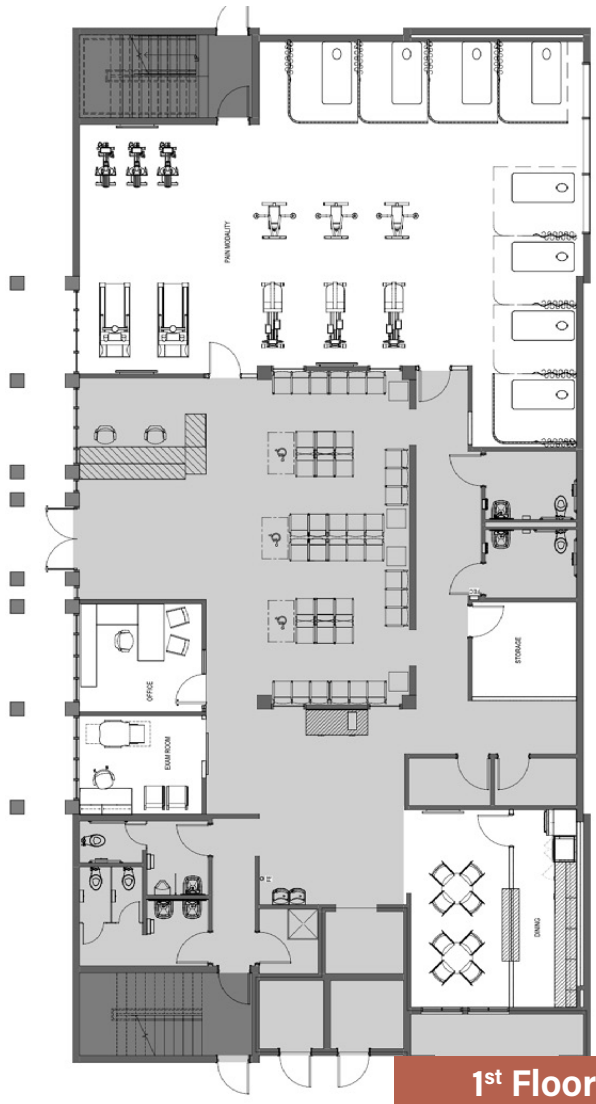
4440 W 16th Ave | Hialeah, FL - 33012-7821



Information herein has been obtained from sources deemed reliable, however accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Fully Built Out Free Stand Medical Office Building

4440 W 16th Ave | Hialeah, FL - 33012-7821



**Daniel Pou**  
Partner  
danny@fusecre.com  
305.934.8390

**Ivo Tsinev**  
Partner  
ivo@fusecre.com  
305.934.8390

Fuse Commercial LLC  
Real Estate Services  
10200 SW 66th St, Miami FL  
info@fusecre.com | www.fusecre.com

