

EXCLUSIVE

Office/Retail Sublease

9400 NW 58th Street, Doral, FL 33178



Single Tenant Building - Prime Doral Location

NW 58th Frontage
Flexible Floorplan Options
Almost 10 Year Remaining Term



Joshua Murphy, CCIM

josh@entrust-ca.com

210-557-2172

15510 VANCE JACKSON RD., STE. 101

SAN ANTONIO, TX 78255

EXCLUSIVE

Office/Retail Sublease

9400 NW 58th Street, Doral, FL 33178



This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group .

Prospective purchasers should rely solely on their own investigation and evaluation of the property, and any investment decision should be made based on the purchaser's own analysis. Entrust Commercial Advisors Group and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.



Joshua Murphy, CCIM
(210) 557-2172
josh@entrust-ca.com
TX Lic. #583858

15510 VANCE JACKSON RD. STE.101
SAN ANTONIO, TX 78255

PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, in partnership with Keller Williams Realty Premier Properties is pleased to present an outstanding, well maintained, single tenant stand alone building available for sublease in Doral's sought-after North Central area.

9400 NW 58th is a 2,911 square foot former veterinary clinic with substantial NW 58th Street Frontage. The remaining term of the underlying lease has slightly less than 10 years remaining (terms ends October 19, 2035). This building would be ideal for medical office, professional office or any retail use.

PROJECT HIGHLIGHTS

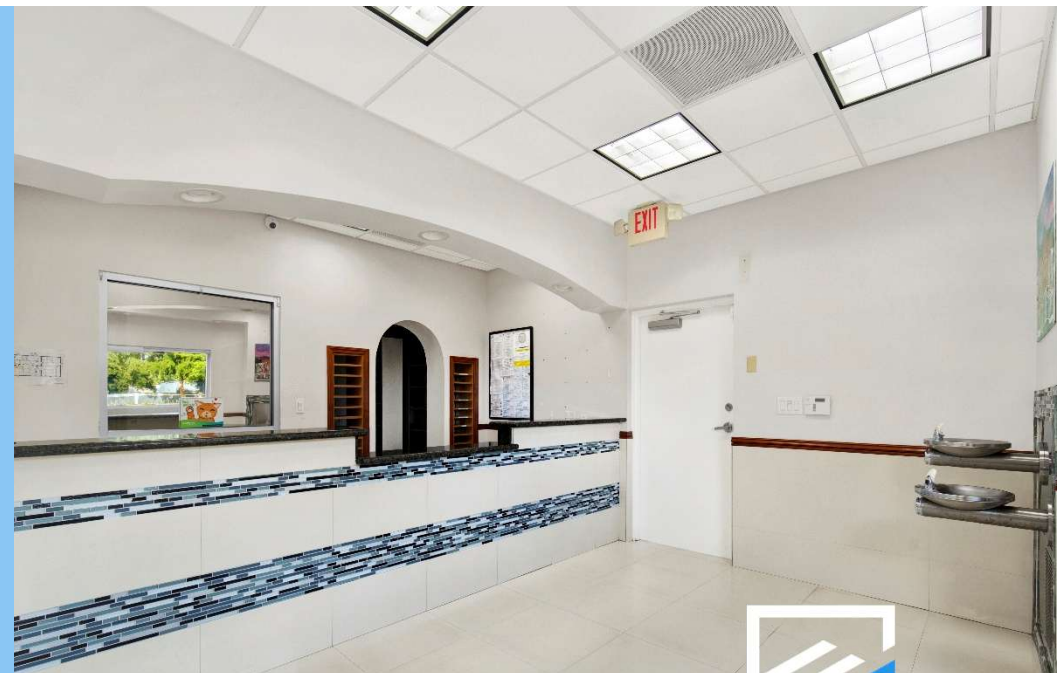
Prime NW 58th street frontage

Monument sign available

Current high-end finishes that may largely be utilized for medical office or profession office. (Retail use may take more significant interior improvements)

Located Near:

- Many national retailers
- Trump National Doral Golf Course
- Hospitals and other medical facilities
- 388k 5 Mile Population



EXECUTIVE SUMMARY

EXCLUSIVE SUB-EASING FLYER



LEASE RATE
\$46.00 NNN



AVAILABLE BUILDING AREA
2,911 SF



TENANCY
Single



TOTAL RENTABLE BUILDING AREA
2,911 SF



LAND AREA
0.82 AC



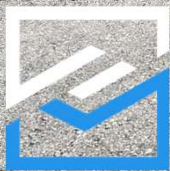
YEAR BUILT/REMODELED
1998/2018



SUBMARKET
North Central Doral



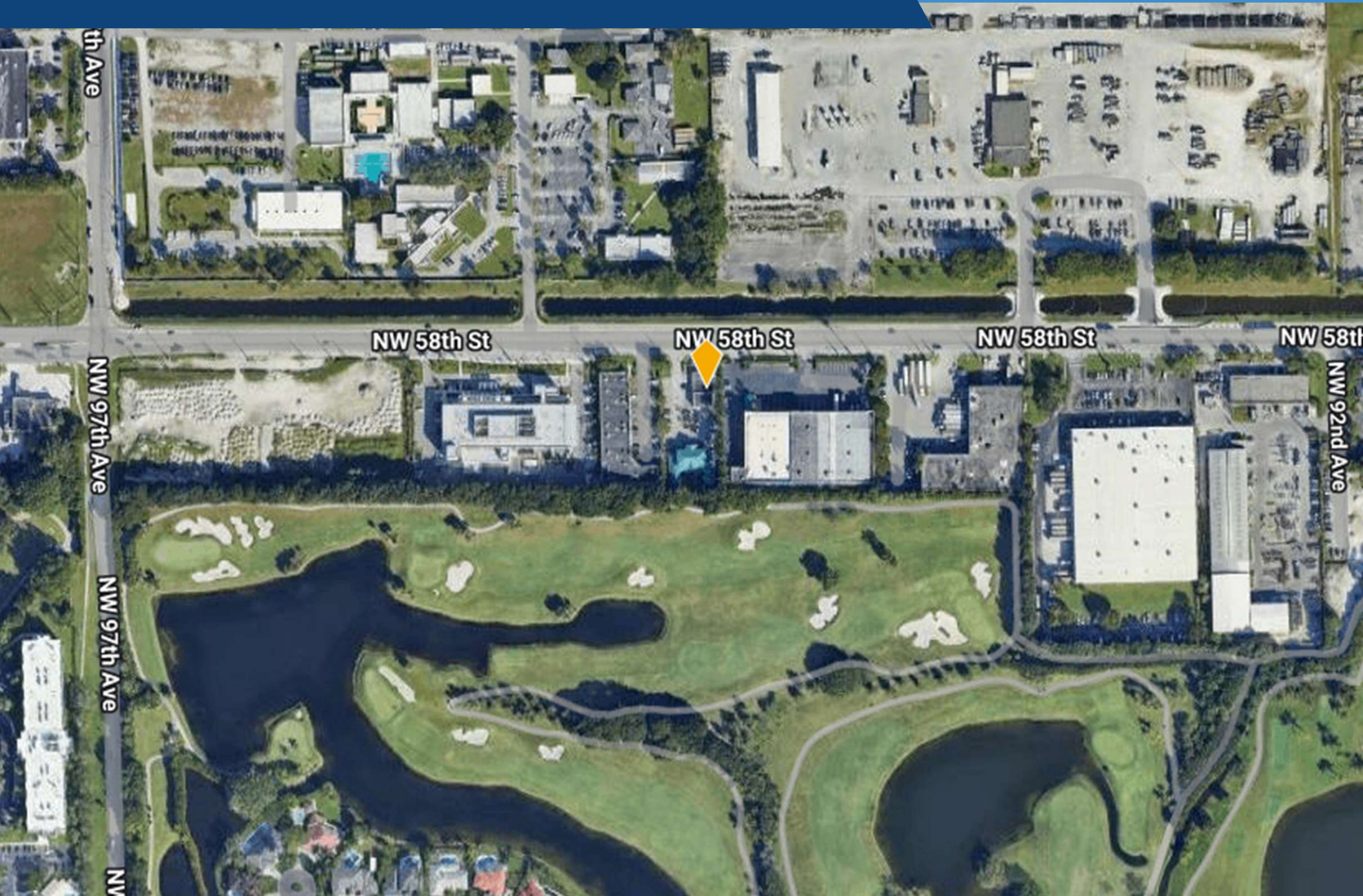
GEO ID
35-3021-001-0313



AERIAL MAP

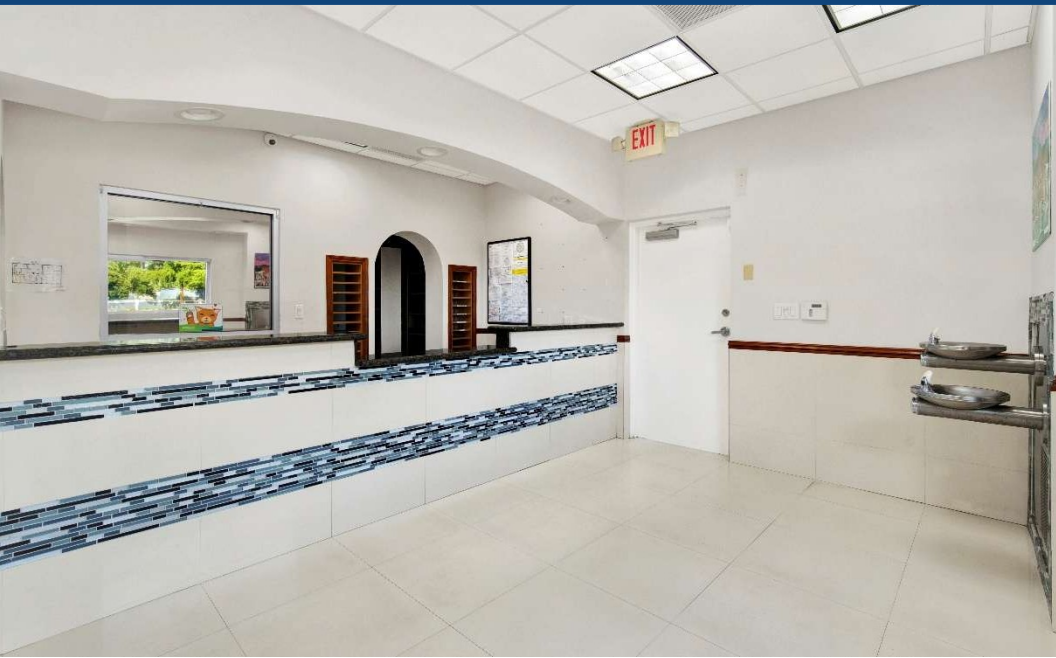
EXCLUSIVE SUB-EASING FLYER





AVAILABLE

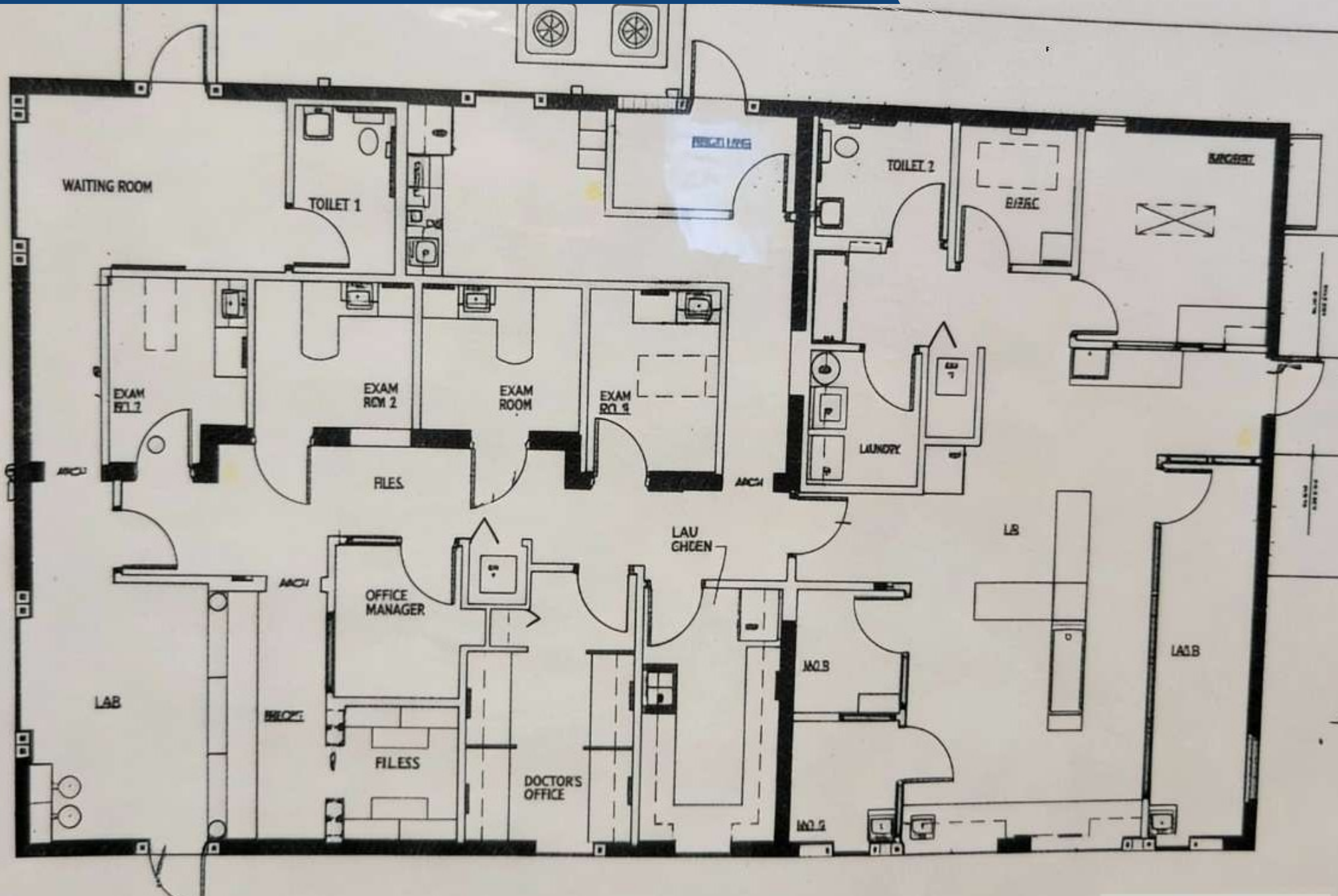
EXCLUSIVE SUB-EASING FLYER



CONTACT || JOSHUA MURPHY, CCIM || 210 557 2172 || JOSH@ENTRUST-CA.COM || LIC #583858

AVAILABLE FLOORPLAN

EXCLUSIVE SUB-EASING FLYER



DEMOGRAPHICS

EXCLUSIVE LEASING FLYER

