

NARRATIVE PROPERTY PARTNERS

FOR LEASE

Miami Lakes Class A Office

1,300 SF to 21,000+ SF Divisions Available



7900 NW 154TH STREET · MIAMI LAKES, FL 33016

Louis F. Joachim, Broker

Narrative Property Partners, LLC.
Call / Text 407.595.0074 · Louis@LFJ2.com

Armelio Fernandez-Aponte

Dover International Company, Inc.
Call / Text 407.720.1664 · AFernandez@DoverIntl.com

NARRATIVE PROPERTY PARTNERS, LLC.



Two-Story Class A Office Availability

7900 NW 154TH STREET
MIAMI LAKES, FL 33016

2ND FLOOR

21,857

RENTABLE SF

3RD FLOOR

23,037

RENTABLE SF

TOTAL AVAILABLE

44,894

RENTABLE SF

BUILD-OUT

EXECUTIVE

OFFICE

AVAILABILITY

Immediate

RENT

Upon Request

PROPERTY HIGHLIGHTS

- Full-floor or whole-building user opportunity — divisible to suit
- Signalized corner at NW 154th & NW 77th Ct — 23,500 AADT
- Direct access to Palmetto Expressway, Turnpike, and I-75
- Former Ward Law Group HQ — executive-grade build-out
- Parking-rich campus in a restaurant and retail trade area

NARRATIVE PROPERTY PARTNERS, LLC.

2ND FLOOR — 21,857 SF AVAILABLE

SUITE BREAKDOWN

SUITE 201	2,586 SF
SUITE 202	3,095 SF
SUITE 203	5,736 SF
SUITE 204	9,041 SF
SUITE 205	1,399 SF
TOTAL AVAILABLE	21,857 SF
FLOOR COMMON	1,647 SF
VERTICAL PENETRATIONS	1,621 SF
FLOOR GROSS	25,125 SF

* Suite square footages are approximate and to be confirmed. All measurements to be verified.

3RD FLOOR — 23,037 SF AVAILABLE

SUITE BREAKDOWN

SUITE 301	6,328 SF
SUITE 302	7,462 SF
SUITE 303	7,569 SF
SUITE 304	2,764 SF
TOTAL AVAILABLE	24,123 SF

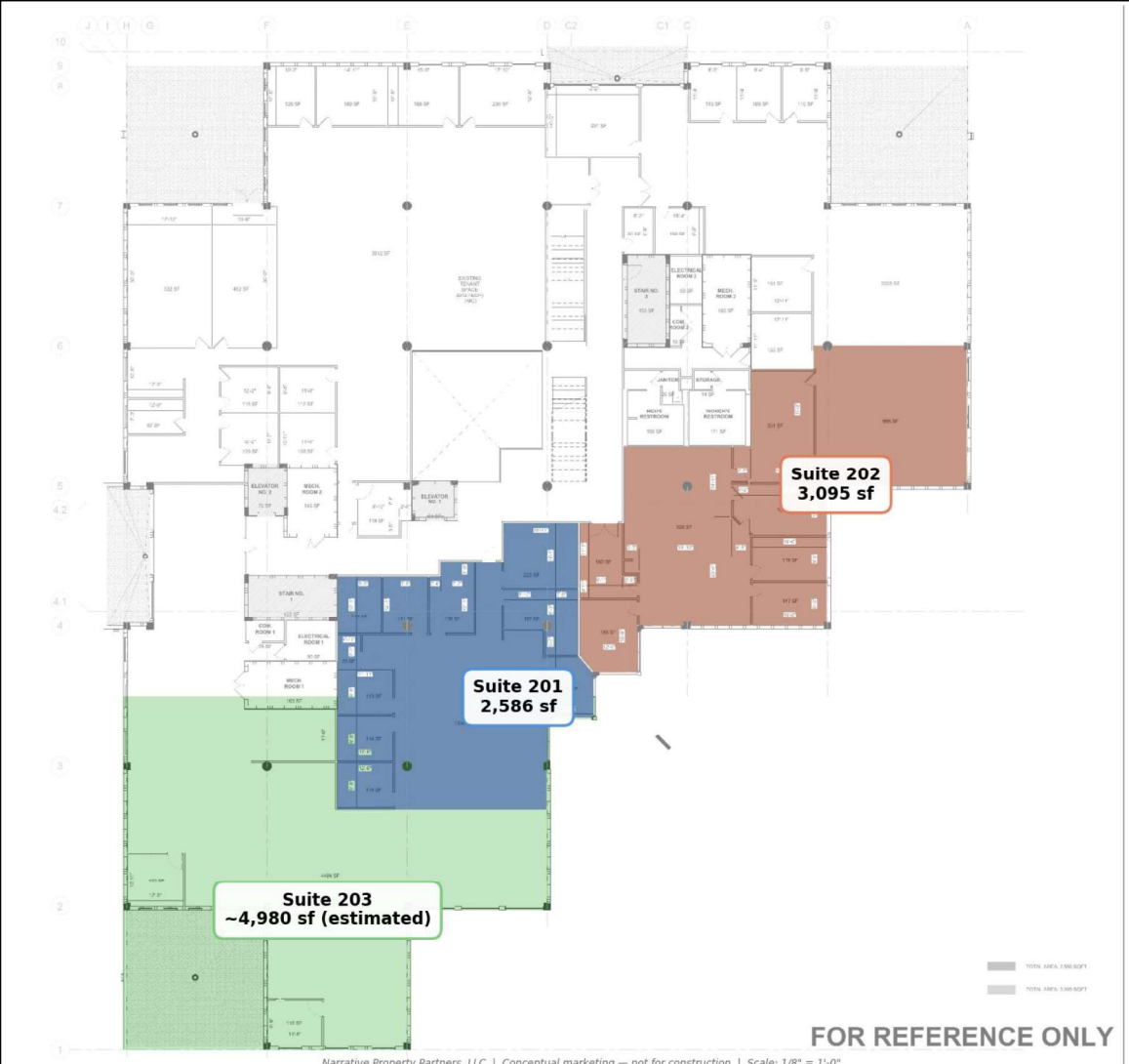
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Location & Surrounding Amenities

MIAMI LAKES TRADE AREA · NW 154TH ST CORRIDOR



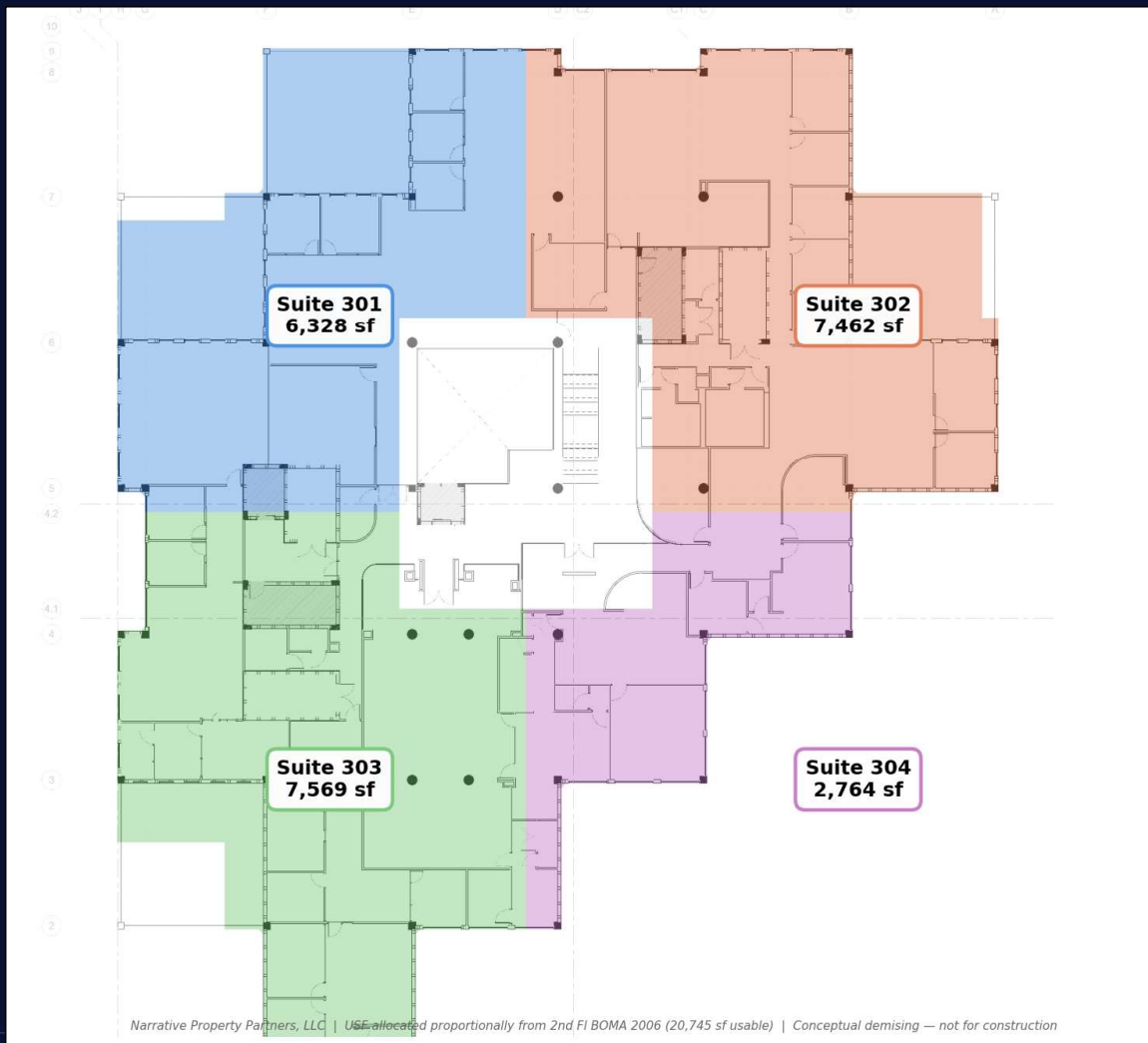
2ND FLOOR PLAN



Narrative Property Partners, LLC | Conceptual marketing — not for construction | Scale: 1/8" = 1'-0"

All measurements to be verified. Suite square footages are approximate and to be confirmed.

3rd FLOOR PLAN



All measurements to be verified. Suite square footages are approximate and to be confirmed.



Building & Interiors



BUILDING ENTRANCE



OPEN OFFICE



KITCHEN / BREAK ROOM



CONFERENCE ROOM