

# OFFICE SPACE AVAILABLE FOR LEASE

6955 NW 52nd Street  
Suite 8 - 7,481 SF  
Miami, FL 33166



**ABOUT PROPERTY**

This property boasts a unique location that is centrally located near Miami International Airport, with quick access to both Doral and Miami Springs. It offers easy connectivity to major roadways, including the Palmetto Expressway (SR 826), Dolphin Expressway (SR 836) and Florida's Turnpike. Additionally, the area is surrounded by a variety of amenities, including banks, hotels, restaurants, shopping centers, and residential communities.

**AVAILABLE**

- ±7,481 SF of office
- Private restroom within suite
- Beautifully lush landscaping
- Available Immediately
- Lease rate includes utilities (utility overage fees apply), access to a trash dumpster located on the property and security alarm
- Asking Rate: \$19.25 PSF / Industrial Gross

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