

10900 SW 88 ST

MIAMI, FL 33176

FOR SALE

2.45 ACRES OF PREMIER OFFICE SPACE ON ICONIC KENDALL DRIVE CORNER

Daniel Pou

PARTNER
305.934.8390
danny@fusecre.com
www.fusecre.com

Ivo Tsinev

PARTNER
305.934.8390
ivo@fusecre.com
www.fusecre.com



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FOR SALE: \$22,000,000

PROPERTY HIGHLIGHTS

- **Prime Kendall Location:** Situated directly on Kendall Drive (SW 88th ST) offering excellent visibility, heavy daily traffic counts, and immediate access to major throughfares including Florida's Turnpike and SR-874.
- **High-Quality Office Environment:** Well-maintained professional office building ideal for medical, legal, or financial services, with flexible floor plans that accommodate both small and large tenants.
- **Ample Parking & Accessibility:** Generous surface parking, ADA accessibility, and convenient proximity to public transportation options, making it easily accessible for employees and clients alike.
- **Strong Surrounding Demographics:** Located in one of Miami's most densely populated suburban corridors, surrounded by established residential communities, retail centers, and top healthcare facilities.

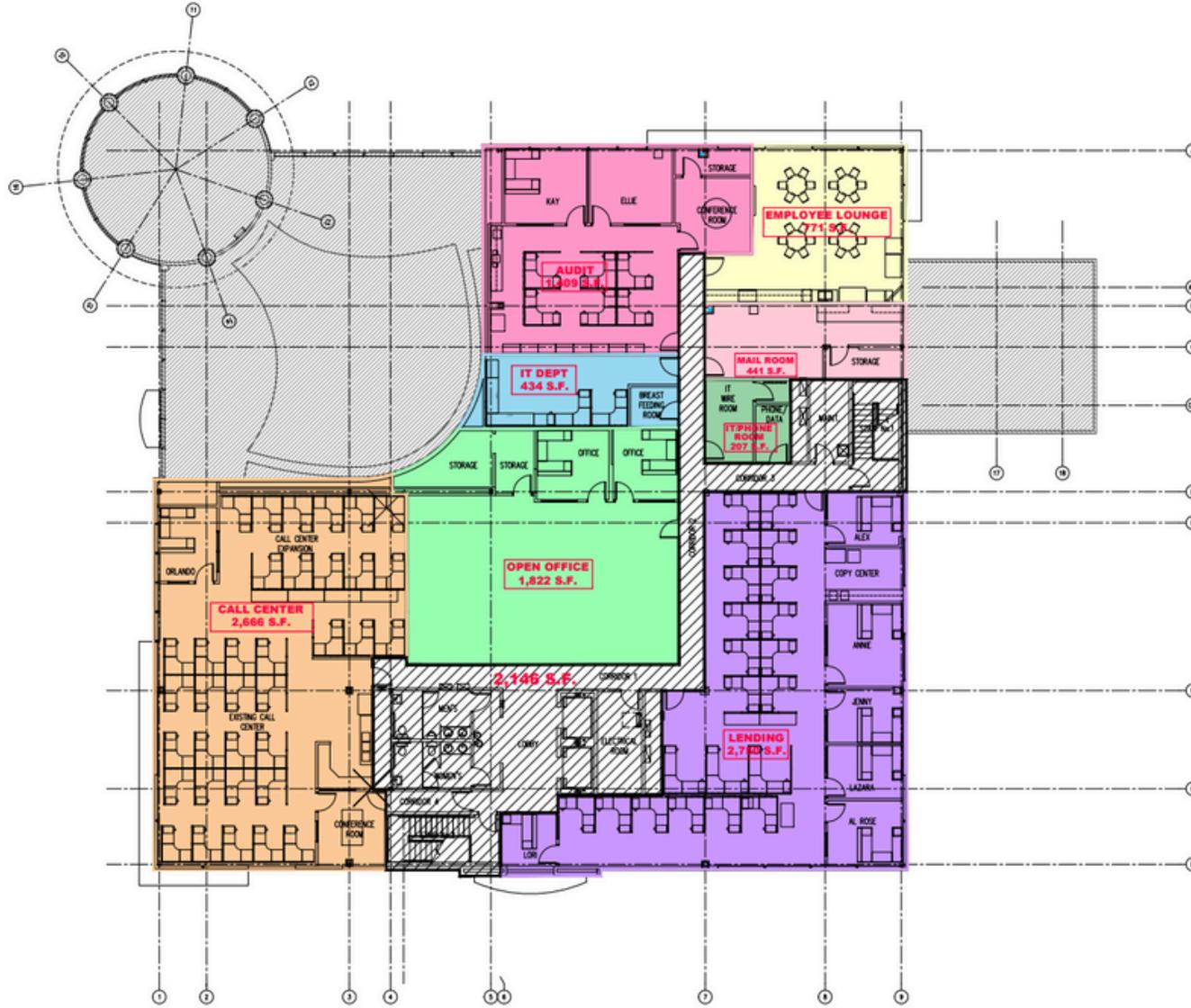
DEMOGRAPHICS

	1 mile	3 mile
 Total Population:	20,327	135,161
 Average Income:	\$64,002	\$77,476
 Households:	7,814	47,643



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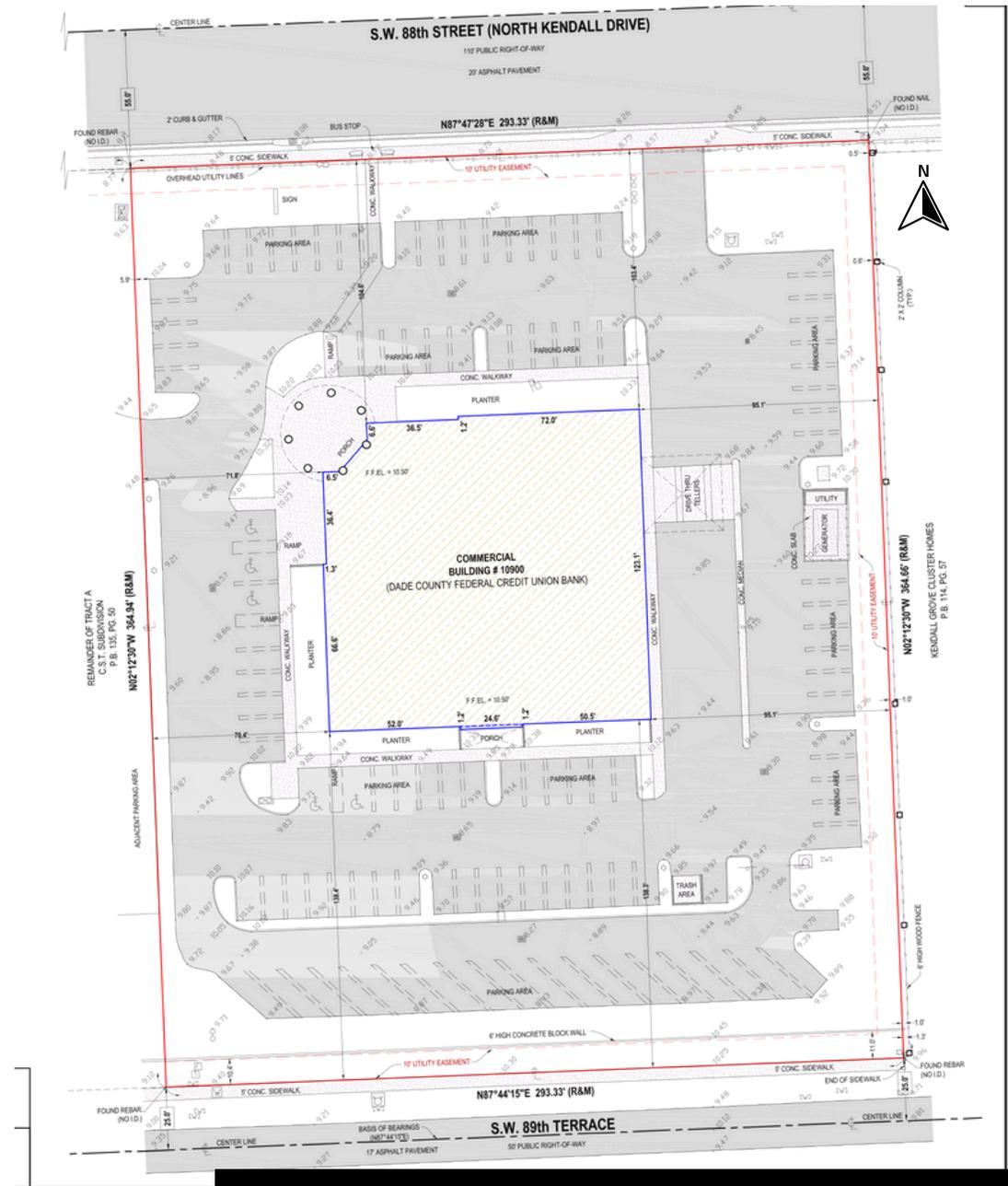
LEGEND	
SYMBOL	DESCRIPTION
	COMMON AREAS
	CALL CENTER
	LENDING
	AUDIT
	OPEN OFFICE
	EMPLOYEE LOUNGE
	IT DEPARTMENT
	MAIL ROOM
	IT / PHONE ROOM

DISCLAIMER
 THE INFORMATION PROVIDED ON THIS DRAWING IS BASED ON DRAWINGS PROVIDED BY THE OWNER WHICH ARE NOT AS-BUILT DRAWINGS. THE AREAS SHOWN ARE APPROXIMATE AND HAVE BEEN CALCULATED FROM CENTER TO CENTER OF PARTITIONS OR FROM CENTER OF PARTITIONS TO EXTERIOR OF EXTERIOR WALLS.

SECOND FLOOR PLAN
 SCALE 1/8" = 1'-0"

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CONTACT

Prime Kendall Property For Sale

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305.934.8390
danny@fusecre.com

Ivo Tsinev

PARTNER
305.934.8390
ivo@fusecre.com

Fuse Commercial LLC

Real Estate Services
10200 SW 66th St, Miami FL
info@fusecre.com | www.fusecre.com

