

Office



The 1401 Building

FOR LEASE

1401 SW 1st Street | Miami, FL 33135

Space Available: 2,859 and 3,309 SF
Lease Rate & Type: \$31.50 PSF, Modified Gross
Net of Electric and Janitorial

For More Information

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NAI Miami
Fort Lauderdale

The 1401 Building

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Property Features

- Two office spaces available:
 - » Suite 102: 3,309 SF
 - » Suite 210: 2,859 SF
- Medical use allowed
- Great exposure with frontage on SW 1st street
- Plenty of parking available behind building
- Signage available

Location Features

- Main corridor to Downtown Miami
- Located on the main bus line
- Thriving East Little Havana
- Walking distance to stores and restaurants



Demographic Summary

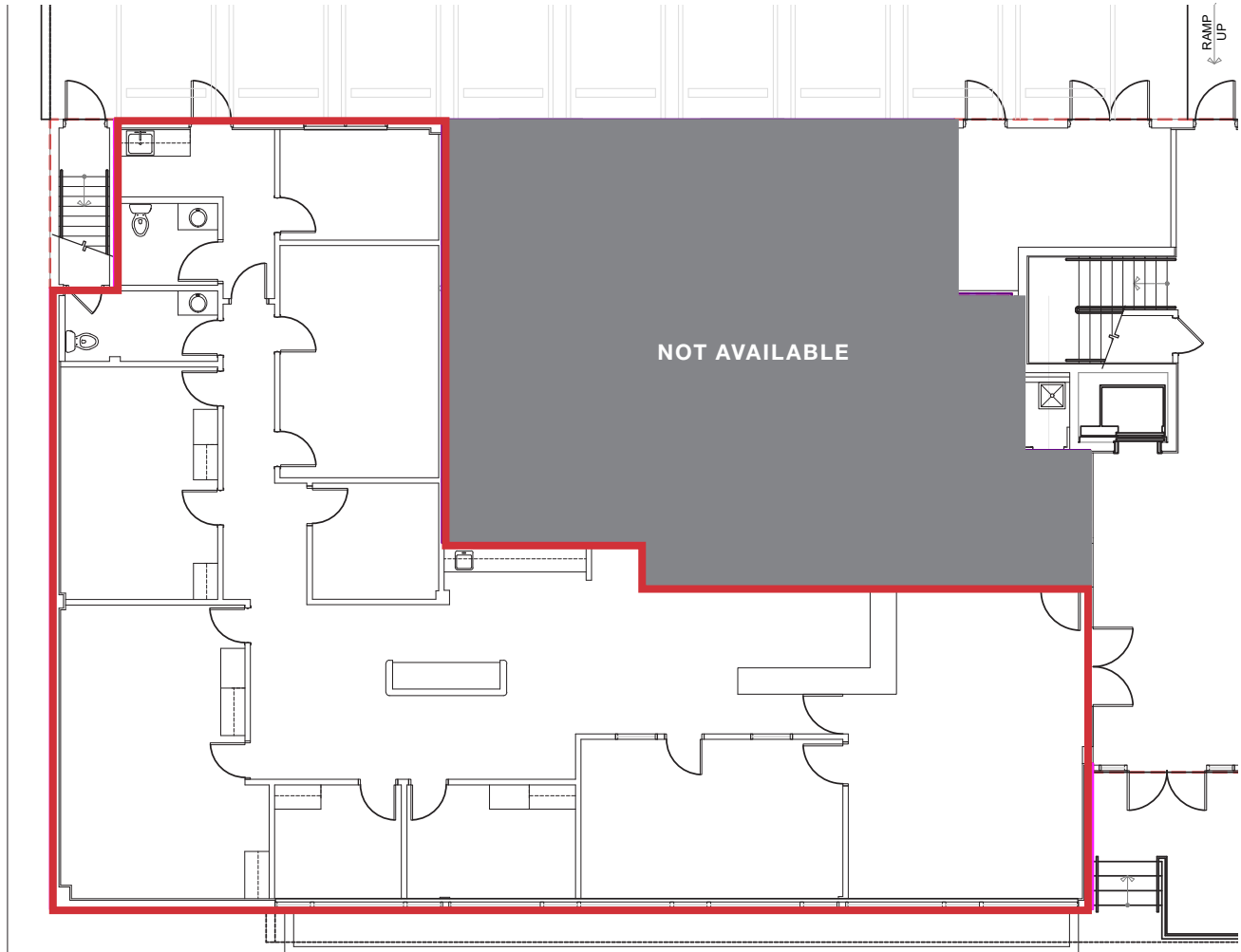
	RADIUS			Daily Traffic Count
	1 Mile	3 Miles	5 Miles	
Population	67,698	347,898	545,538	16,500 Cars Per Day
Average Household Income	\$69,525	\$114,719	\$120,227	Walkability Score
Daytime Employees	23,607	263,768	383,739	93 (Walker's Paradise)

Floor Plan - Suite 102

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First Floor

± 3,309 Square Feet

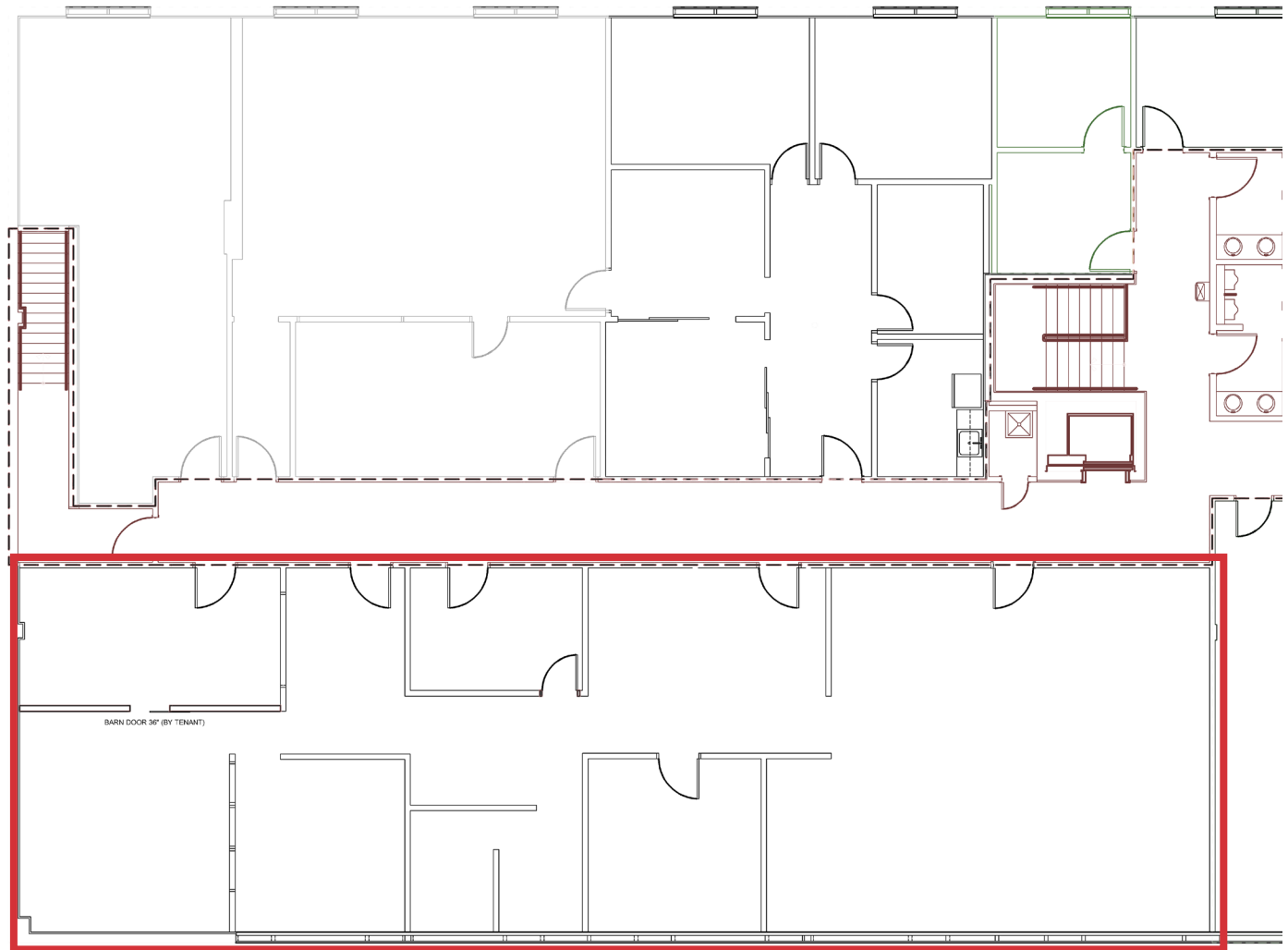


Floor Plan - Suite 210

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Second Floor

± 2,859 Square Feet



For More Information

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