

EXCLUSIVE

Office/Retail Sublease

9400 NW 58th Street, Doral, FL 33178

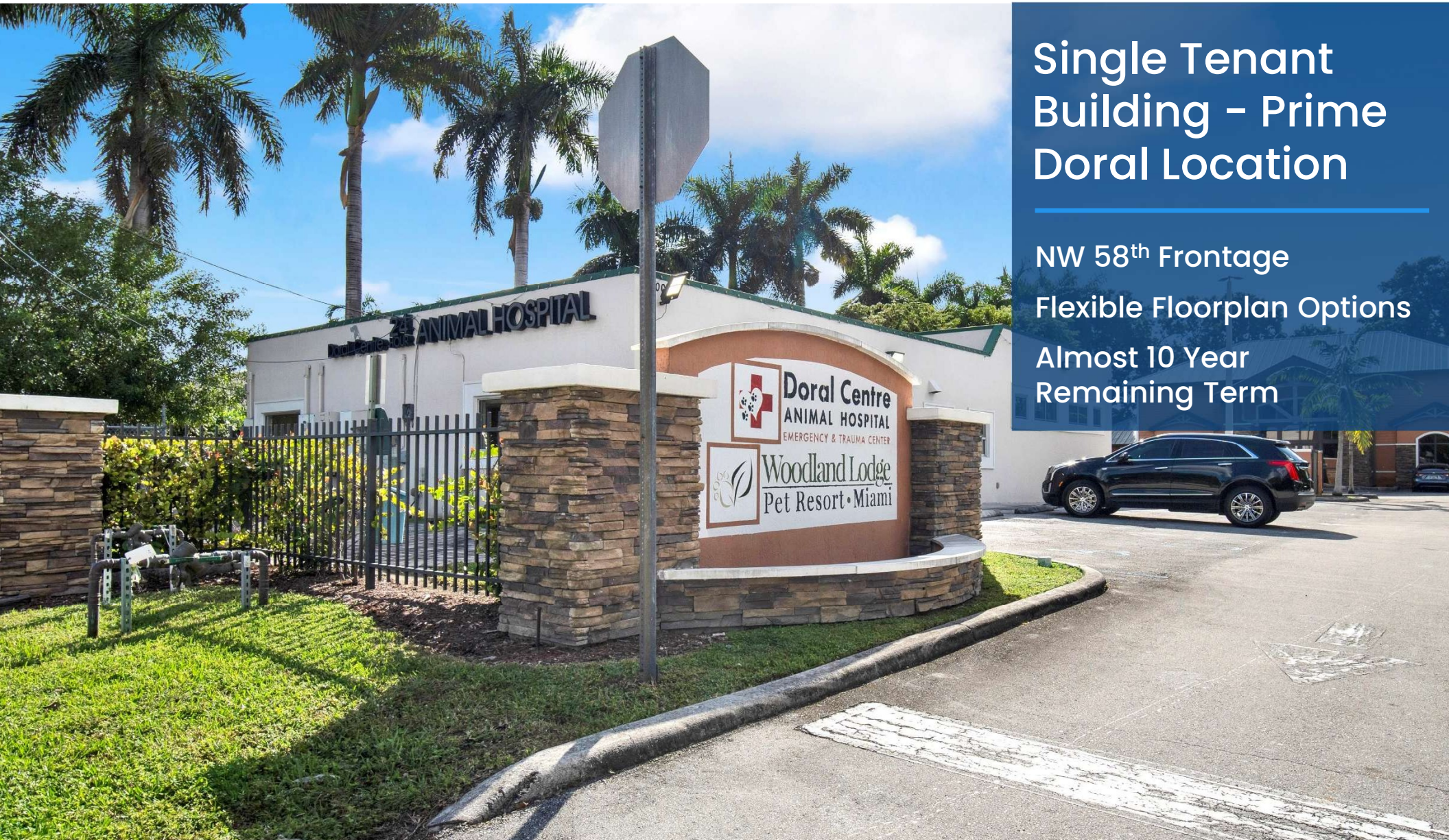


Single Tenant Building – Prime Doral Location

NW 58th Frontage

Flexible Floorplan Options

Almost 10 Year
Remaining Term



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15510 VANCE JACKSON RD., STE. 101

SAN ANTONIO, TX 78255

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PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, in partnership with Keller Williams Realty Premier Properties is pleased to present an outstanding, well maintained, single tenant stand alone building available for sublease in Doral's sought-after North Central area.

9400 NW 58th is a 2,911 square foot former veterinary clinic with substantial NW 58th Street Frontage. The remaining term of the underlying lease has slightly less than 10 years remaining (terms ends October 19, 2035). This building would be ideal for medical office, professional office or any retail use.

PROJECT HIGHLIGHTS

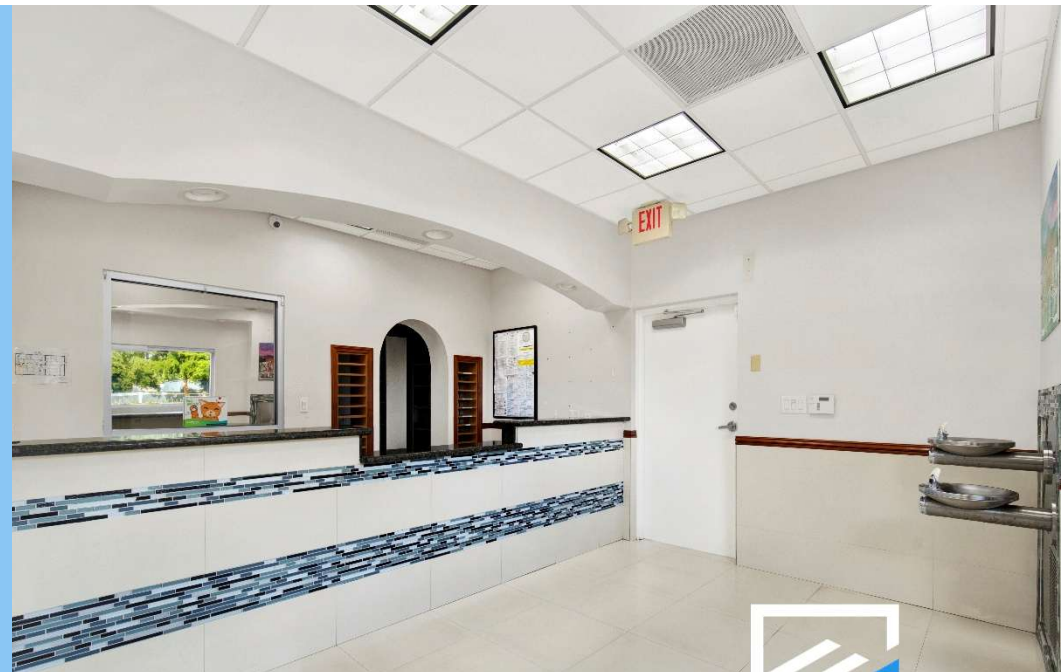
Prime NW 58th street frontage

Monument sign available

Current high-end finishes that may largely be utilized for medical office or profession office. (Retail use may take more significant interior improvements)

Located Near:

- Many national retailers
- Trump National Doral Golf Course
- Hospitals and other medical facilities
- 388k 5 Mile Population



EXECUTIVE SUMMARY

EXCLUSIVE SUB-EASING FLYER



LEASE RATE

\$50.00 NNN



AVAILABLE BUILDING AREA

2,911 SF



TENANCY

Single



TOTAL RENTABLE BUILDING AREA

2,911 SF



LAND AREA

0.82 AC



YEAR BUILT/REMODELED

1998/2018



SUBMARKET

North Central Doral



GEO ID

35-3021-001-0313



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AERIAL MAP

EXCLUSIVE SUB-EASING FLYER

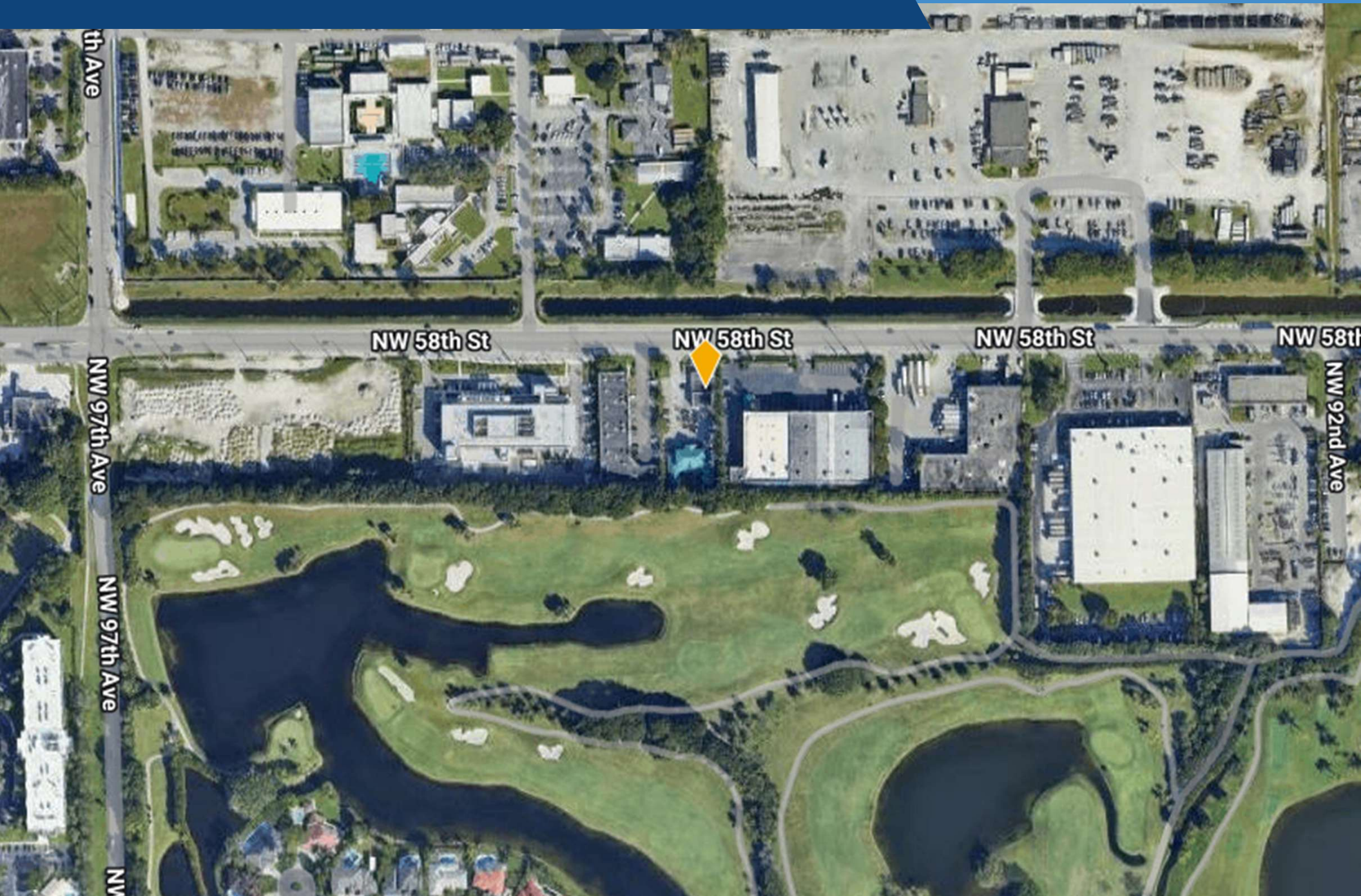


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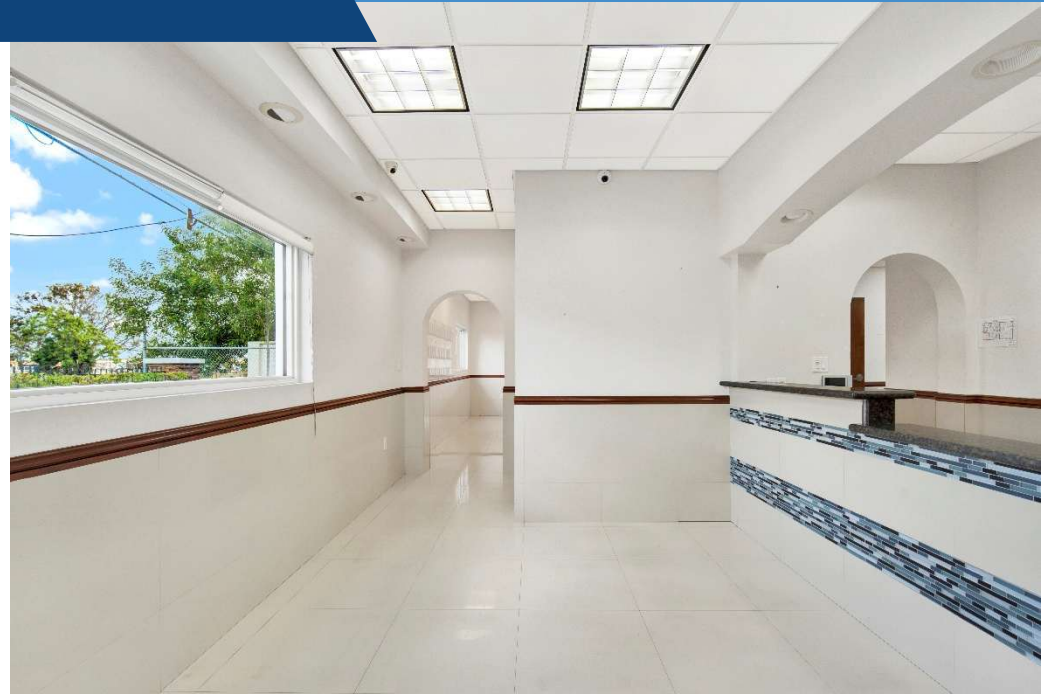
AERIAL

EXCLUSIVE SUB-EASING FLYER



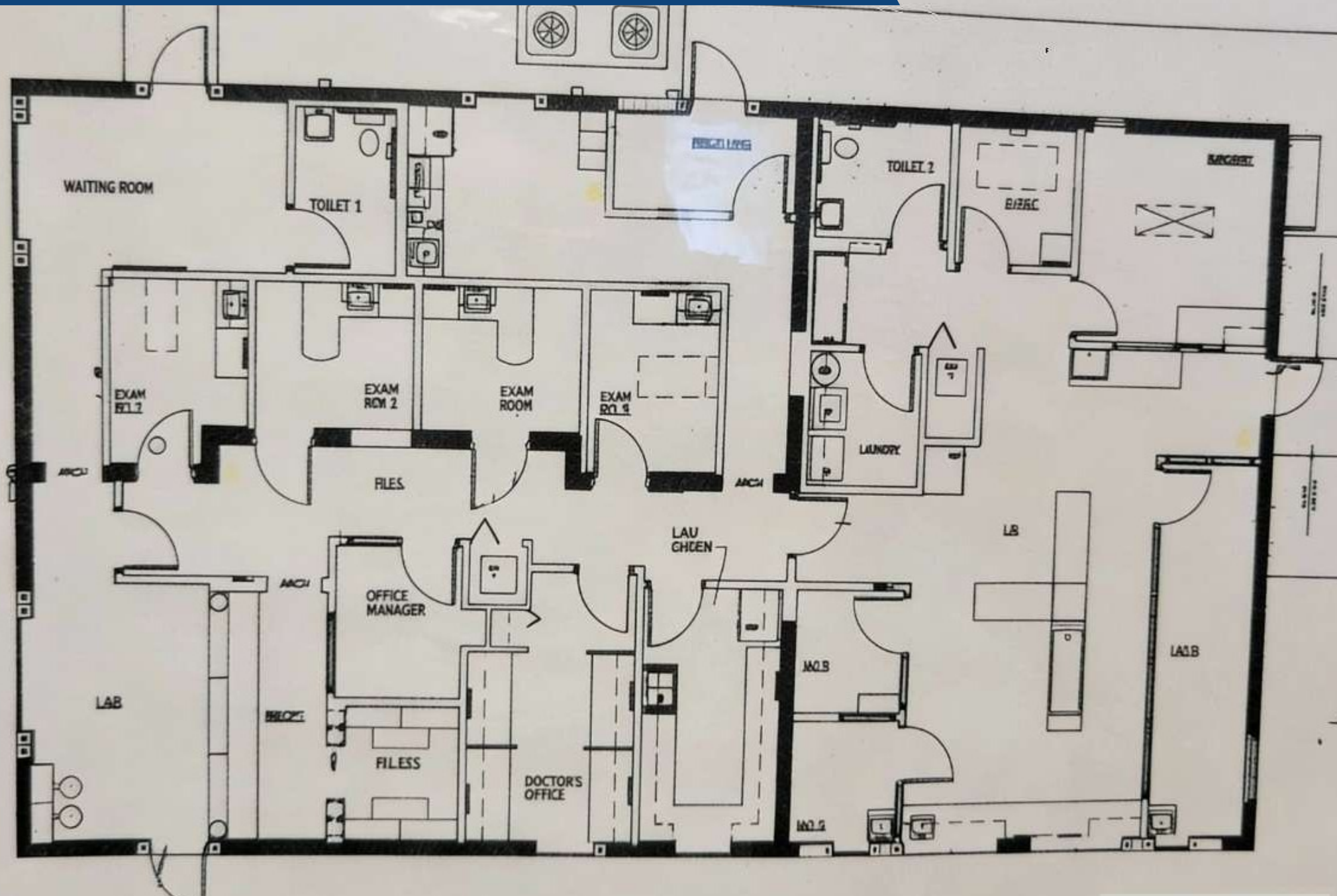
AVAILABLE

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EXCLUSIVE SUB-EASING FLYER



DEMOGRAPHICS

EXCLUSIVE LEASING FLYER

