

OAK PARK PROFESSIONAL CENTER

8925 SW 148TH STREET
PALMETTO BAY, FL 33176

FOR LEASE



LEE &
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



PRESENTED BY:

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PROPERTY SUMMARY

CLASS B OFFICE BUILDING OFFERING PROFESSIONAL SUITES FOR LEASE

Lee & Associates presents Oak Park Professional Center, an attractive Class B office building with office spaces for lease, strategically located on the east side of South Dixie Highway, just north of SW 148th Street. This professional center features a range of flexible leasing options. The office suites are perfect for accountants, attorneys, entrepreneurs, and other professional users seeking a well-located and functional workspace.

Ideally positioned just east of South Dixie Highway, Oak Park Professional Center sits directly adjacent to Starbucks and Publix, with immediate proximity to Chick-fil-A, Target, The Falls, and Life Time's newest Club and Fitness Center. The property benefits from excellent visibility and direct access, and is conveniently located near Coral Gables, the Palmetto Expressway (SR 826), Dolphin Expressway (SR 836), Downtown Miami, and Miami International Airport (MIA). This central location ensures that businesses leasing space at Oak Park Professional Center enjoy seamless connectivity to key destinations across the Miami-Dade area.



For more information, please contact one of the following individuals:

MARKET ADVISORS

BERT CHECA

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PROPERTY HIGHLIGHTS



Office Spaces Available

- 1,218 SF (Suite 104) with offices and kitchen
- 1,684 SF (Suite 110) includes executive offices, conference room, bathroom
- 2,902 SF (combined suites) with 3 entrances, sliding glass doors, kitchen, bathroom



Prime Location:

Located just east of South Dixie Highway and immediately adjacent to Starbucks and Publix and within a minute's drives to Chick-fil-A, Target, The Falls and Life Time's newest Club and Fitness Center,.



Exceptional Freeway Access:

US- 1: 1 minute
Florida Turnpike: 8 minutes
Palmetto Expy: 14 Minutes

LEASE SPACES



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 104	Available	1,218 SF	Modified Gross	\$35.00 SF/yr	Including private offices and a kitchen.
Suite 110	Available	1,684 SF	Modified Gross	\$35.00 SF/yr	Glass-partitioned executive offices, a conference room, and a private bathroom.
Suite 104 & 110	Available	2,902 SF	Modified Gross	\$35.00 SF/yr	Featuring three separate entrances, sliding glass doors, a shared kitchen, a conference room, and a bathroom.

SUITE 104



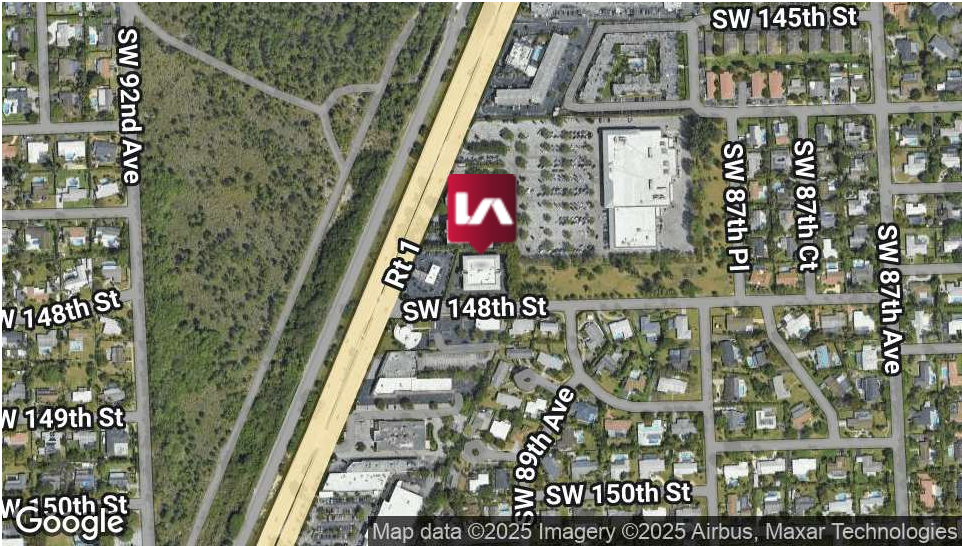
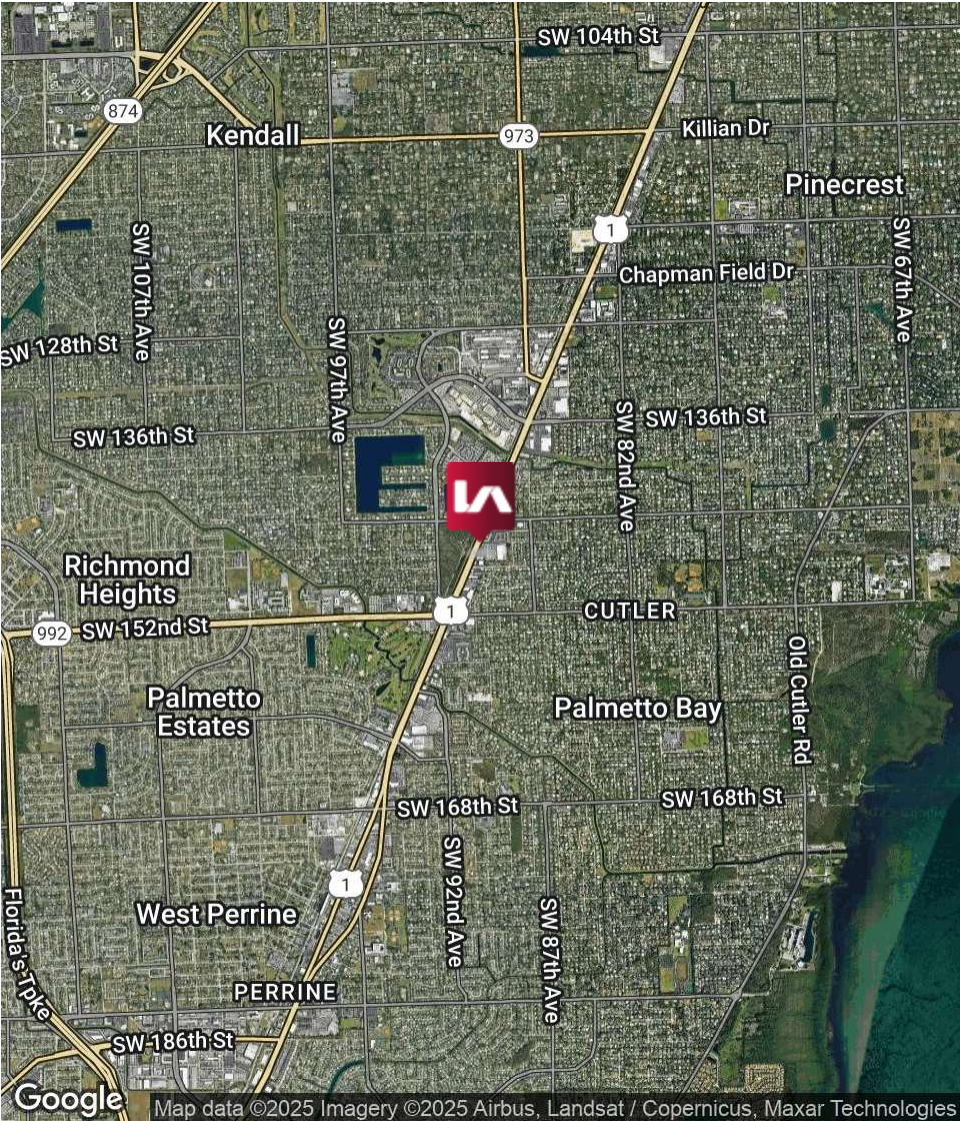
SUITE 110



RETAILER MAP



REGIONAL MAP



LOCATION OVERVIEW

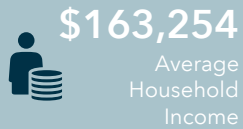
Situated along South Dixie Highway near SW 148th Street, Oak Park Professional Center offers superb accessibility to Coral Gables, Downtown Miami, and major highways. Surrounded by national retailers and upscale amenities, the property presents a prime address with office spaces for lease tailored to today's professional users.

CITY INFORMATION

CITY:	Palmetto Bay
MARKET:	South Florida

DEMOGRAPHIC PROFILE

— KEY FACTS —



EDUCATION

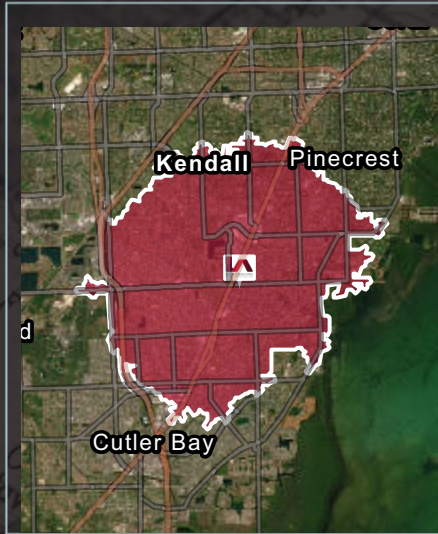
7%
No High School Diploma

23%
High School Graduate

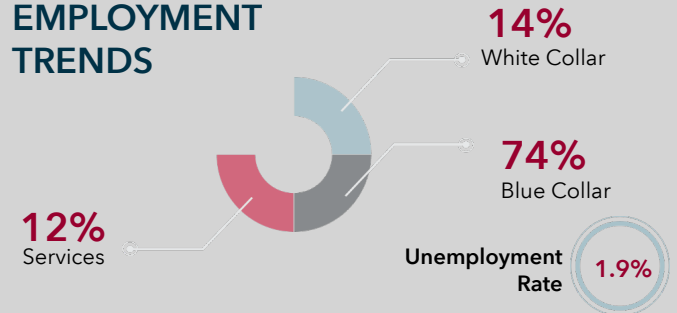
23%
Some College

47%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

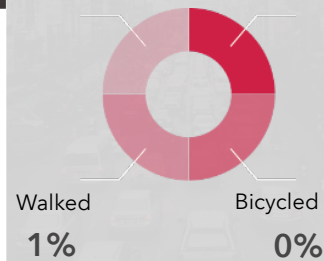


EMPLOYMENT TRENDS



COMMUTING TRENDS

2% Took Public Transportation
9% Carpooled



NEARBY AMENITIES



858
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
85,255

Daytime Population: Workers
42,303

Daytime Population: Residents
42,952

BUSINESS



4,465
Total Businesses



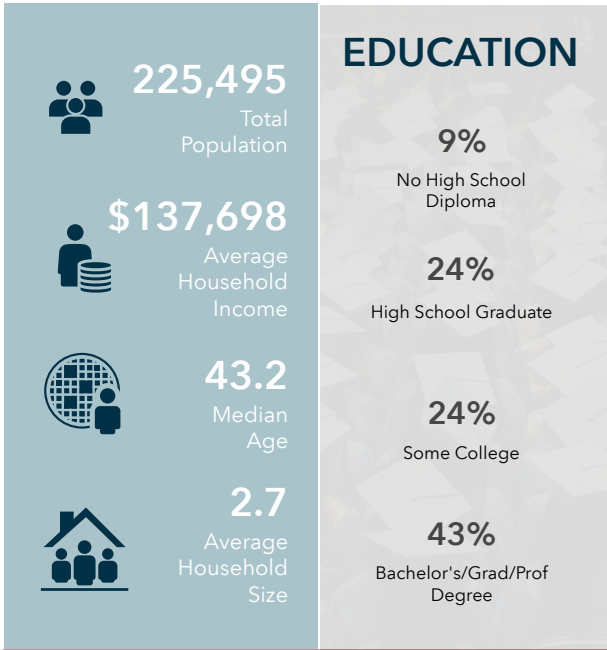
36,339
Total Employees



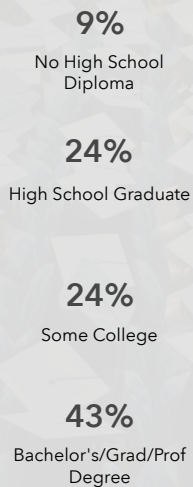
6,676,055,300
Total Sales

DEMOGRAPHIC PROFILE

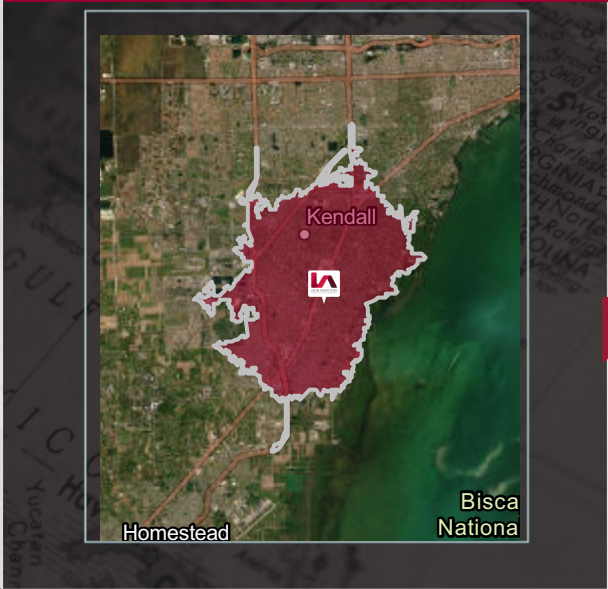
— KEY FACTS —



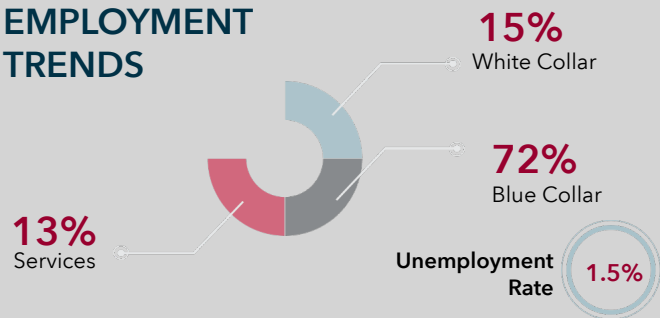
EDUCATION



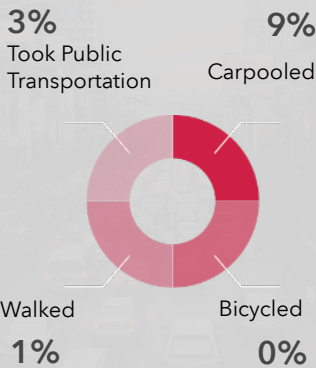
Drive time of 15 minutes



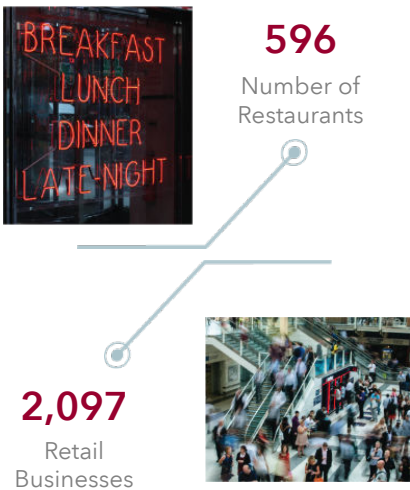
EMPLOYMENT TRENDS



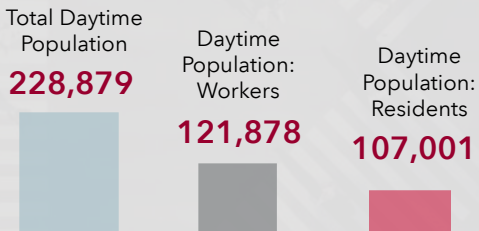
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION



BUSINESS



DEMOGRAPHIC PROFILE

— KEY FACTS —



516,392

Total
Population



\$126,726

Average
Household
Income



42.4

Median
Age



2.9

Average
Household
Size

EDUCATION

10%

No High School
Diploma

25%

High School Graduate

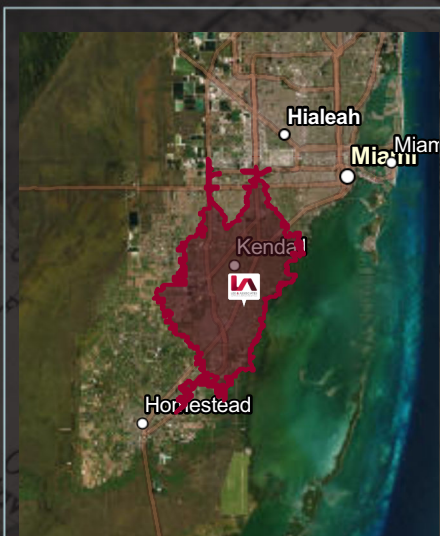
25%

Some College

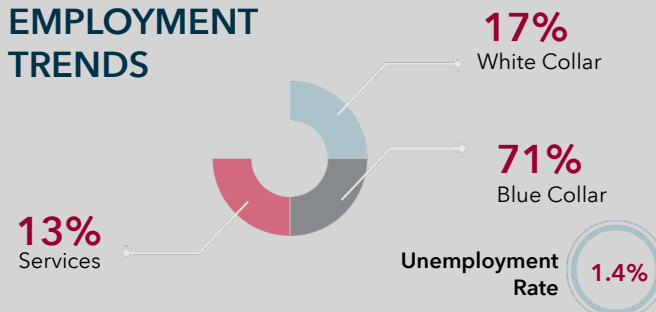
40%

Bachelor's/Grad/Prof
Degree

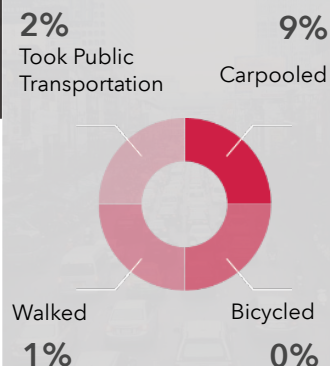
Drive time of 20 minutes



EMPLOYMENT TRENDS



COMMUTING TRENDS



NEARBY AMENITIES



1,302

Number of
Restaurants

DAYTIME POPULATION

Total Daytime
Population

505,077

Daytime
Population:
Workers

258,220

Daytime
Population:
Residents

246,857

BUSINESS



28,452

Total Businesses



217,766

Total Employees



40,321,231,935

Total Sales

4,808

Retail
Businesses

