



# 1 NEDADELAND

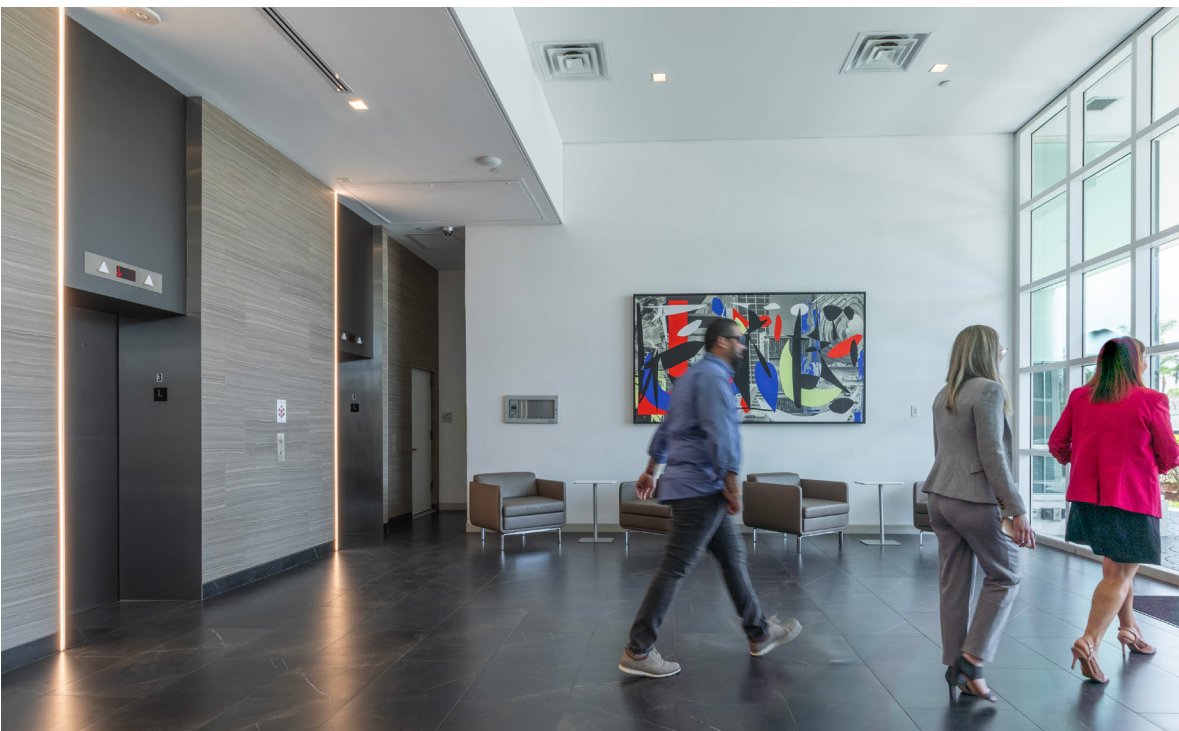
Boutique Elegance. Closer to Home.  
Connected to **Everything.**



BANYAN STREET  
CAPITAL

# Beautiful Inside and Out

One Dadeland extends beyond your own office, providing a flexible and productive environment: first-floor retail, refurbished main lobby, newly designed common areas, thoroughly modernized elevators, an enhanced garage with air-conditioned elevator vestibules, a new energy-efficient roof, and a fully reconditioned HVAC system. These updates ensure a comfortable and efficient work experience at One Dadeland.





# Closer to Home

One Dadeland redefines the concept of work-life balance by enhancing the quality of life without compromising on office standards.

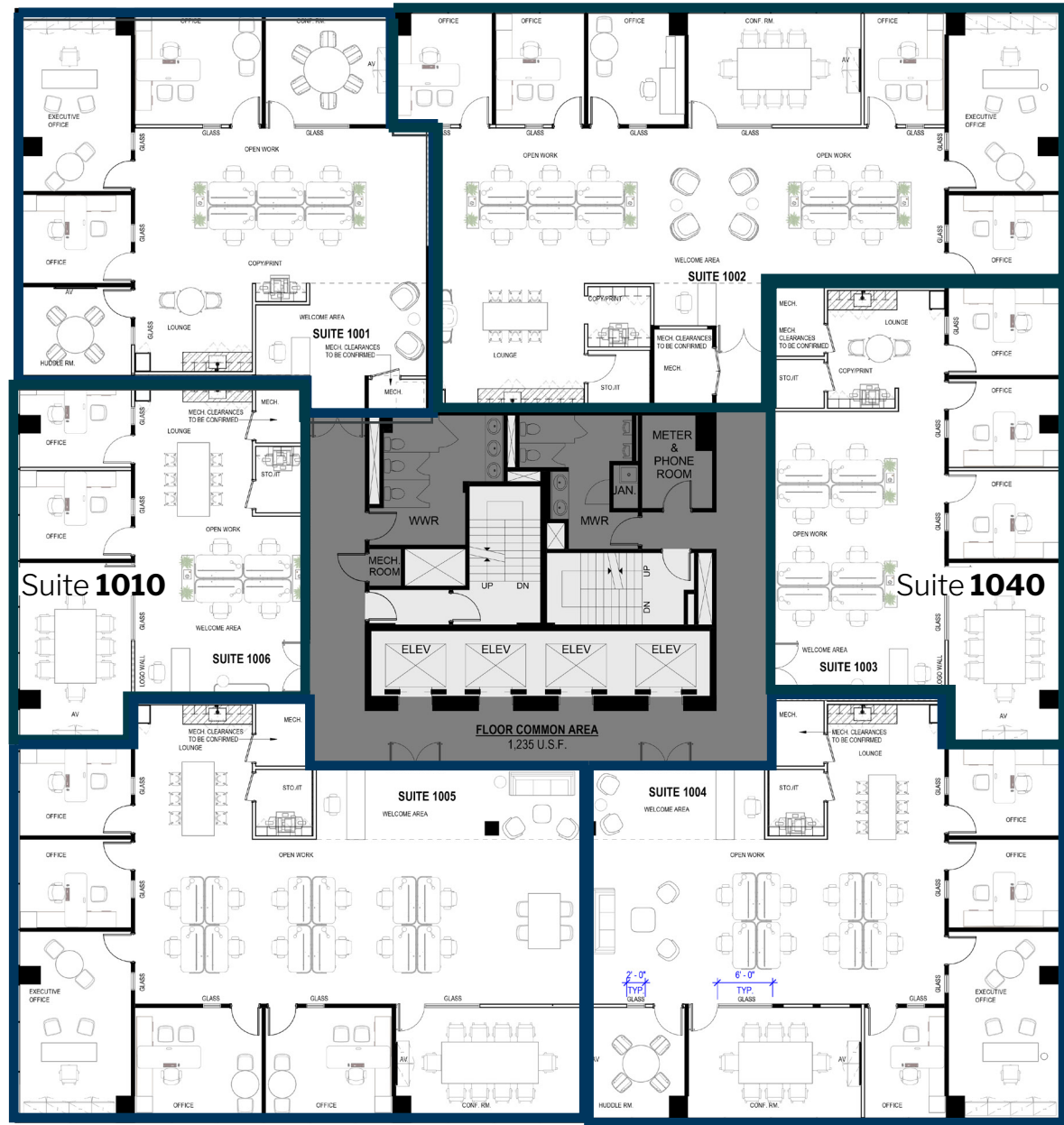
Here, professionals enjoy exceptional access to a myriad of amenities, ensuring that every aspect of their day is convenient and enjoyable. Nestled conveniently on the edge of bustling neighborhoods, One Dadeland offers the same premium quality and amenities found in downtown Miami office buildings, all within the comfort of your local community.

- \$4 million in recently completed renovations
- Newly designed common areas and main lobby
- Modernized elevators
- Tenant controlled air conditioning
- Ground floor retail
- Full floor opportunities at 14,085 SF
- 3:1,000 parking ratio with flexible options
- Onsite bank
- Several restaurants within walking distance
- Half mile from Dadeland Mall
- 3 minute walk to/ from Dadeland South Metrorail Station and future Dadeland South Intermodal Station with additional transit options



Suite 1020

Suite 1030



Suite 1000

Suite 1050

# Spaces Ready When You Are

Plug-and-play suites expedite the search and move-in process, slashing the time needed to lease-up space.

Tenants can easily transition into a ready-to-use office without the hassle and time-consuming process of designing and building their office.

- Ready to move-in spaces
- Flexibility
- High-quality finishes
- Several layouts available
- Natural light from floor to ceiling window-line
- From 1,400 SF

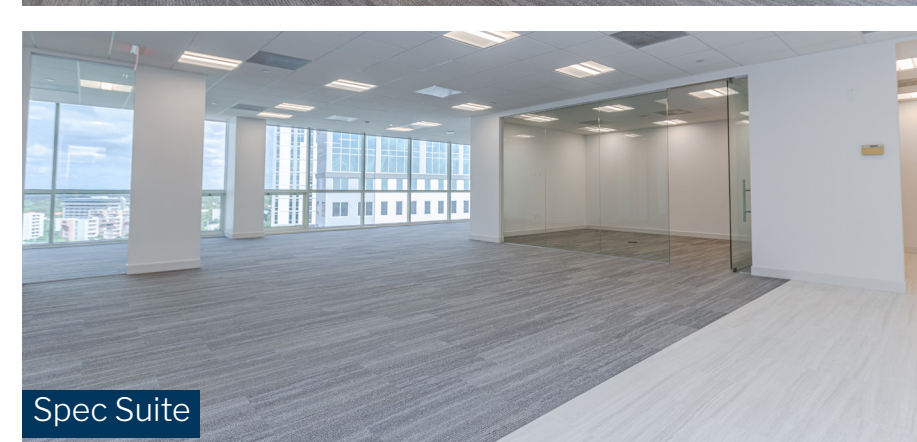
- Suite **1000** | 1,408 SF
- Suite **1010** | 3,067 SF
- Suite **1020** | 2,142 SF
- Suite **1030** | 3,170 SF
- Suite **1040** | 1,784 SF
- Suite **1050** | 2,603 SF



Spec Suite



Spec Suite



Spec Suite





9350 S Dixie Hwy, Miami, FL 33156

# Location

Having an office in One Dadeland brings numerous benefits, such as a prime location, convenient transportation links, sustainable choices, and time-saving access to important destinations.

## Convenience

- Walking distance to restaurants, shops, and hotels
- Easy access to US 1, Turnpike, and SR 826

## Transportation

- Direct access to Dadeland South Metrorail Station
- Mass transit bus stops within walking distance
- Rapid transit to Brickell Avenue and Downtown Miami

## Access

- Convenient access to
- South Miami
  - Pinecrest
  - Kendall
  - Palmetto Bay



CONNECTED TO EVERYTHING.



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**ONE DADE LAND**



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