

# Beacon Centre

Suite 113: 3,221 RSF

8491 NW 17th St  
Miami, FL 33126

Office Space Available For Sublease in Premier Business Park





## Sublease Information

- + **Premises:**
  - Suite 113: 3,221 RSF
- + **Building Class:** B
- + **Submarket:** Miami Airport West
- + **Term:** Through February 28, 2027
- + **Occupancy:** Immediate
- + **Asking Rate:** Negotiable
- + **Furniture:** Included
- + **Parking Ratio:** 3.75/1,000 SF

## Suite & Building Notes

- Suite features a reception area, large conference room, five (5) private offices, a breakroom, two (2) bathrooms, a training room, and ten (10) workstations
- Beacon Center is a 205-acre, mixed-use premier commercial business park located west of Miami International Airport with easy access to all major expressways and roadways, including the Dolphin Expressway, the Palmetto Expressway, and Florida's Turnpike
- Nearby amenities include numerous restaurants, hotels, banks and shopping centers



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