

## 6,997 SF AIR CONDITIONED FLEXSPACE FOR LEASE

7620 NW 25 Street, #4, Miami FL 33122

### FEATURES:

- +/-2,894 SF of dedicated offices
- 100% climate controlled
- 24' ceiling height
- Rear loading double door
- 1 recessed dock / 1 ramp combination
- LED lighting
- Abundant unassigned parking
- Nights and weekend security service
- On the intersection of 25<sup>th</sup> Street and Palmetto Expressway (SR-826)
- Operating Expenses \$4.91/SF

**LEASE RATE: \$23/SF NNN**



**MIAMI COMMERCIAL**  
REAL ESTATE LLC



**Lisette Gonzalez**  
Broker  
M. 305.807.5220

7500 NW 25 Street, # 201  
Miami, FL 33122  
lisette@miami-cre.com

# 6,997 SF AIR CONDITIONED FLEXSPACE FOR LEASE

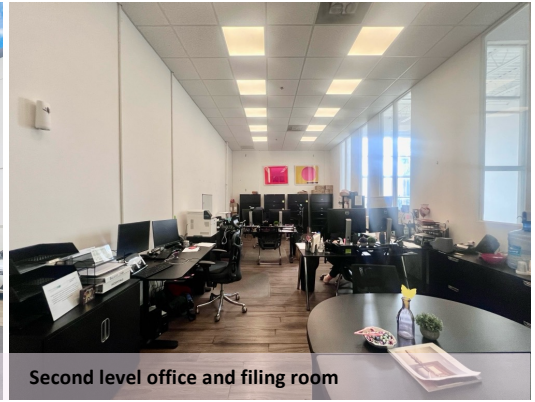
7620 NW 25 Street, #4, Miami FL 33122



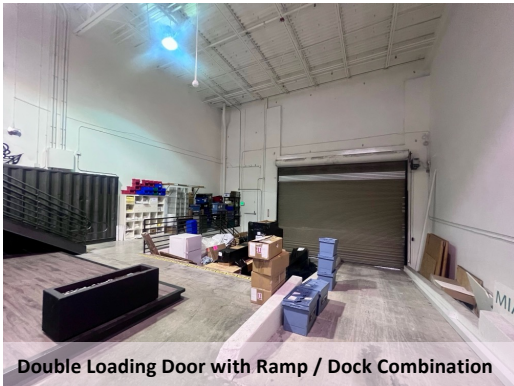
Entrance to unit 4



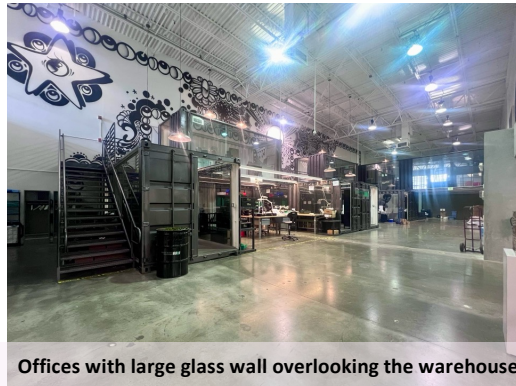
Spacious loading court



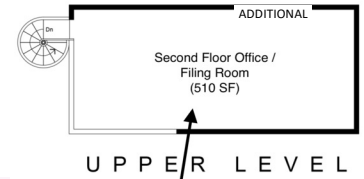
Second level office and filing room



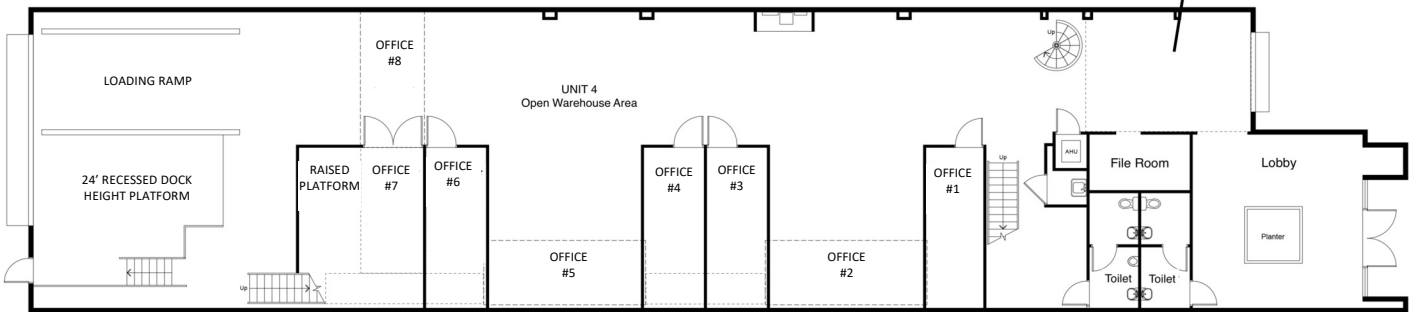
Double Loading Door with Ramp / Dock Combination



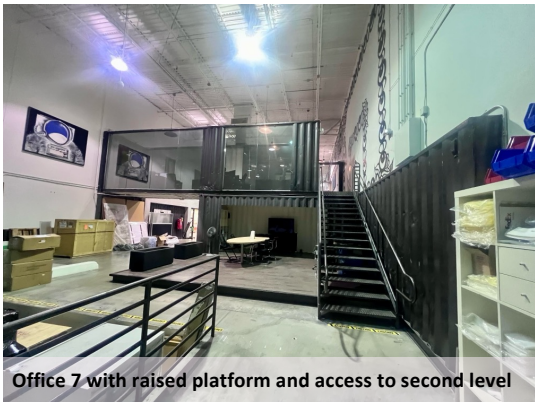
Offices with large glass wall overlooking the warehouse



UPPER LEVEL



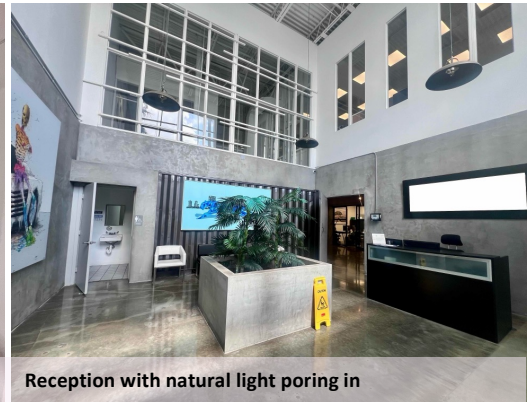
LOWER LEVEL



Office 7 with raised platform and access to second level



Office 5 on the second level



Reception with natural light pouring in



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