



Retail

Capital Square

801 NW 37th Avenue | Miami, FL 33125

FOR LEASE OR SUBLEASE

Total Space Available: 534 - 5,512 SF

Lease Rate & Type: \$25.00 - 65.00 PSF, NNN

For More Information

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NAI Miami
Fort Lauderdale

Capital Square

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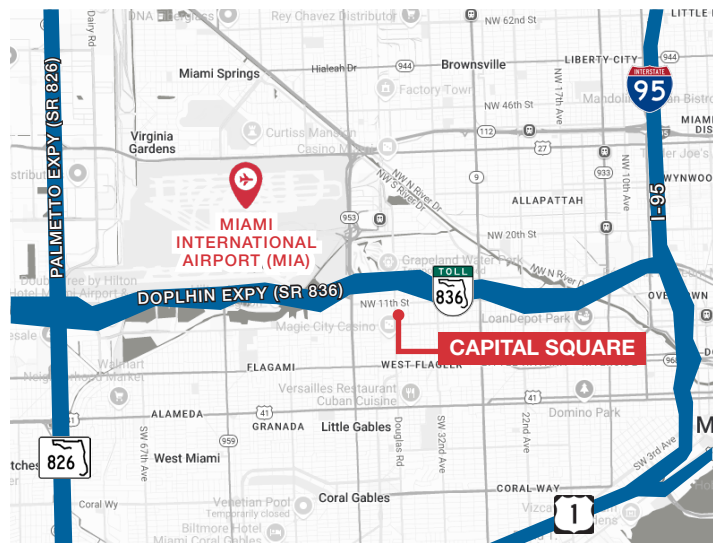
Property Features

- Diverse tenant mix
- Newly remodeled
- Common area bathrooms
- Join Pollo Tropical, Univista Insurance, Metro PCS, InstaLoan, and Total Wireless



Location Features

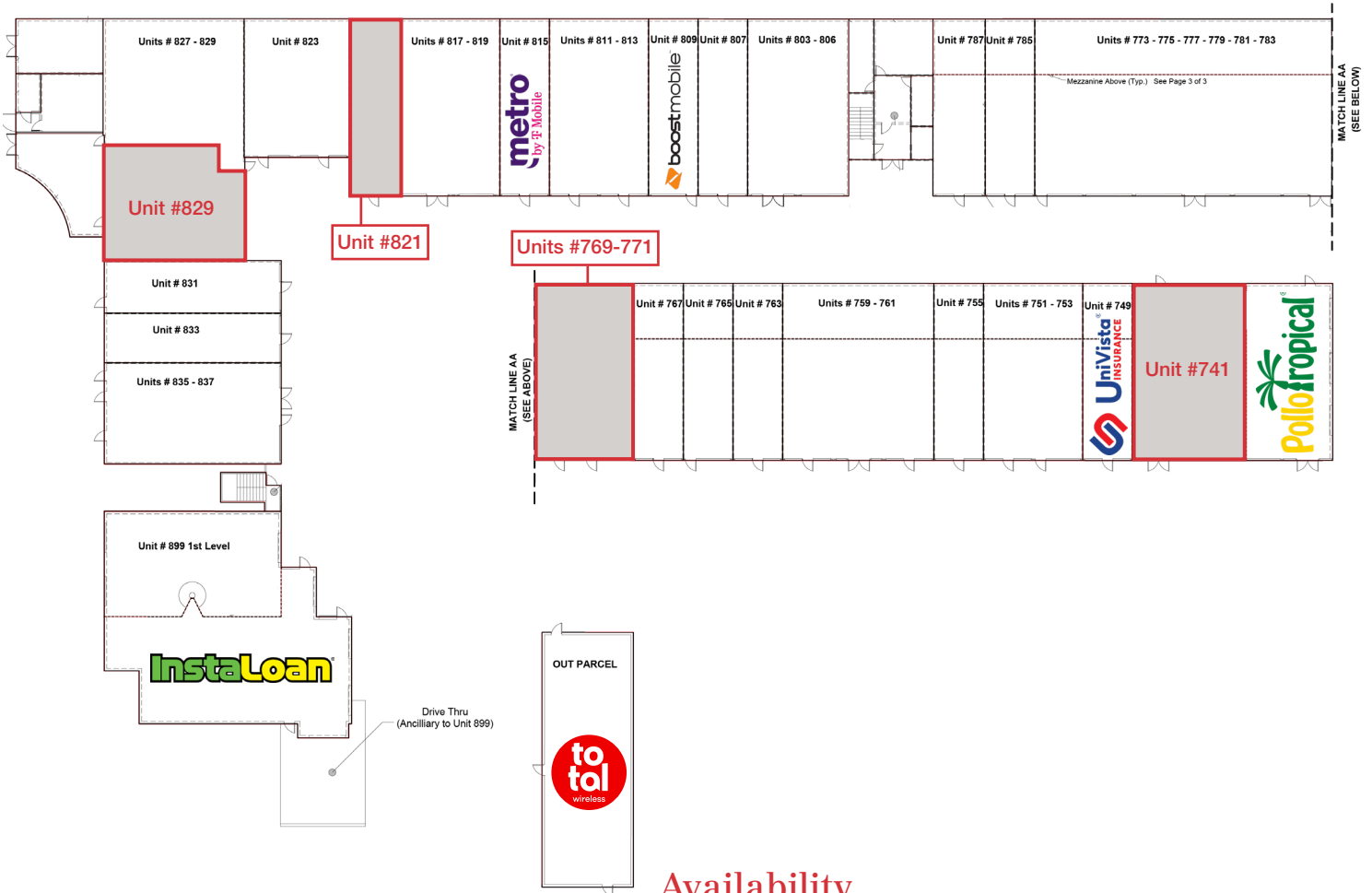
- Centrally located in the Flagami area
- Easy access to Dolphin Expressway (SR 836)
- 2 miles from Miami International Airport (MIA)
- 10 minutes from Coral Gables



Floor Plan

801 NW 37th Avenue | Miami, FL 33125

First Floor



Availability

Unit 741	4,373 SF	\$65.00 NNN	Available June 2028
Unit 769	1,850 SF	\$25.00 NNN	Sublease until May 31, 2027
Unit 771	5,512 SF	\$52.00 NNN	
Unit 821	724 SF	\$40.00 NNN	
Unit 829	1,225 SF	\$35.00 NNN	

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Second Floor



Availability

Unit 205	534 SF	\$30.00 NNN
Unit 217	2,412 SF	\$27.50 NNN

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Traffic Count



CARS PER DAY

Intersection of

NW 37th Avenue	24,000
NW 7th Street	28,500
Total	52,500

Demographic Summary



RADIUS

1 Mile 3 Miles 5 Miles

Population	33,204	266,898	636,799
Employees	9,625	155,926	456,731

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