

2,040 SF OFFICE WAREHOUSE SUITE 110 FOR LEASE

JESSE COX

305.807.9614

jcox@madduxco.com

SCOTT WESTON

786.942.6143

jscottweston@aol.com

MADDUX & COMPANY

305.264.9661

**2,040 SF
OFFICE
WAREHOUSE**

Welcome to 7440 SW 50 Terrace, Suite 110, Miami, FL 33155, an exceptional office warehouse space offering sophistication, convenience, and a prime location near Coral Gables. This suite is designed to meet the needs of professionals seeking a polished and functional workspace in one of Miami's most desirable business hubs. Elevate your business by choosing this exceptional space.

7440 SW 50 TER



JESSE COX

305.807.9614
jcox@madduxco.com

SCOTT WESTON

786.942.6143
jscottweston@aol.com

**MADDUX AND
COMPANY**

7250 SW 39th Terrace
Miami, FL 33155

305.264.9661
www.madduxco.com

CONFIDENTIALITY DISCLAIMER

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

**7440 SW 50 Ter. #110 - OFFICE
FLEX SPACE FOR LEASE**

\$4,345 per Month - Modified Gross

Elegant Office Warehouse Space near Coral Gables – Ideal for Your Business!

Welcome to 7440 SW 50 Terrace, Suite 110, Miami, FL 33155, an exceptional office space offering sophistication, convenience, and a prime location near Coral Gables.

This suite is designed to meet the needs of professionals seeking a polished and functional workspace in one of Miami's most desirable business hubs.

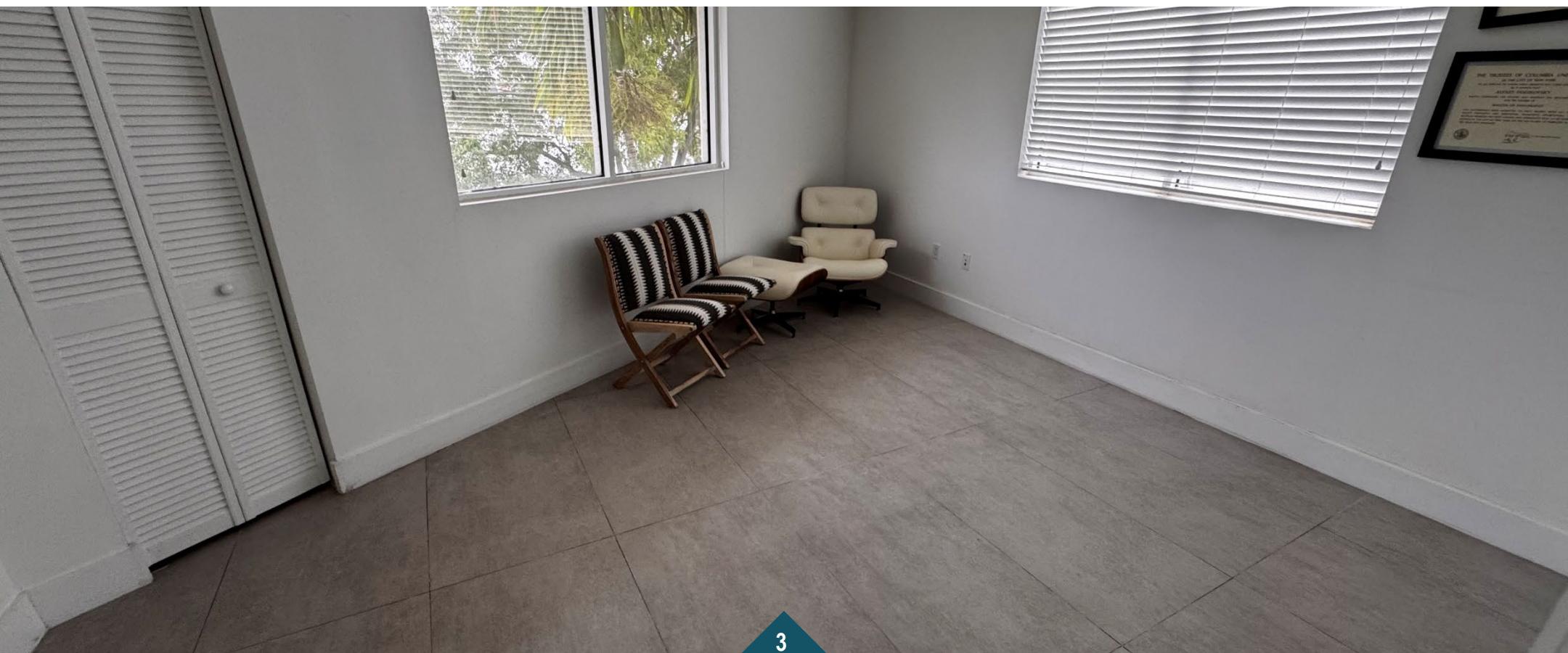
Prestigious Location: Nestled in a sought-after area with convenient access to US-1, major highways, and Miami International Airport, ensuring ease for both clients and employees.

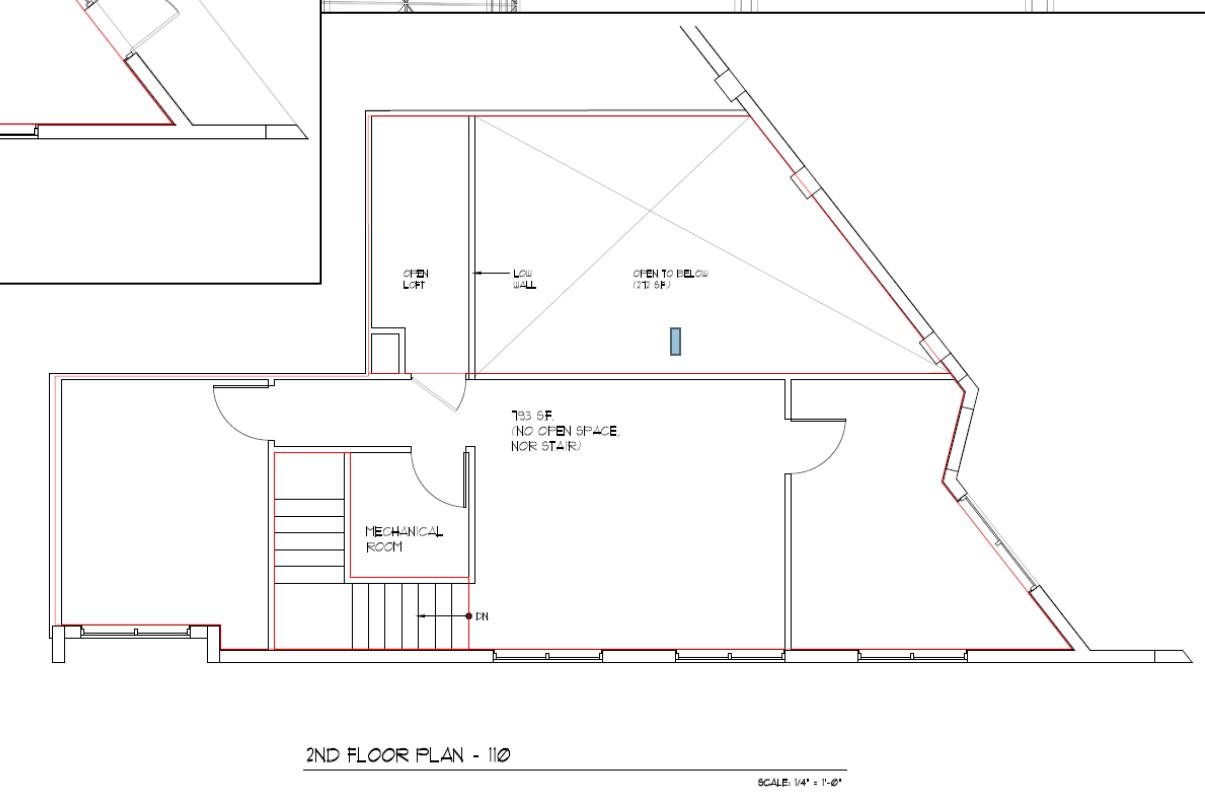
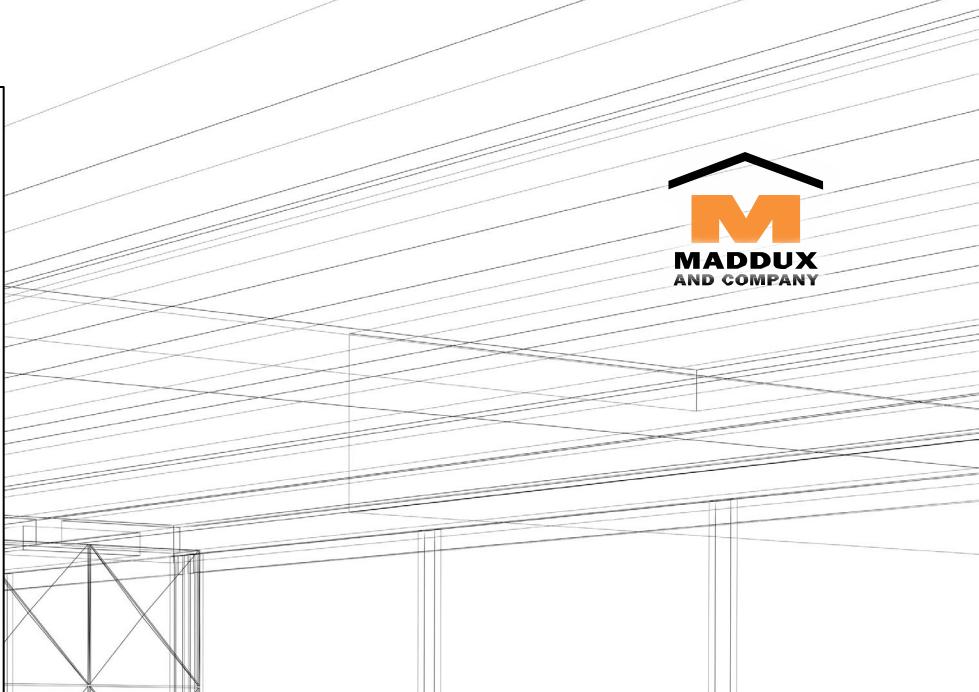
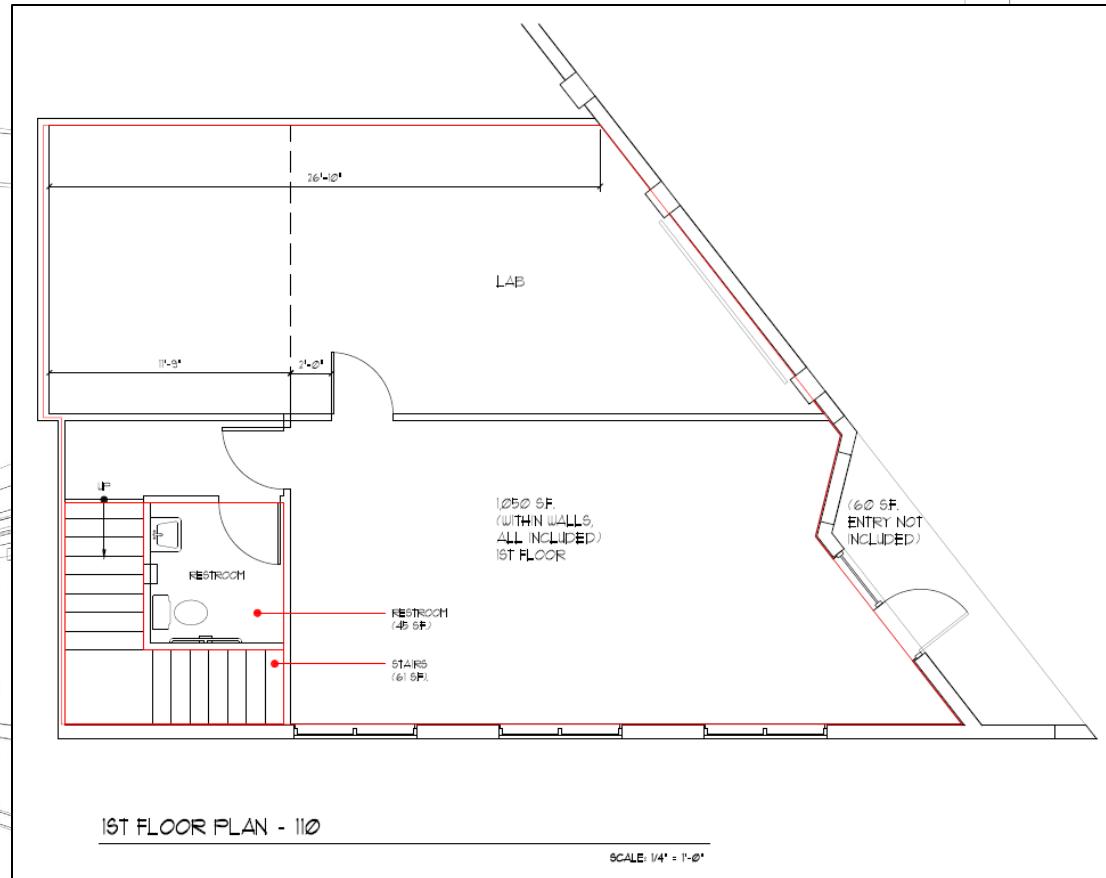
Versatile Layout: A thoughtfully designed space with the clean warehouse and premium office perfect for collaborative workstations, or client-facing operations.

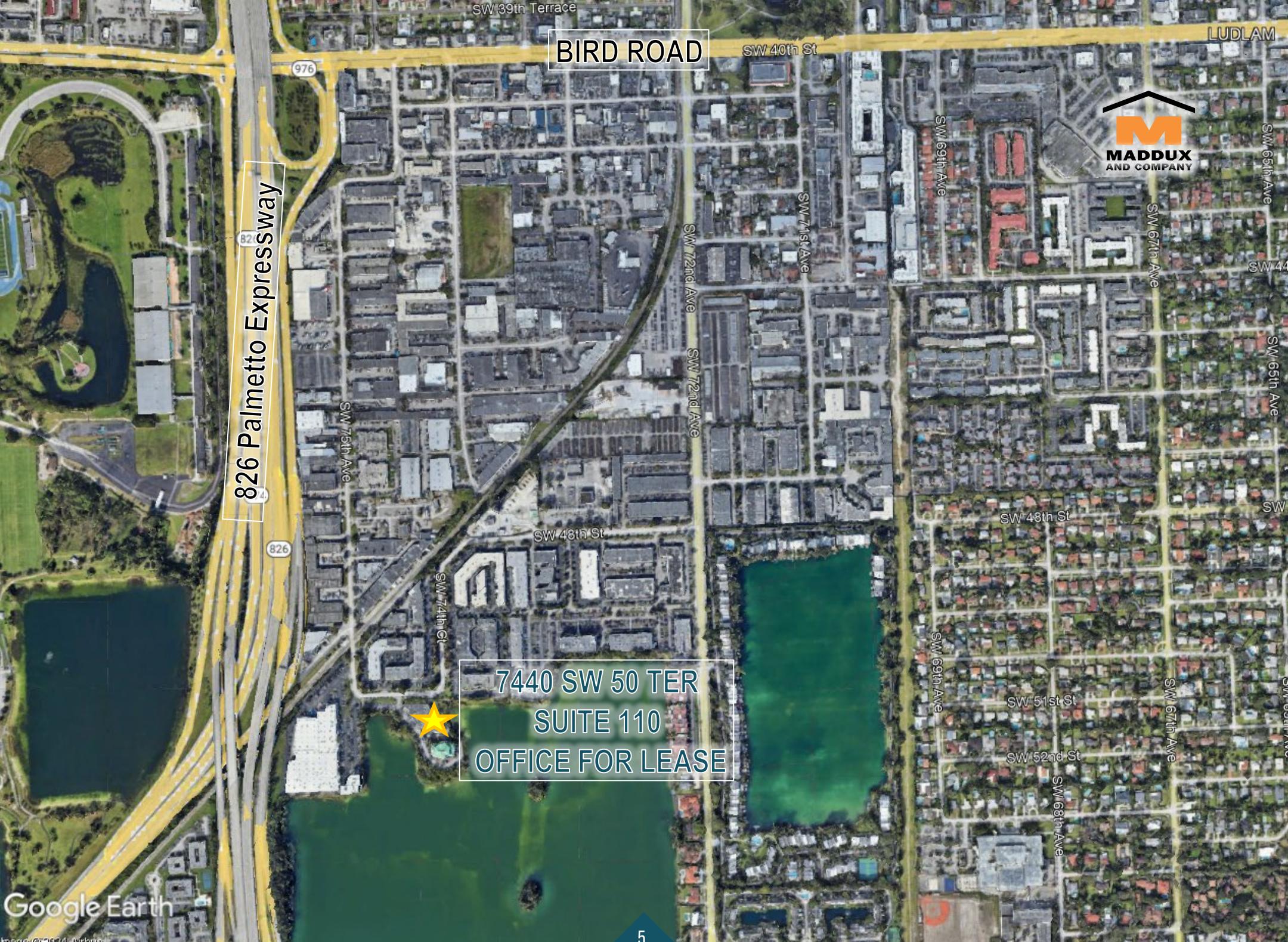
Professional Appeal: Modern finishes, abundant natural light, and a welcoming ambiance that reflects professionalism and attention to detail.

Ample Parking: Dedicated parking ensures hassle-free visits for your team and clientele. This space is ideal for engineers, consulting firms, creative agencies, or any professional services looking for a distinguished presence in Miami.

Elevate your business by choosing this exceptional space. Contact us today to schedule a private showing and make Suite 110 at 7440 SW 50 Terrace your new business home!







BIRD ROAD



7440 SW 50 TER
SUITE 110
OFFICE FOR LEASE

Google Earth

Image © 2024 Airbus



JESSE COX

305.807.9614

jcox@madduxco.com

SCOTT WESTON

786.942.6143

jscottweston@aol.com

**MADDUX AND
COMPANY**

7250 SW 39th Terrace
Miami, FL 33155

305.264.9661

www.madduxco.com