

FREESTANDING MEDICAL OFFICE BUILDING

2380-2390 NW 7TH ST
MIAMI, FL 33125



FOR LEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents a Freestanding 14,112 SF two-story medical office building, situated on a 0.40-acre corner property in Little Havana, Miami. The building is built out entirely for state of the medical facility spanning 14,112 SF complete with patient waiting rooms, exam rooms with plumbing, MRI and X-Ray rooms, Biopsy room and offers fully air-conditioned spaces. The building recently underwent renovations, including a new roof and an updated outdoor patio area. Additionally, it offers optional signage exposure to approximately 29,000 vehicles per day, ensuring visibility and brand promotion opportunities. Positioned on NW 7th Street, just a few blocks from the major thoroughfare 27th Ave, The strategic location offers exceptional access to the UM/Jackson Health District and Downtown/Brickell, making it an ideal hub for businesses. The building provides excellent accessibility, being only 0.8 miles from the Dolphin Expressway SR/836, 3.1 miles from I-95, and 5.9 miles from the Palmetto Expressway SR/826, as well as proximity to Miami International Airport (8.6 miles) and Fort Lauderdale-Hollywood International Airport (24.8 miles).



For more information, please contact one of the following individuals:

MARKET ADVISORS

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LEASE RATE: \$34.50/SF/YR (NNN)

- 14,112 Medical Office Built-Out with Waiting Rooms, Exam Rooms, MRI & X-Ray Rooms, Biopsy Room & More
- Ideal leasing opportunity for businesses seeking a prominent presence in Miami near UM/Jackson Health District
- Optional signage exposure to 29,000 vehicles per day for enhanced visibility.



Medical Office Facility:

14,112 SF Freestanding Medical Office
Two-Stories on Corner Parcel
Recent Renovations Include New Roof



Prime Location:

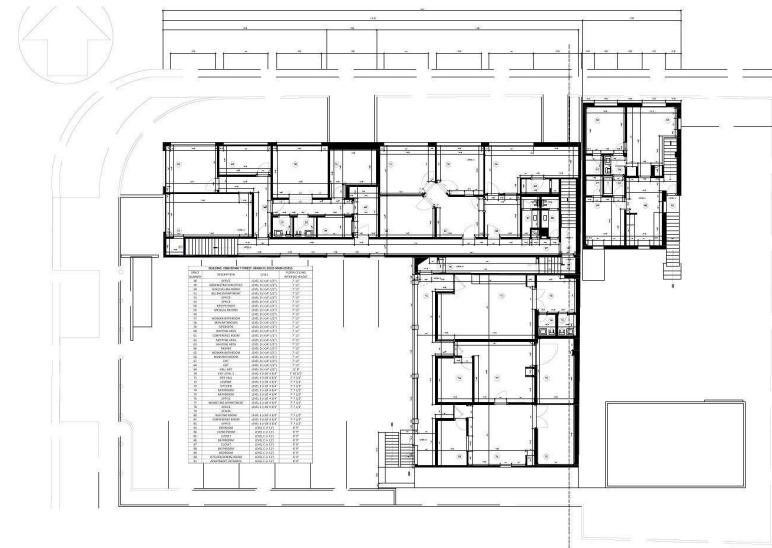
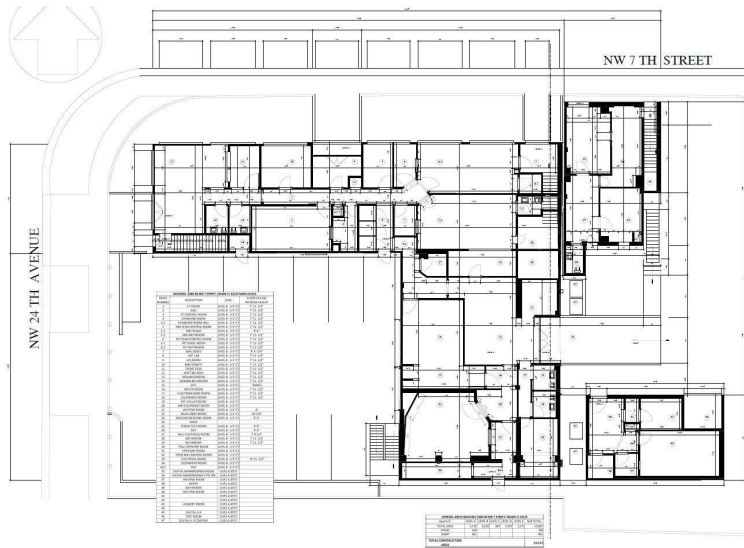
UM/Jackson Health District and
Downtown/Brickell.



Exceptional Freeway Access:

0.8 miles from Dolphin Expy SR/836
3.1 miles from I-955
9 miles to Palmetto Expy SR/826
8.6 miles to Miami Int'l Airport
24.8 miles to FLL Int'l Airport

AVAILABLE FOR LEASE



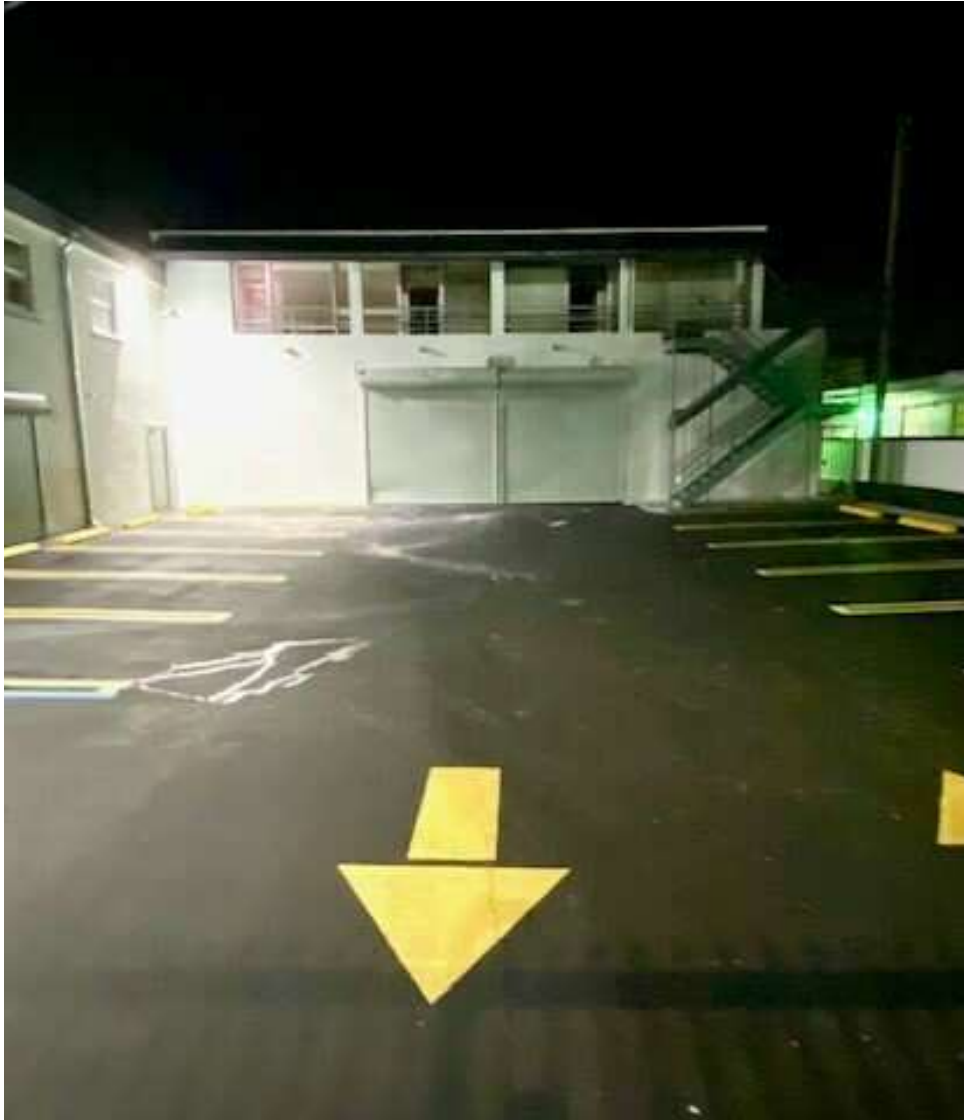
LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	2,000 - 14,112 SF	LEASE RATE:	\$34.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2380-2390	Available	2,000 - 14,112 SF	NNN	\$34.50 SF/yr	The freestanding building is built out entirely for a state of the medical facility spanning 14,112 SF (7,056 SF floorplates, divisible to 2,000 SF units) complete with patient waiting rooms, exam rooms with plumbing, MRI and X-Ray rooms, Biopsy room

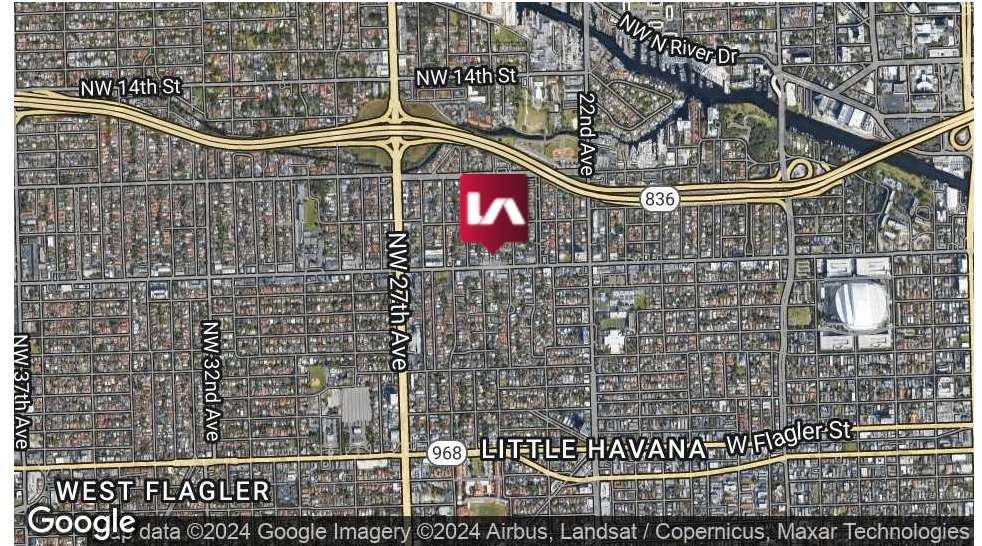
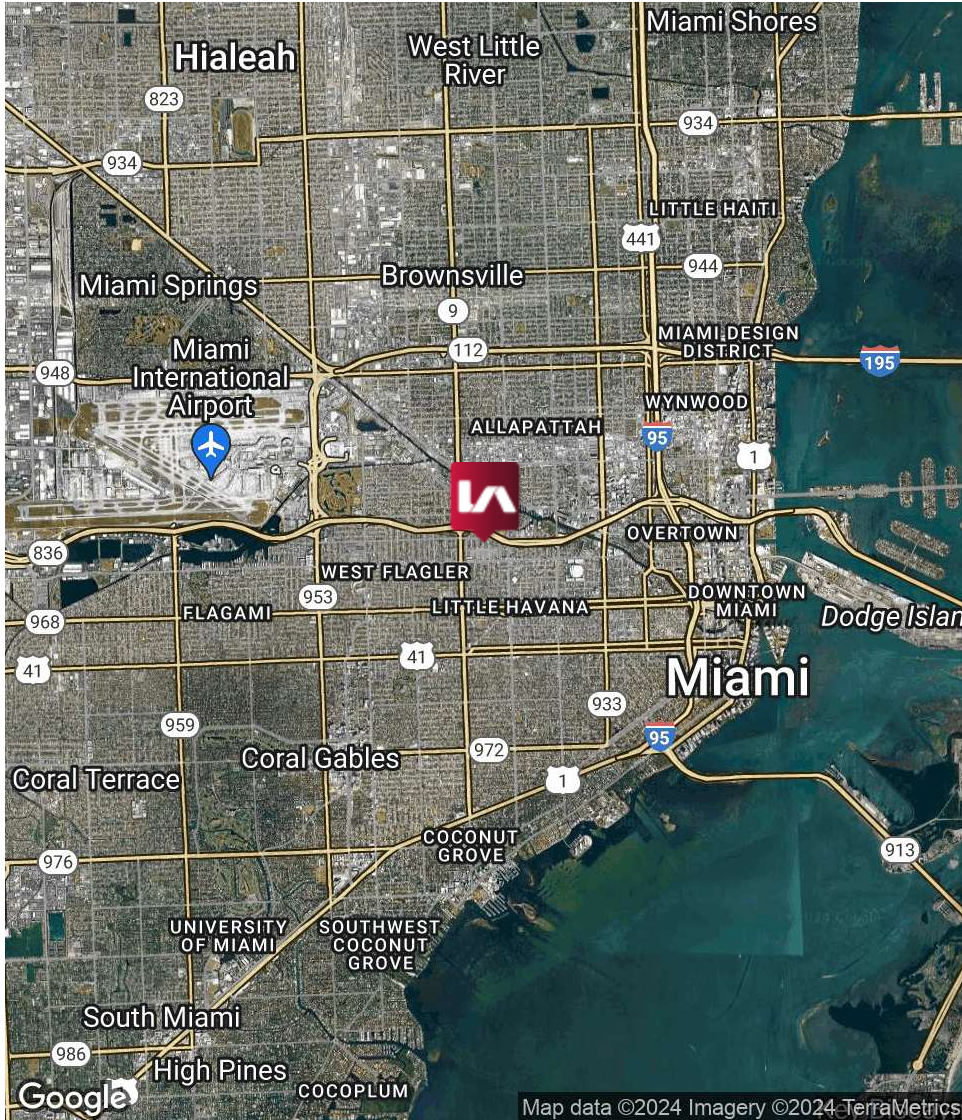
PROPERTY PHOTOS



ADDITIONAL PHOTOS



LOCATION MAPS



LOCATION OVERVIEW

Located in Little Havana on NW 7th Street, just a couple of blocks away from major thoroughfare 27th Ave. The building has excellent accessibility just 0.8 miles away from Dolphin Expressway SR/836, 3.1 miles from I-95, and 5.9 miles from Palmetto Expressway SR/826. Miami International Airport is 8.6 miles away roughly a 19-minute drive, and Fort Lauderdale-Hollywood International Airport is 24.8 miles.

CITY INFORMATION

CITY: Miami

NEAREST HIGHWAY: Dolphin Expy

NEAREST AIRPORT: Miami International Ariport

DEMOGRAPHIC PROFILE

— KEY FACTS —

1,006,433
Total Population

\$92,420
Average Household Income

40.8
Median Age

2.5
Average Household Size

EDUCATION

17%
No High School Diploma

26%
High School Graduate

20%
Some College

36%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes

EMPLOYMENT TRENDS

White Collar	22%
Blue Collar	61%
Services	17%
Unemployment Rate	1.4%

DAYTIME POPULATION

Total Daytime Population	1,285,611
Daytime Population: Workers	787,227
Daytime Population: Residents	498,384

BUSINESS

Total Businesses	102,304
Total Employees	731,609
Total Sales	122,652,413,283

COMMUTING TRENDS

Took Public Transportation	5%
Carpooled	8%
Walked	3%
Bicycled	1%

NEARBY AMENITIES

Number of Restaurants	4,688
Retail Businesses	16,899