



**ASSIST CARD**

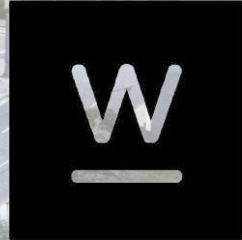


LATITUDE

LATITUDE ONE OFFICES

# LATITUDE ONE

175 SW 7th St,  
Miami, FL 33130



**Wolf Co.**  
REAL ESTATE

## PROPERTY OVERVIEW

Latitude One provides exceptional opportunity to privately own or rent - premium Class-A office space in the midst of Brickell - Miami's "Park Avenue" - which has become the center for international business and world finance. Latitude One offers exclusive private ownership of Class-A office space, which adds diversification and real value to your overall investment portfolio. As Miami's premiere business address, Latitude One features 230,000 square feet of masterfully-designed Class-A office commercial office space, distinguished by an elegant lobby and an uncompromising array of amenities; including access to the Riverfront Promenade, Miami River walk, and a Riverfront Restaurant and Bistro. Parking entitlements and convenient Valet Service is available for you and your guests. Optimally located in the heart of Brickell, Latitude One is at the center of the Miami River Renaissance - an emergence of a new riverfront lifestyle on the exclusive southern side of the historic Miami River.





## SPACE DESCRIPTION

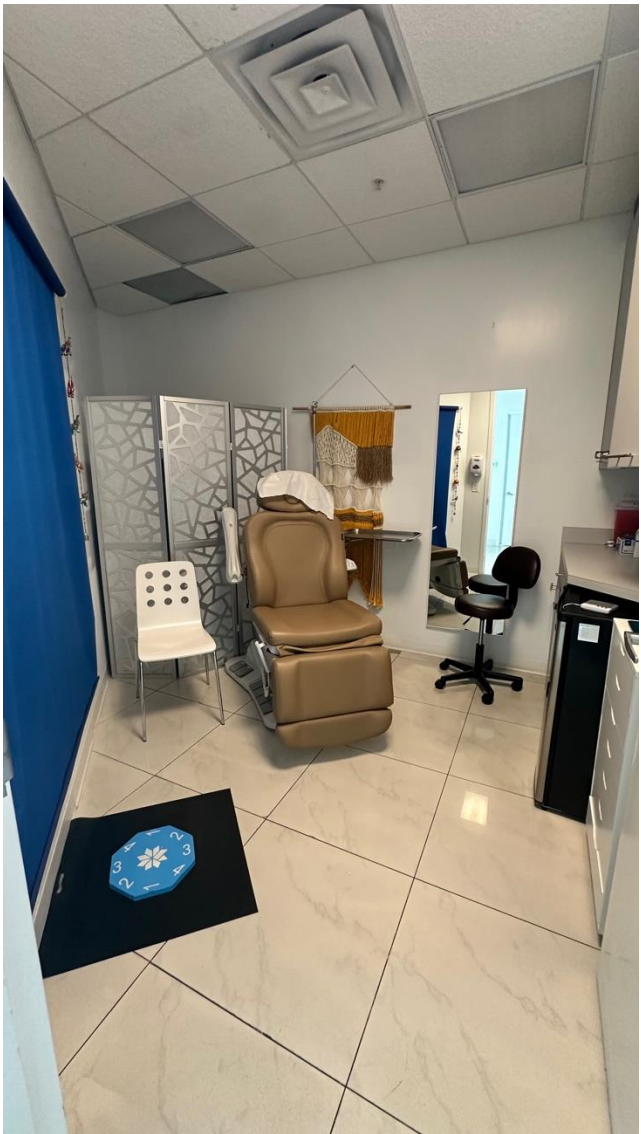
This 2,625 SF medical office space is located on the 17th floor of Latitude One in Brickell, Miami, offering sweeping city views. The office, currently set up as a plastic surgery center, combines functionality and style in one of Miami's most prestigious business districts. The suite includes modern consultation rooms, procedure rooms, a patient waiting area, and administrative space, all designed to meet the needs of a high-end medical practice.

Latitude One provides an upscale, professional setting with convenient access to nearby amenities, including restaurants, retail, and public transportation options. The Brickell location is ideal for clients seeking a central, accessible space for medical or cosmetic services.

### Building Amenities:

24 Hour Access	Property Manager on Site	High Ceilings
Partitioned Offices	Concierge	Waterfront
Air Conditioning	Restaurant	Natural Light
Plug & Play	Food Court	Wi-Fi
Bus Line	Security System	Outdoor Seating

**PROPERTY  
PHOTOS**



PROPERTY  
PHOTOS



**CONTACT**



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