

FOR LEASE / MEDICAL / OFFICE  
**6950 NW 37TH AVE / MIAMI, FL 33147**

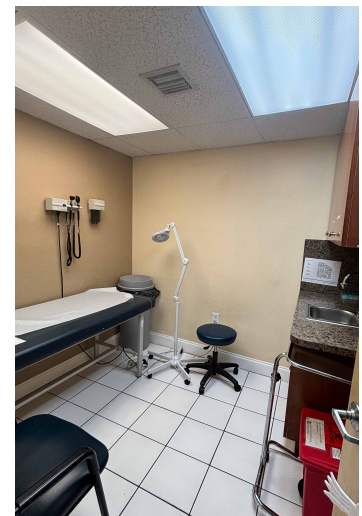


## EXECUTIVE SUMMARY

6950 NW 37th Ave offers a 2,500 SF second-generation medical or professional office space in a well-positioned and easily accessible Miami location. The property is fully built-out and ideal for medical, health, or general office users seeking a turn-key opportunity.

The space features existing medical infrastructure, including private exam rooms, reception area, administrative offices, and ADA-compliant restrooms—minimizing build-out costs and allowing for quick occupancy.

Strategically located along NW 37th Ave, the property benefits from high visibility, strong traffic counts, and proximity to major highways, offering convenience for both staff and patients/clients.



## PROPERTY HIGHLIGHTS

<b>TYPE</b>	Medical/Office
<b>BUILDING SIZE</b>	2,500 SF
<b>TOTAL LOT SIZE</b>	16,117 SF
<b>ZONING</b>	M-1
<b>RATE</b>	\$24 Mod. Gross

