



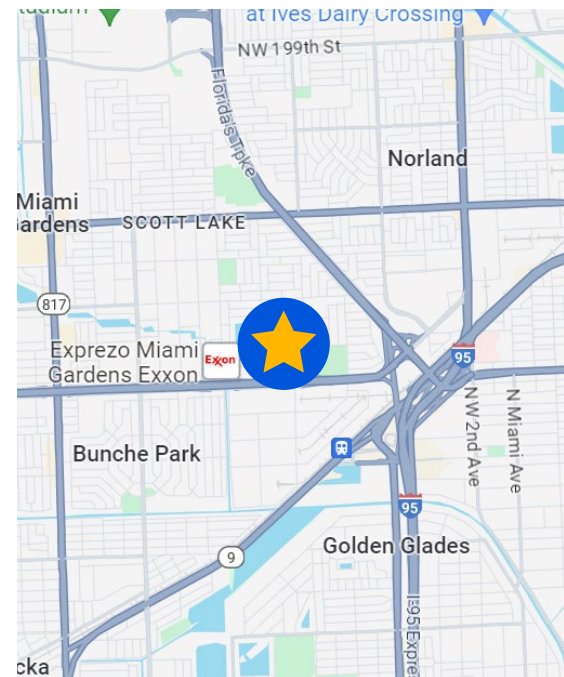
State of the Art NEW Class A Office/
Medical Building FOR SALE OR FOR LEASE

1357 NW 167th Street

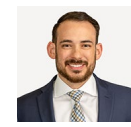
Miami Gardens, FL 33169

Overview

Building Size:	4 Story - 48,000 SF Building
Lot Size:	3.53 Acres of Land
Delivery:	August 2024
Asking Price:	Contact Broker for Information
Zoning:	Planned Corridor Development (PCD)
Municipality:	Miami Gardens
Location:	Unmatched highway access and location right at the Golden Glades with immediate acces to 95, Turnpike, 826, and 441
Parking:	5.00/1,000 SF



Contact



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Executive Summary

1357 NW 167th Street, Miami Gardens, FL 33169

Cresa Global, Inc. is pleased to offer For Sale or Lease 1357 NW 167th Street, a brand-new state of the art four-story 48,000 square foot office building in the City of Miami Gardens.

The building will be completed in August 2024 offering a rare opportunity for office, medical, or educational space right at the golden glades interchange. The location is unmatched from an access and commute perspective with immediate access to the Florida Turnpike, Interstate 95, US 441, State Road 9, and the Palmetto Expressway. The building will have signage opportunity that has strong visibility from the Palmetto/826 with 145,000 cars per day.

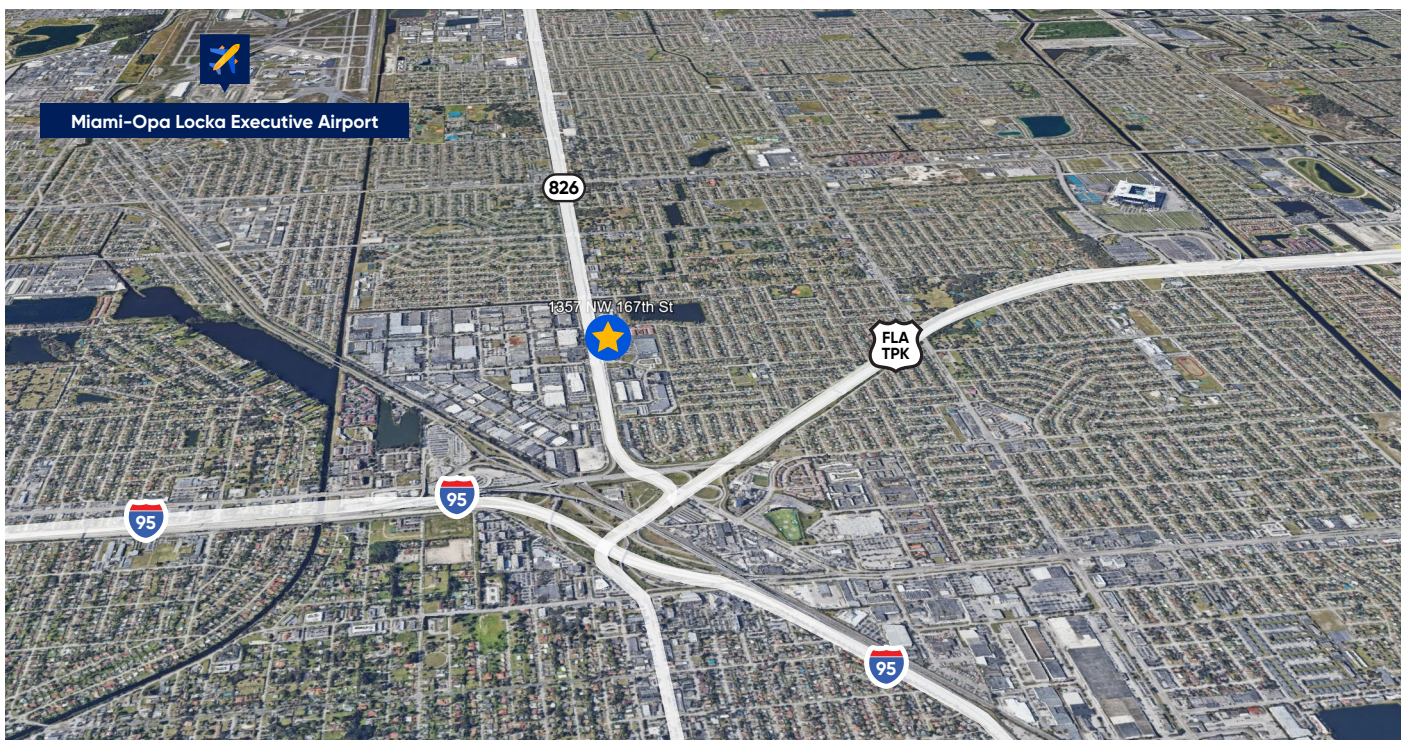
Miami Gardens is the home of Hard Rock Stadium, a 64,767 capacity multi-purpose stadium that serves as the home field for both the Miami Dolphins of the National Football League and the Miami Hurricanes, the University of Miami's NCAA Division I college football team.

The building sits on a 3.53-acre parcel and offers an above average parking ratio of 5.0 per 1,000 square feet.

This offering also presents a unique owner/user opportunity for a Corporate Office Headquarters, Healthcare Facility, or School.

This is also unique for a healthcare user in the form of a Medical Arts Facility or a free-standing emergency department, both of which are in high demand throughout South Florida. This fantastic opportunity for an office headquarters user with proximity to the highways, airport, and talent from both Broward and Miami-Dade Counties. The building may be ideal for an educational or Government use with its visibility and accessibility and abundant parking.

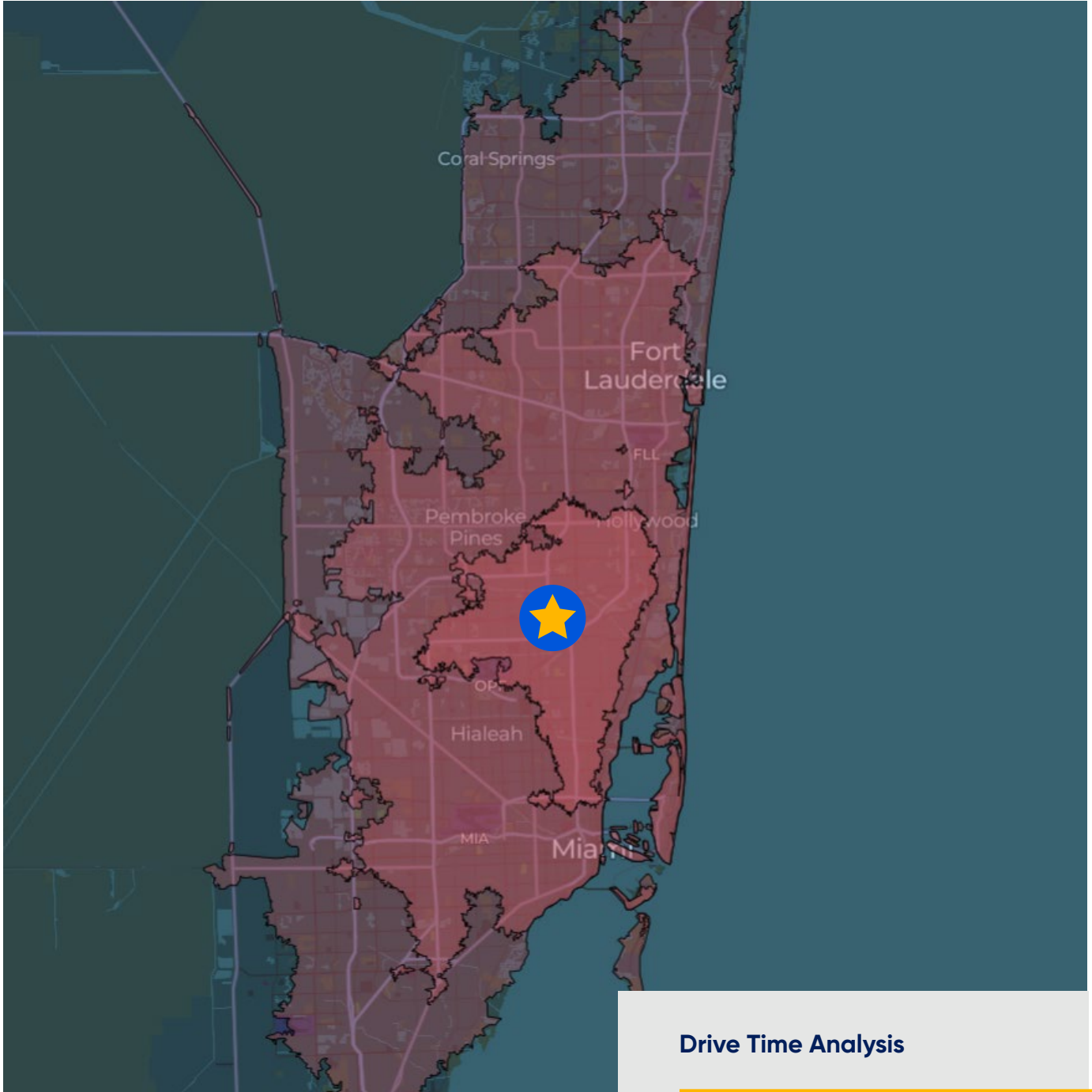
Aerial Map



Class A Office/Medical Building Available

Drive Time Analysis

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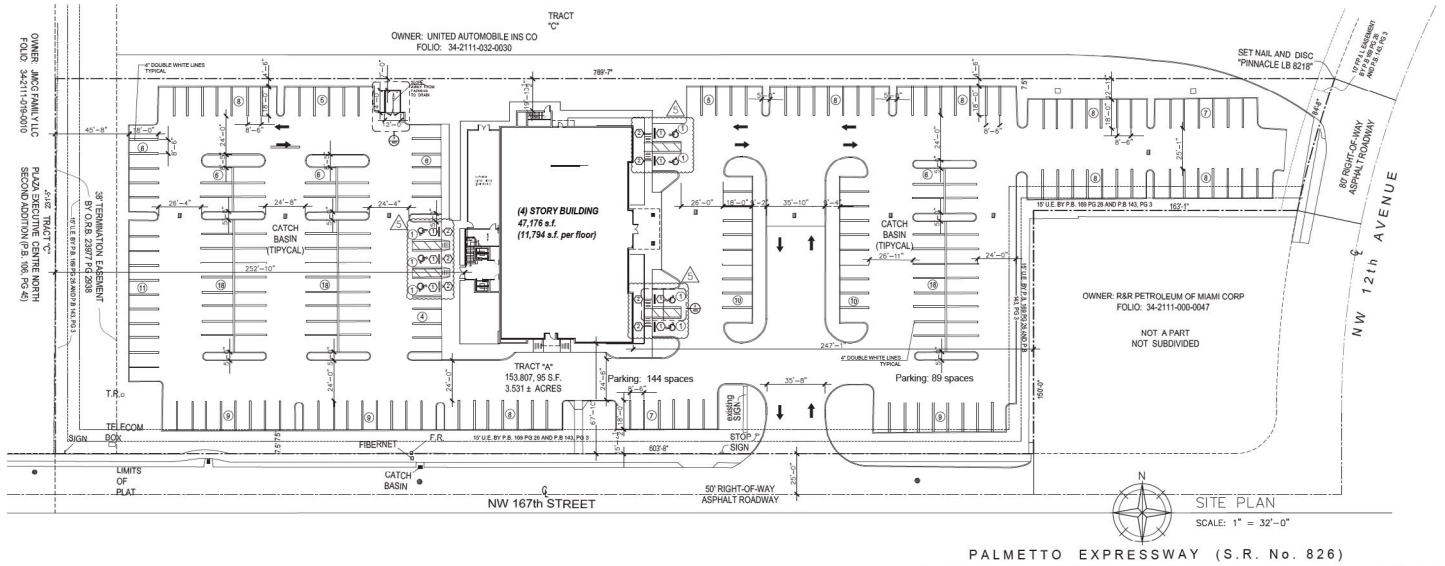


Drive Time Analysis

- 15 Minutes
- 20 Minutes
- 45 Minutes

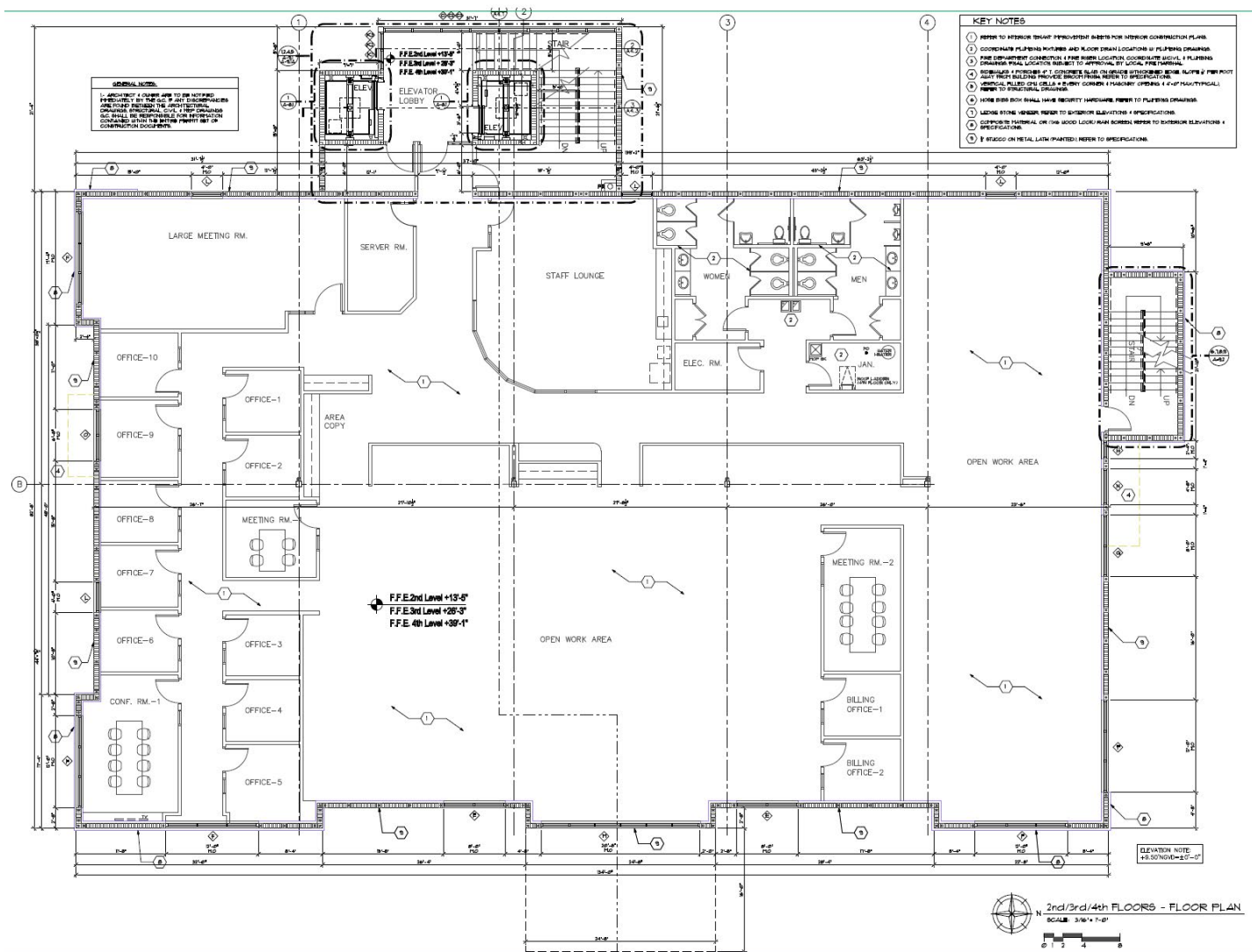
Site Plan

1357 NW 167th Street, Miami Gardens, FL 33169



Sample Office Floorplan - 12,000 SF

1357 NW 167th Street, Miami Gardens, FL 33169



Sample Medical Floorplan - 12,000 SF

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