

FULLY BUILT OUT MEDICAL SPACE
READY FOR IMMEDIATE OCCUPANCY



Office

Kendall Executive Center

For More Information

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MEDICAL/PROFESSIONAL OFFICE SPACES FOR LEASE

9555 - 9595 N Kendall Drive | Miami, FL 33176

Space Available: **335 SF - 5,678 SF**

Lease Rate & Type: **\$35.00 PSF - \$42.00 PSF, Full Service**

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

Kendall Executive Center

9555 - 9595 N Kendall Drive | Miami, FL 33176



Property Features

- Building security
- On-site property management and maintenance personnel
- No charge for parking
- Old Tom's Restaurant on site

Location Features

- Strategically located minutes from Baptist Hospital and its new \$430 Million Miami Cancer Institute
- Close to Dadeland Mall and fast access to Snapper Creek Expressway (SR 878), Don Shula Expressway (SR 874) and Palmetto Expressway (SR 826)
- Just west of Baptist Hospital

Availabilities

Building 9555

Suite 100	5,678 SF	\$42.00 PSF, Full Service	Available Immediately
Suite 105	887 SF	\$35.00 PSF, Full Service	Available January 1, 2026
Suite 200	641 SF	\$35.00 PSF Full Service	Available January 1, 2026
Suite 209	335 SF	\$35.00 PSF Full Service	Available Immediately



Building 9555 - Suite 100

9555 - 9595 N Kendall Drive, Suite 100 | Miami, FL 33176



Property Features

- 5,678 SF available
- Large reception area for ample patient seating with built in admin stations
- Adjacent large administrative area
- Two interior restrooms
- Conference room or staff breakroom with sink
- Nurse station
- Lab/testing area
- Seven (7) exam rooms (with sinks); 6 exam rooms/ doctor's offices
- Misc: Several storage areas (Supplies, bio waste materials, IT closet, etc).

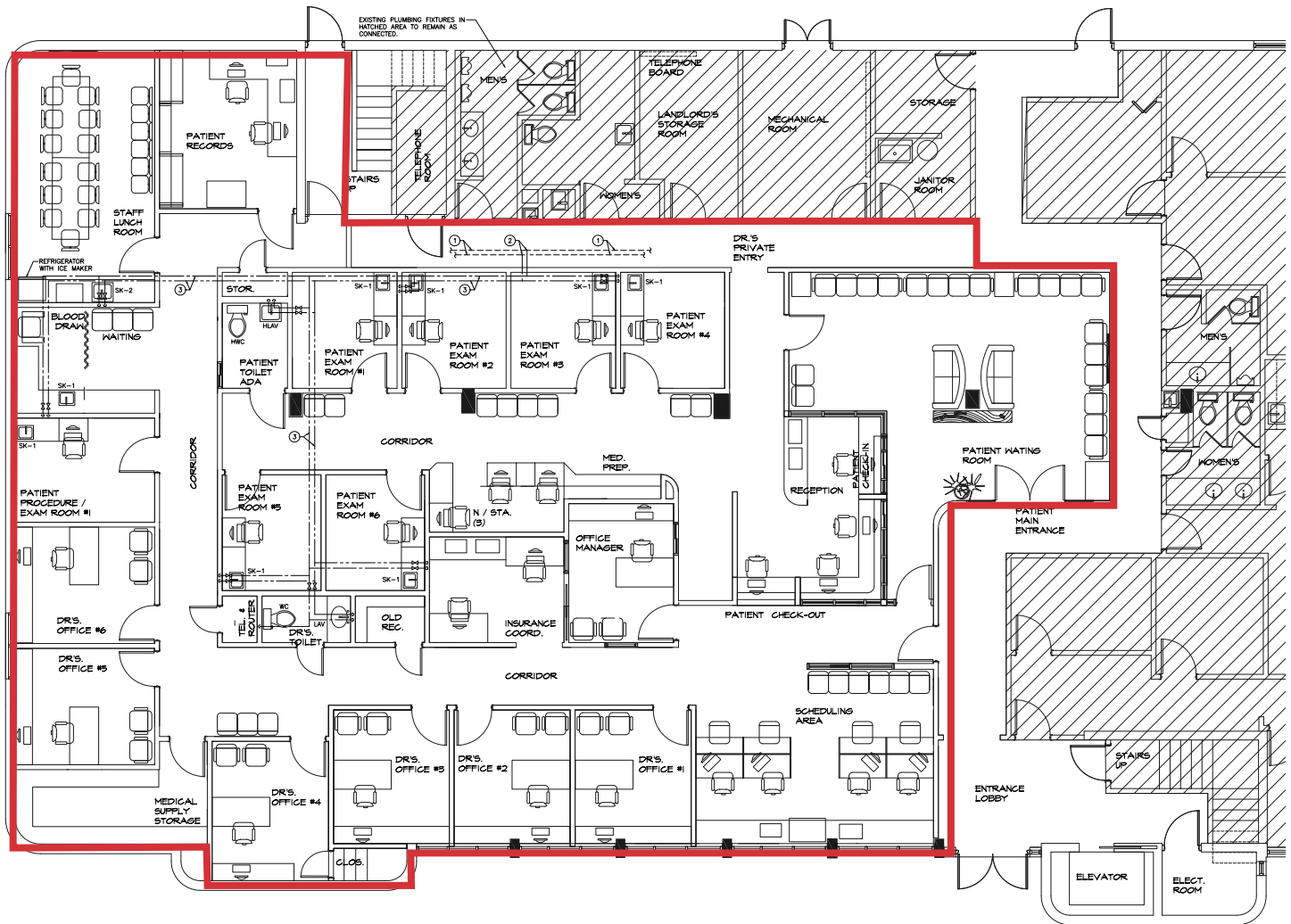


Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 100

5,678 SF



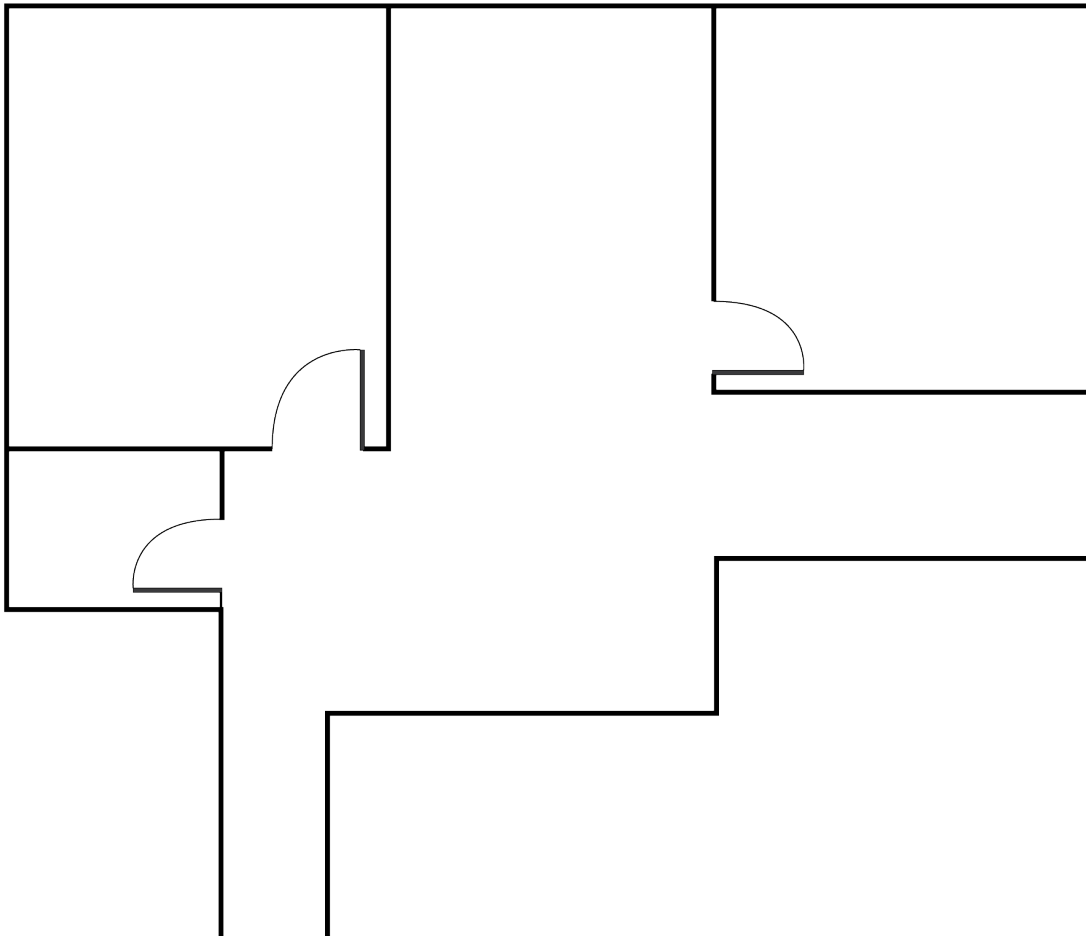
Not to scale; For conceptual layout purposes only.

Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 105

887 SF Available January 1st, 2026



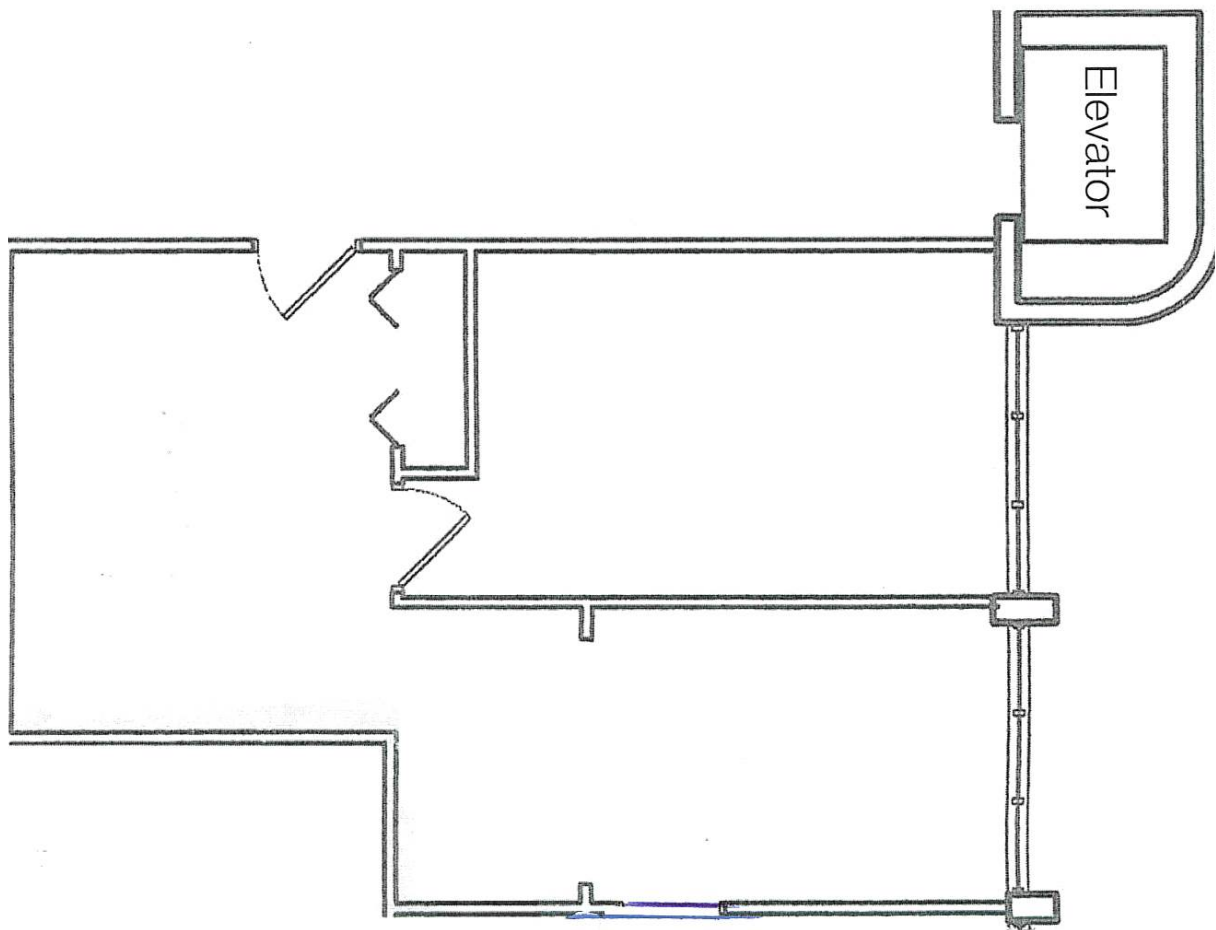
Not to scale; For conceptual layout purposes only.

Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 200

641 SF Available January 1st, 2026



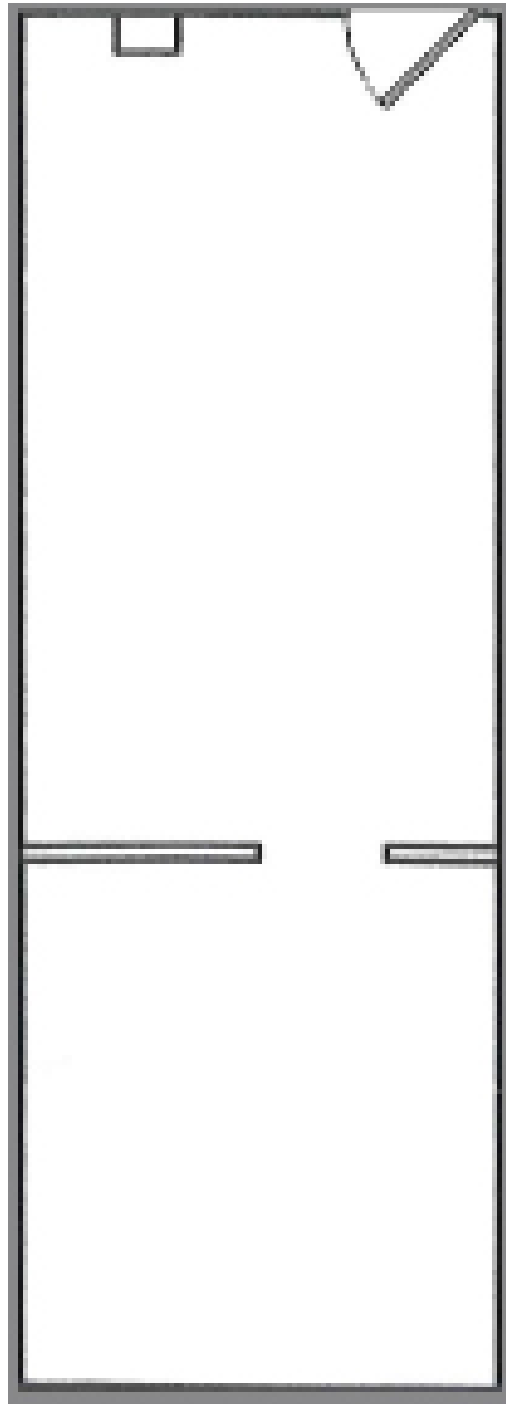
Not to scale; For conceptual layout purposes only.

Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 209

335 SF Available Immediately



Site Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

9595 Building



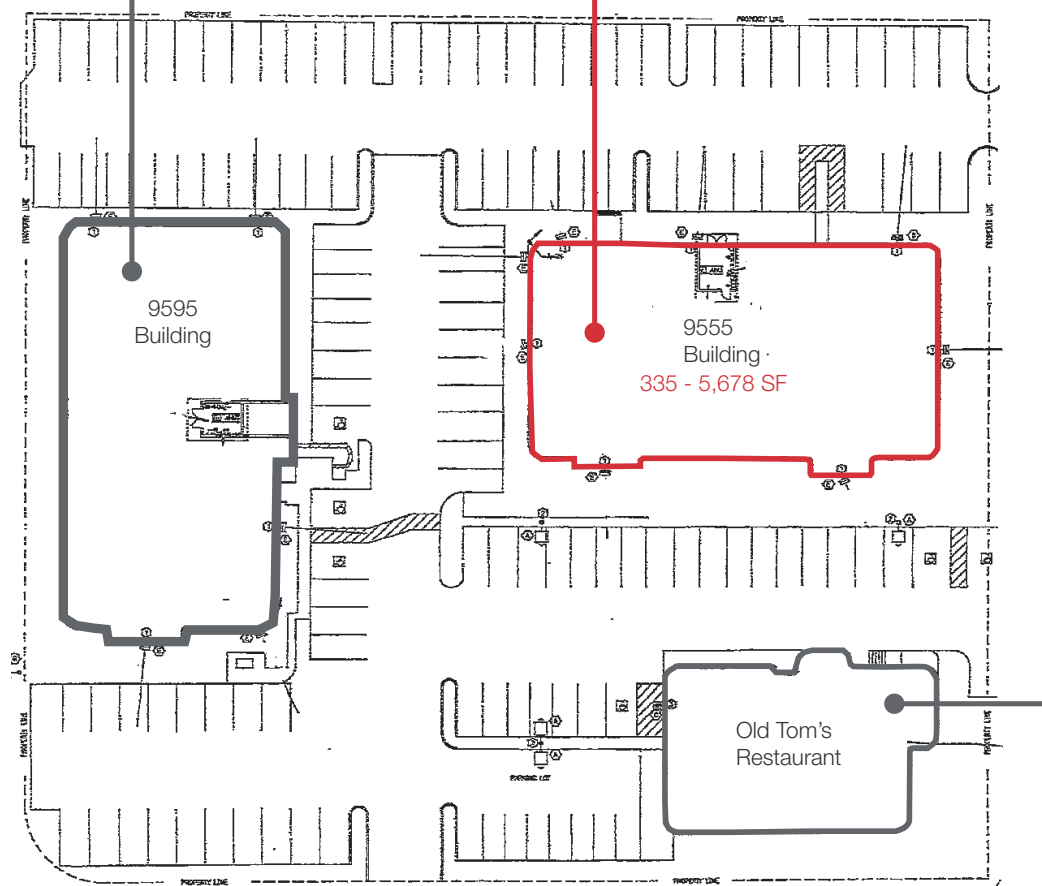
9555 Building



Old Tom's Restaurant



ENTRANCE TO EAST SR 878 AND NORTH SR 874



For More Information

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