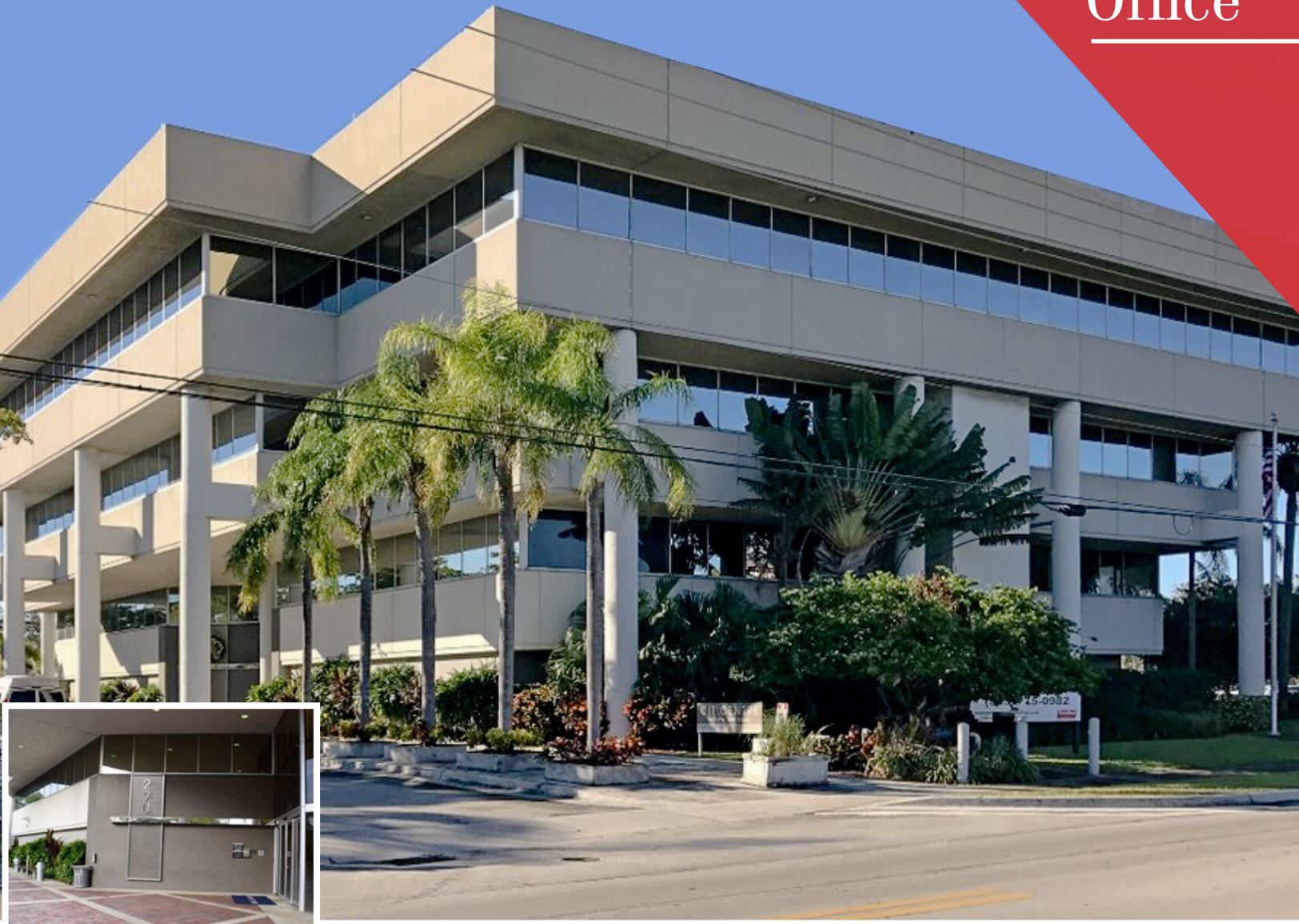


5% COMMISSION TO
COOPERATING BROKER

Office



CitiCentre Building

UP TO 4,764 SF FOR LEASE

290 NW 165th St | Miami, FL 33169

For More Information

Sherry Halstead

+1 305 775 6953

shalstead@naimiami.com

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

CitiCentre Building

290 NW 165th St | Miami, FL 33169

Property Features

- Professional office space
- Plenty of natural light - window lined offices
- Move-in ready - January 1, 2026
- Can be subdivided

Availability

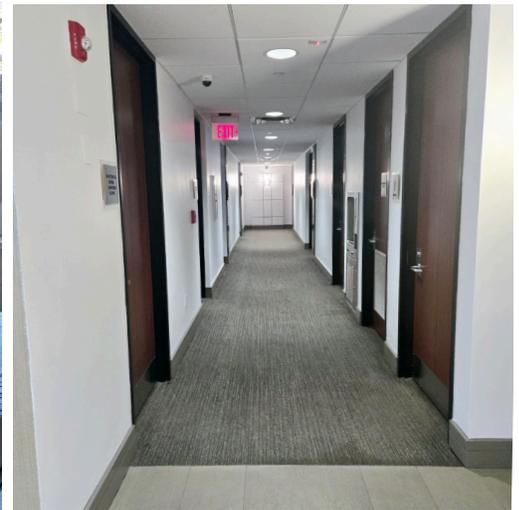
**M500, M700, M800	4,764 RSF	\$32.00 PSF*
M500	2,447 RSF	\$32.00 PSF*
M700	1,075 RSF	\$32.00 PSF*
M800	1,242 RSF	\$32.00 PSF*

* Base rent is on a modified gross basis, electricity is separately metered

** Suites can be combined or leased separately

Recent Upgrades

- Lobby has been painted and refreshed
- Hallways repainted, new ceiling tiles and light fixtures
- Elevator areas and interior cabs have been upgraded
- Covered parking area is painted and pressure washed
- Parking area is newly sealcoated

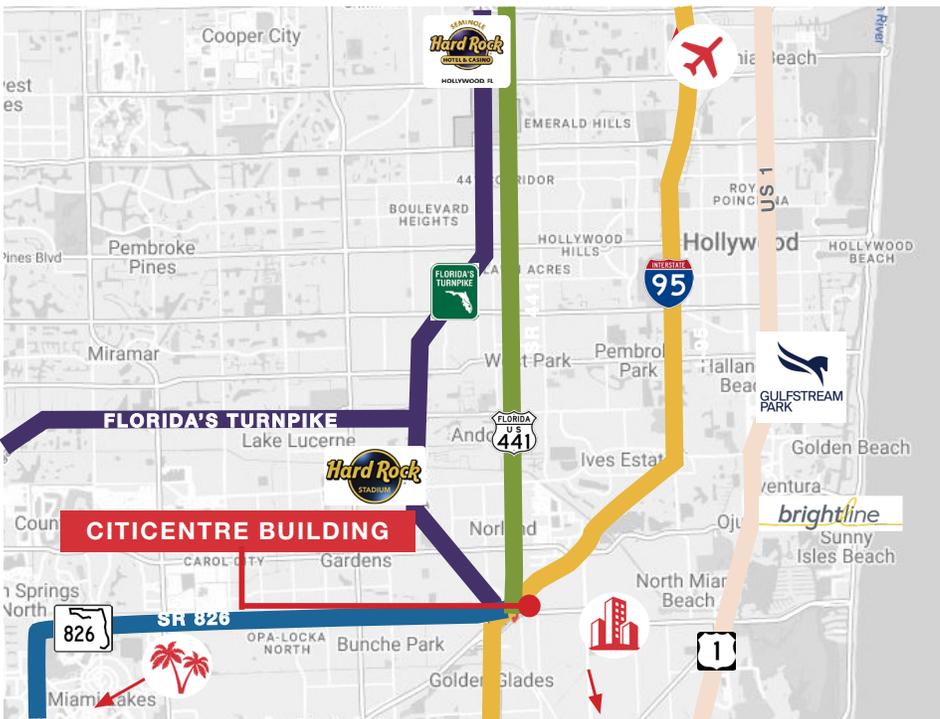


CitiCentre Building

290 NW 165th St | Miami, FL 33169

Location Features

- Responsible long term ownership/ management
- Recently upgraded hallways, lobby, and elevator cabs
- On-site security and property manager
- Includes upgraded exterior lighting and building monitoring
- Strategically located with easy access to I-95, Florida's Turnpike, SR 826, and SR 441
- Minutes from Tri-Rail Park and Ride lots




MIAMI INTERNATIONAL AIRPORT
± 13.4 Miles
21 Minutes


DOWNTOWN MIAMI
± 11.4 Miles
18 Minutes


FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT
± 15.2 Miles
18 Minutes

Floor Plan - M500, M700, M800

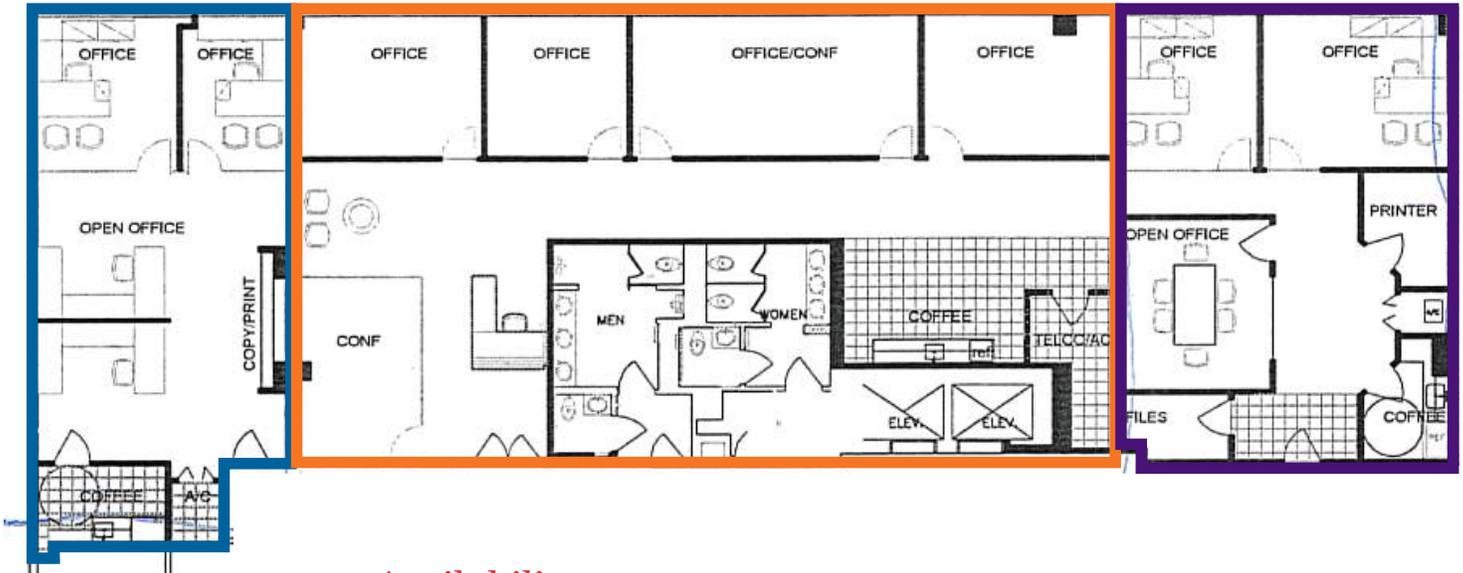
290 NW 165th St | Miami, FL 33169

M500, M700, M800 - 4,764 RSF Total

M700

M500

M800



Availability

M500	2,447 RSF	\$32.00 PSF
M700	1,075 RSF	\$32.00 PSF
M800	1,242 RSF	\$32.00 PSF
TOTAL	4,764 RSF	\$32.00 PSF

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