



**PRICE  
IMPROVEMENT**

# OFFICE SPACE FOR LEASE

**4900 SW 72<sup>nd</sup> Avenue  
Miami, FL**

## BIRD ROAD ARTS DISTRICT

This exceptional office condominium association is situated in the highly sought-after Bird Road Arts & Industrial District, offering a unique blend of creative energy and industrial functionality. Nestled in the heart of Miami, FL - perfect for businesses looking to thrive in a dynamic, up-and-coming area known for its mix of art studios, galleries, and innovative companies.

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[www.madduxco.com](http://www.madduxco.com)**CONFIDENTIALITY DISCLAIMER**

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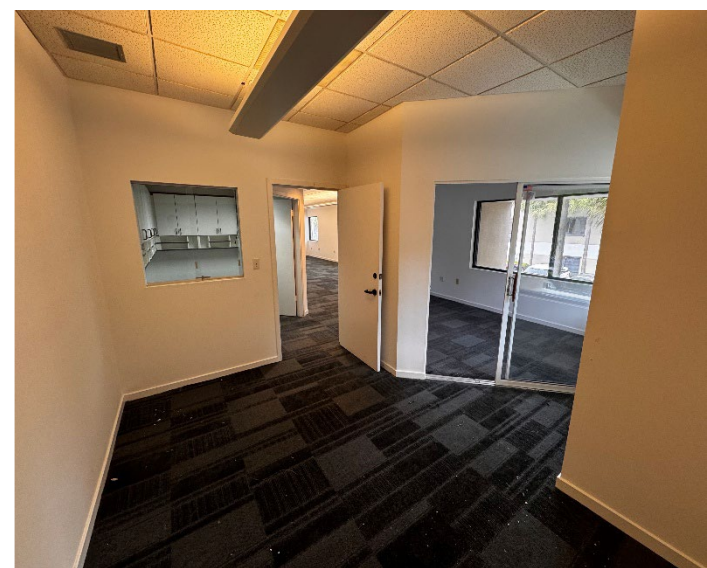
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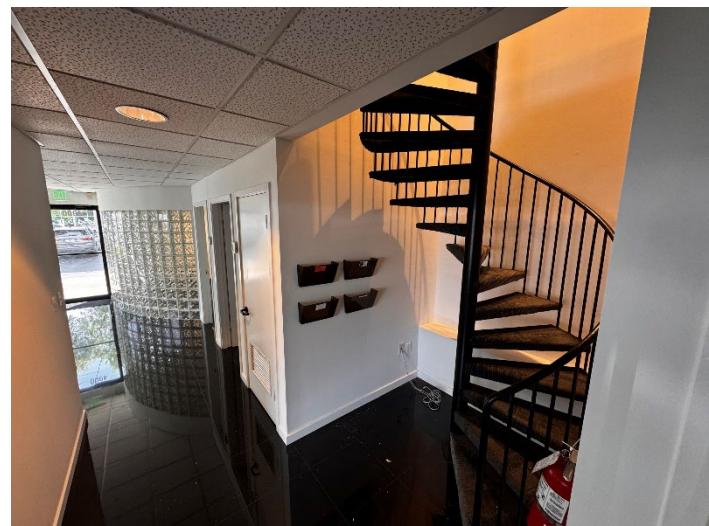
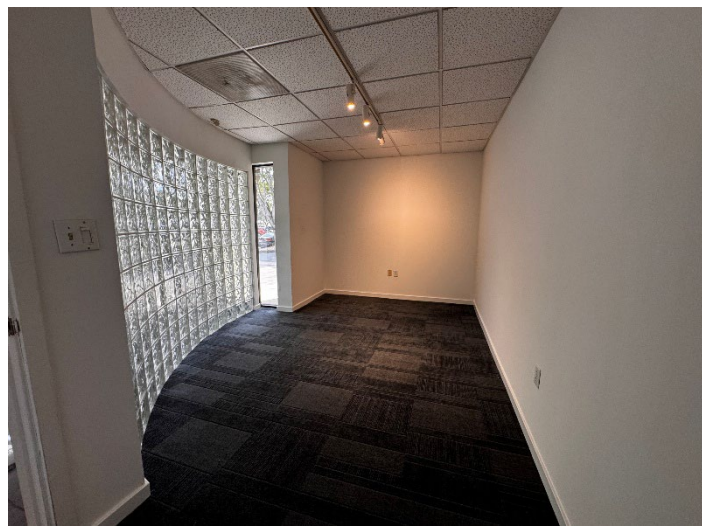
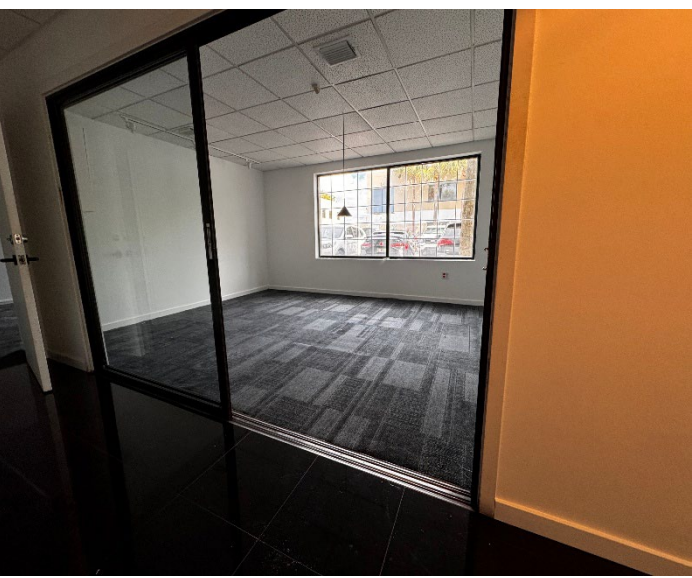
**PROPERTY DESCRIPTION**CLASS "A" OFFICE SPACE *(with small warehouse)***SIZE: 2,800 +/- Square Feet****PRICE: \$22/SF Gross + Tax/Month****DESCRIPTION**

This well-appointed office space offers a professional and functional environment ideal for businesses of all sizes. The two-story layout features a welcoming reception area that sets the tone for your clients and guests.

- Five private offices provide ample room for individual workspaces or small teams.
- A spacious conference room is perfect for meetings and presentations.
- Two bathrooms—one on each floor—ensure convenience for staff and visitors.
- Two kitchenettes allow for breaks and meal prep on both levels.
- A dedicated storage area offers additional space for supplies or equipment.
- Abundant natural light streams through large windows, creating a bright, inviting workspace.
- Six designated parking spaces make it easy for employees and clients to access the building.

This office space combines functionality with style, providing a great location for any business. Contact us today to schedule a tour!





CORALWAY (53,000 VPD)

(44,500 VPD)

826

976

(69,000 VPD)

973

TROPICAL PARK

(163,500 VPD)

SUBJECT PROPERTY:  
4900 SW  
74th COURT



Lake Catalina

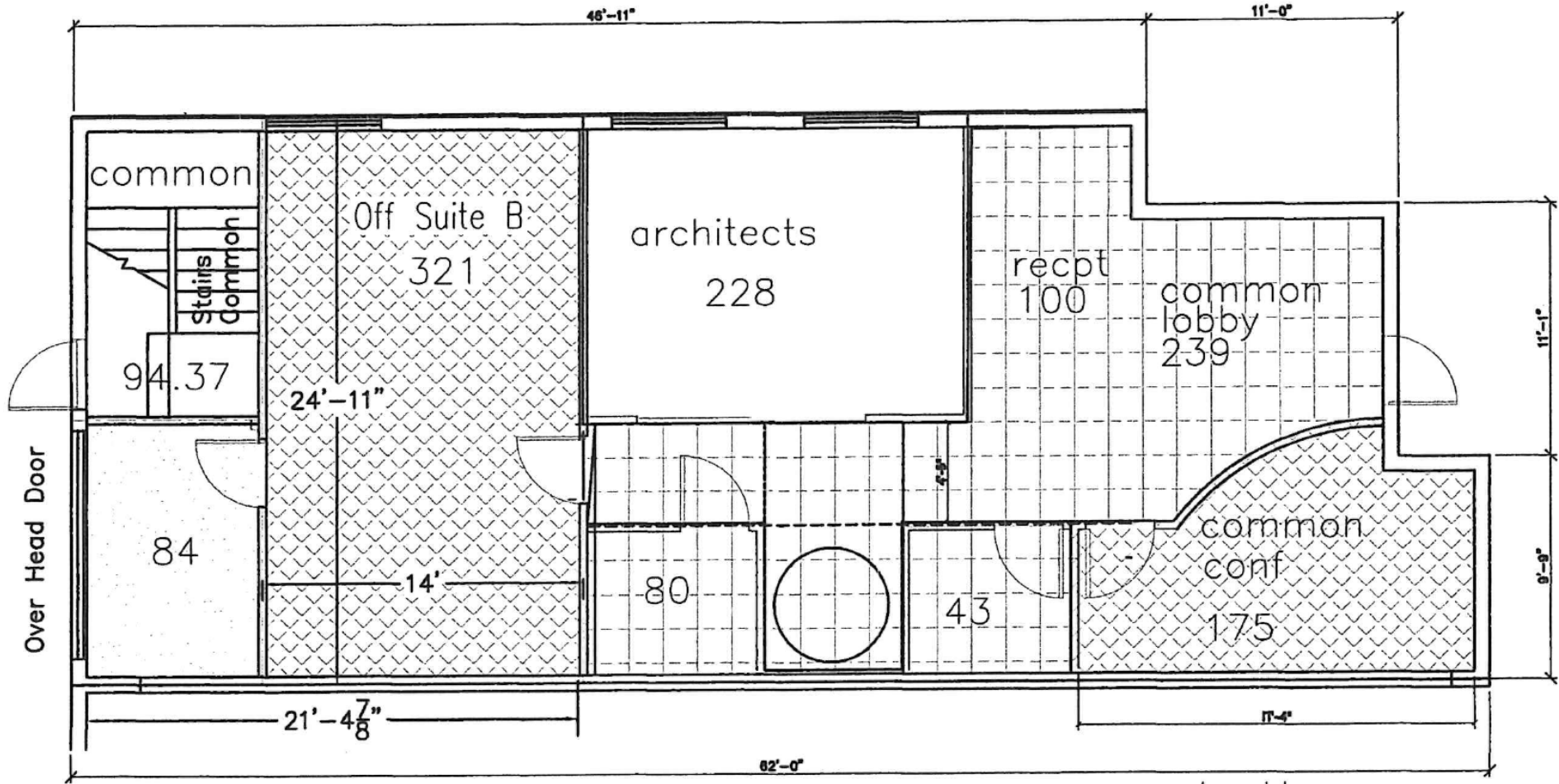
TOLL  
874

Twin Island Lake

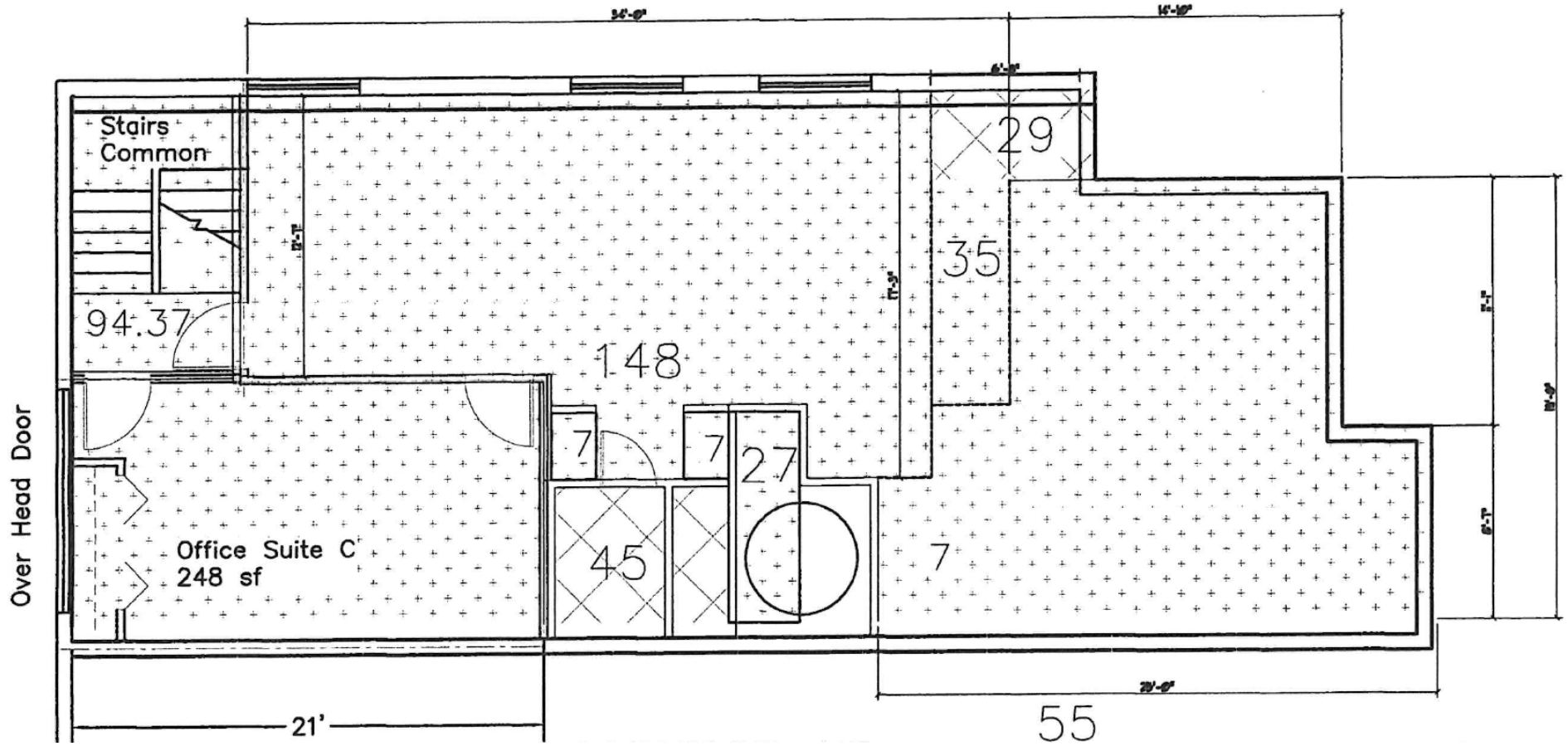


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FIRST FLOOR PLAN



# SECOND FLOOR PLAN



# MIAMI FLORIDA

## **MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE**

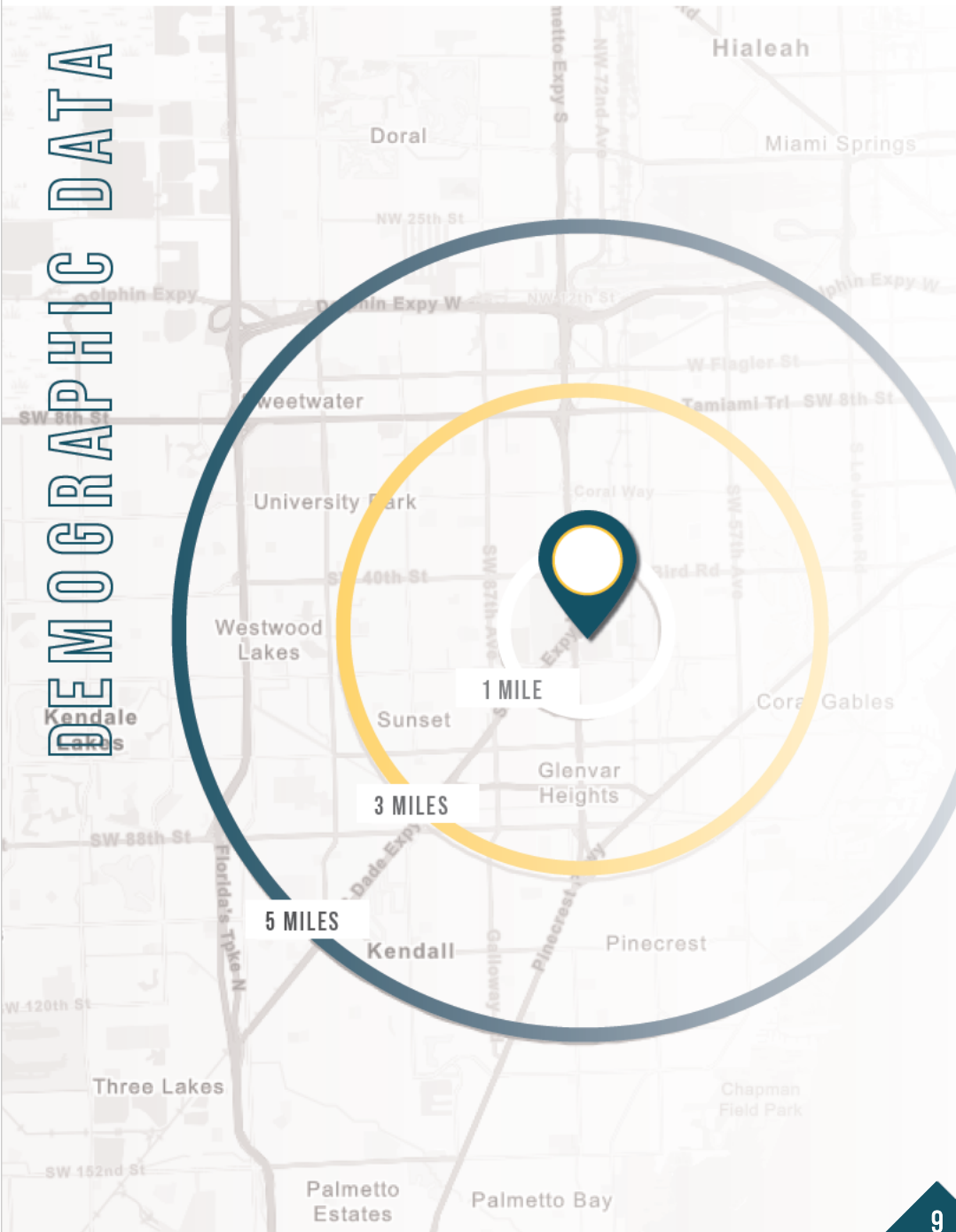
Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.



DEMOGRAPHIC DATA



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,198	156,036	451,800
Households	3,799	57,793	170,202
Families	2,415	38,620	113,997
Average Household Size	2.41	2.60	2.59
Owner Occupied Housing Units	2,186	34,076	92,726
Renter Occupied Housing Units	1,613	23,717	77,476
Median Age	45.6	43.5	44.1
Median Household Income	\$100,573	\$90,278	\$83,026
Average Household Income	\$139,484	\$130,785	\$123,958
2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,273	155,543	448,026
Households	3,875	59,031	173,247
Families	2,496	39,658	116,390
Average Household Size	2.39	2.54	2.52
Owner Occupied Housing Units	2,294	35,409	96,976
Renter Occupied Housing Units	1,581	23,622	76,271
Median Age	46.7	44.1	44.8
Median Household Income	\$115,063	\$108,592	\$101,334
Average Household Income	\$163,600	\$153,280	\$145,675



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