



## 7950 PROFESSIONAL CENTER OFFICE CONDO PORTFOLIO

7950 NW 53rd St Miami, FL 33166

### Investment Highlights:

- 17,650 SF across individually 41 deeded condos
- Can be purchase in tranches or entire portfolio
- General & medical office permitted uses
- Fully leased NNN through November 2026
- Condo sell-off or lease-up exit strategies
- Magaya remains anchor tenant post-2026
- Magaya Top 100 Logistics IT Provider 2025

**Price:** \$11,100,000

**Occupancy:** 100%

**Type:** Office Condos

**RBA:** 17,650 ft<sup>2</sup>

**Lot Size:** 3.64 AC

**Cap Rate:** 9.3%

**Offering Memorandum**

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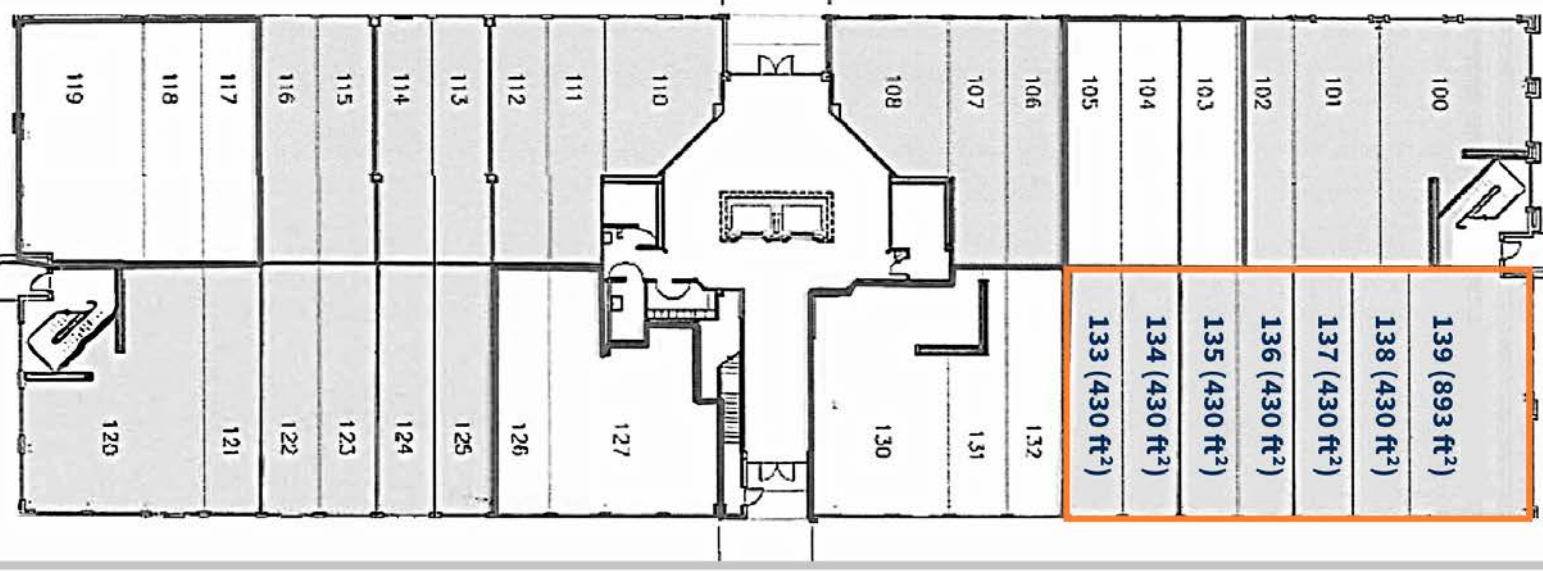




# 1st - FLOOR AVAILABLE UNITS

## 7 UNITS AVAILABLE 3,473 FT<sup>2</sup>

ENTRANCE



# 3rd - FLOOR AVAILABLE UNITS 32 UNITS AVAILABLE 14,177 FT<sup>2</sup>

