

**FULLY BUILT OUT MEDICAL SPACE**  
*READY FOR IMMEDIATE OCCUPANCY*



**Office**

**For More Information**

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# Kendall Executive Center

## **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](http://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

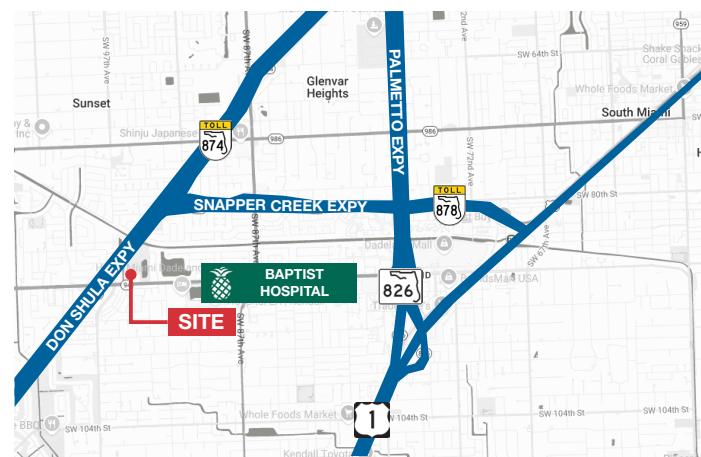
## Location Features

- 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

| <b>Suite 100</b> | 5,678 SF | \$42.00 PSF, Full Service | Available Immediately     |
|------------------|----------|---------------------------|---------------------------|
| <b>Suite 105</b> | 887 SF   | \$35.00 PSF, Full Service | Available January 1, 2026 |
| <b>Suite 200</b> | 641 SF   | \$35.00 PSF Full Service  | Available January 1, 2026 |
| <b>Suite 209</b> | 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.).

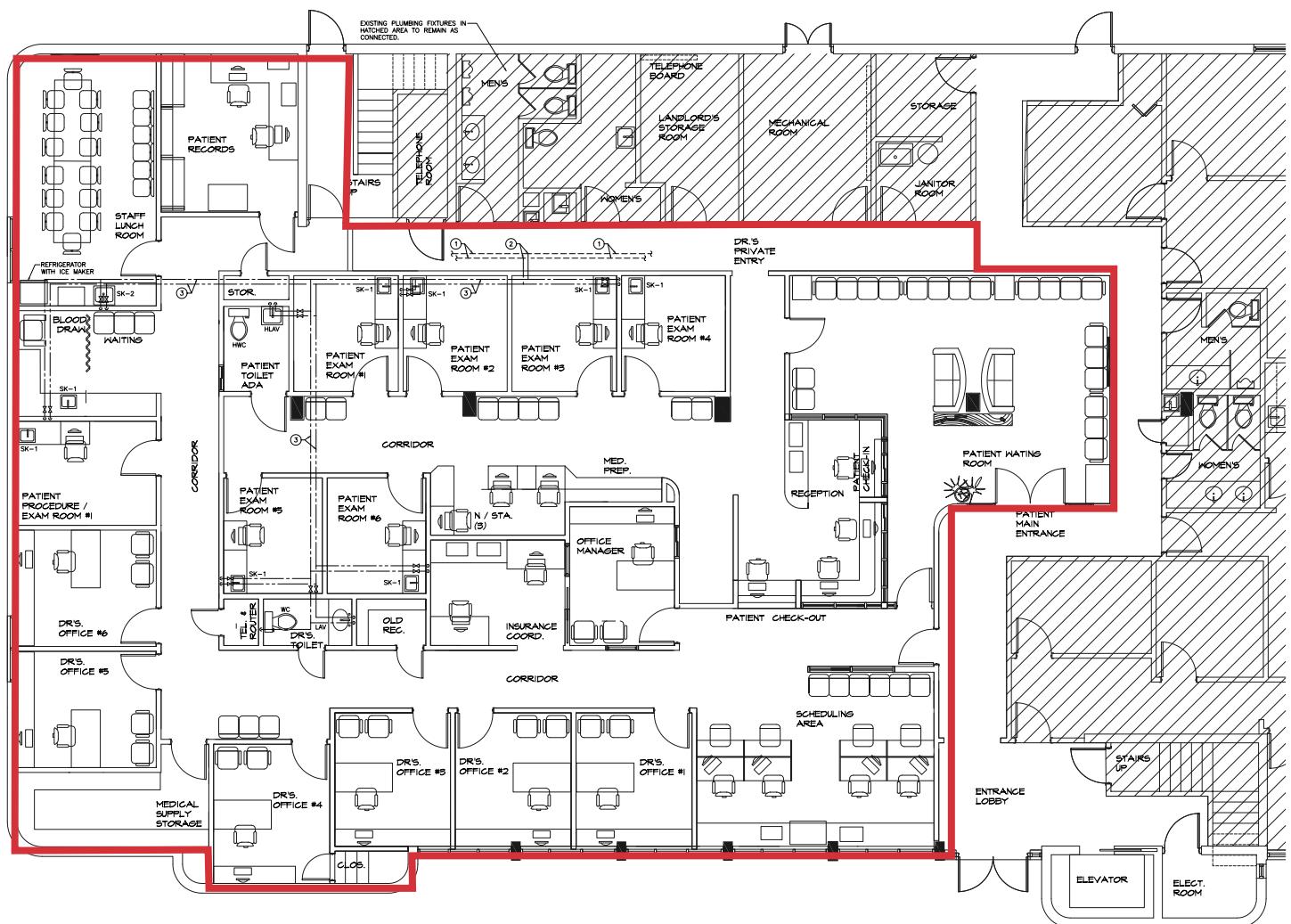


# Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

## Building 9555 - Suite 100

5,678 SF



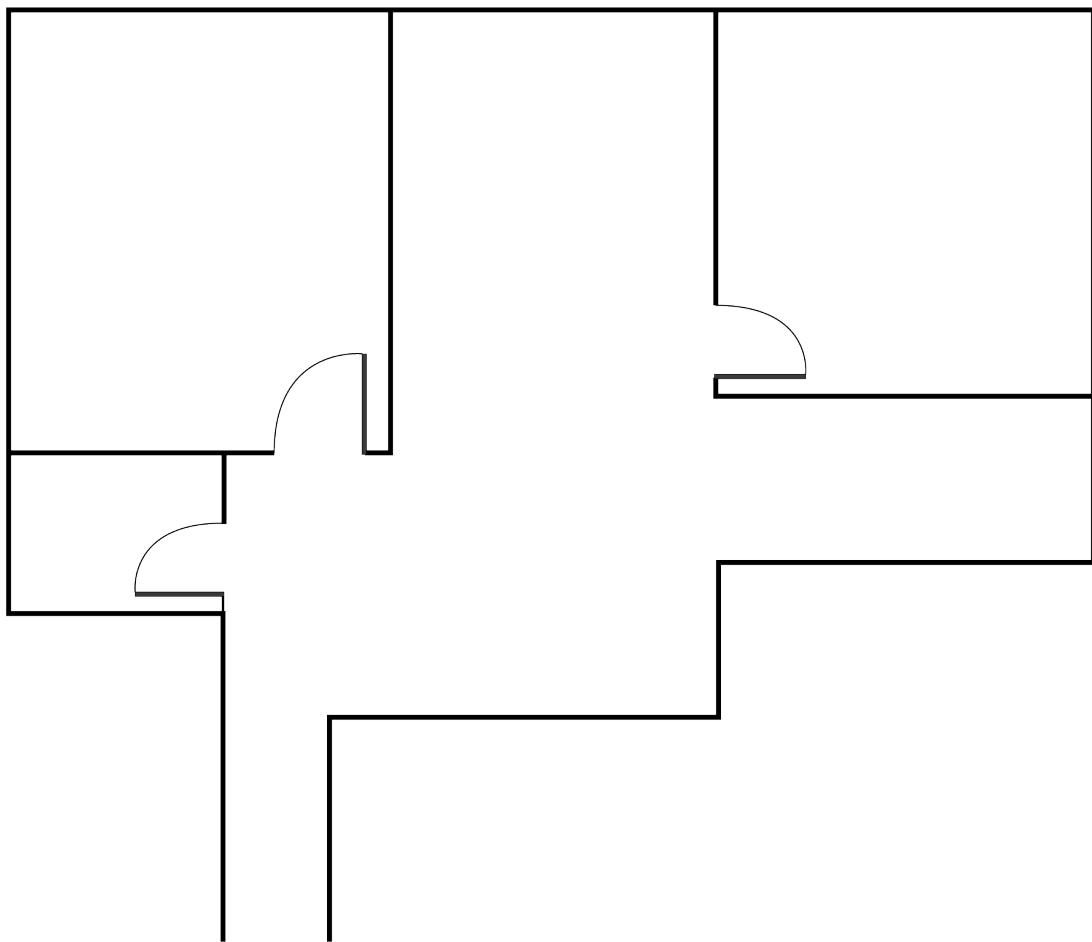
Not to scale; For conceptual layout purposes only.

# Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

**Building 9555 - Suite 105**

**887 SF Available January 1st, 2026**



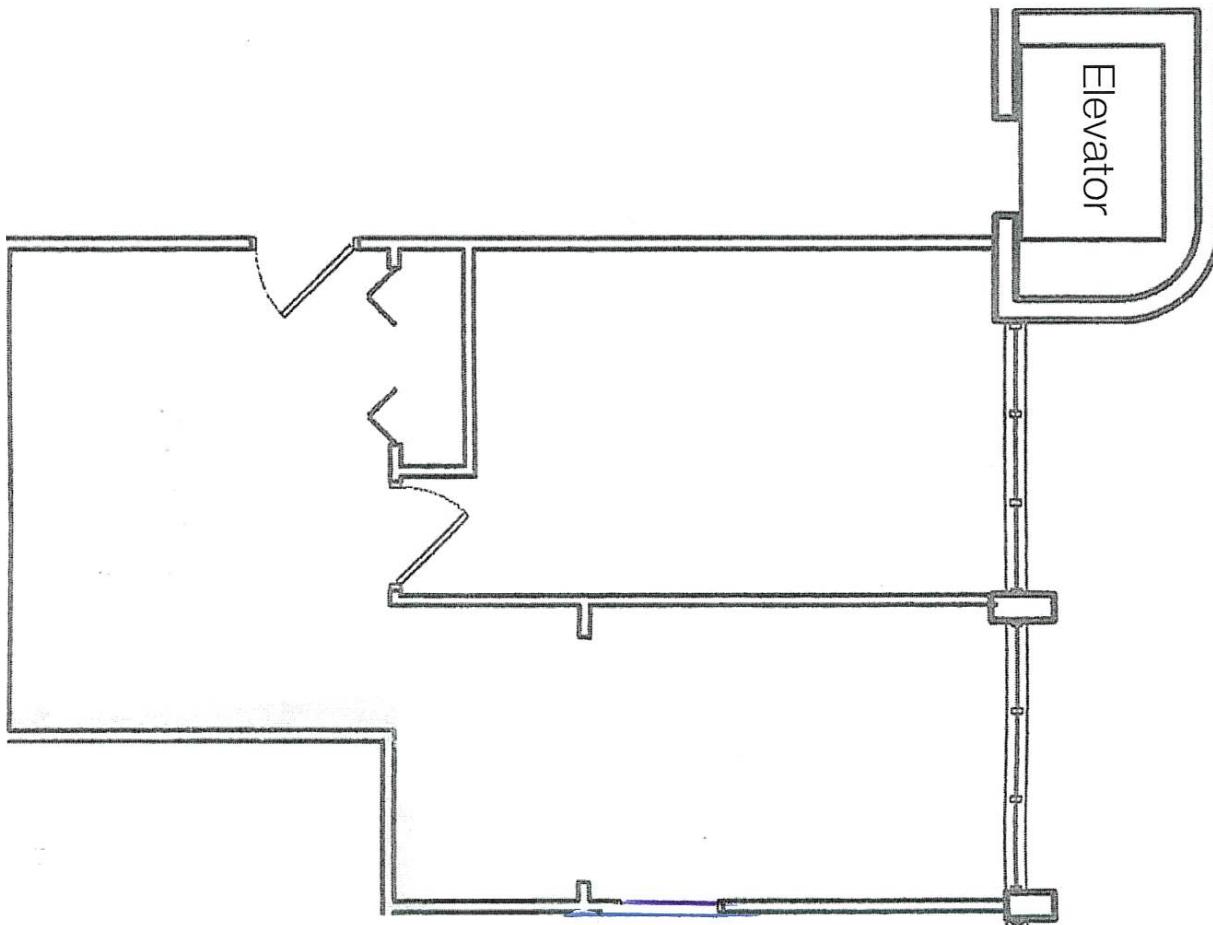
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# Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

**Building 9555 - Suite 200**

641 SF Available January 1st, 2026



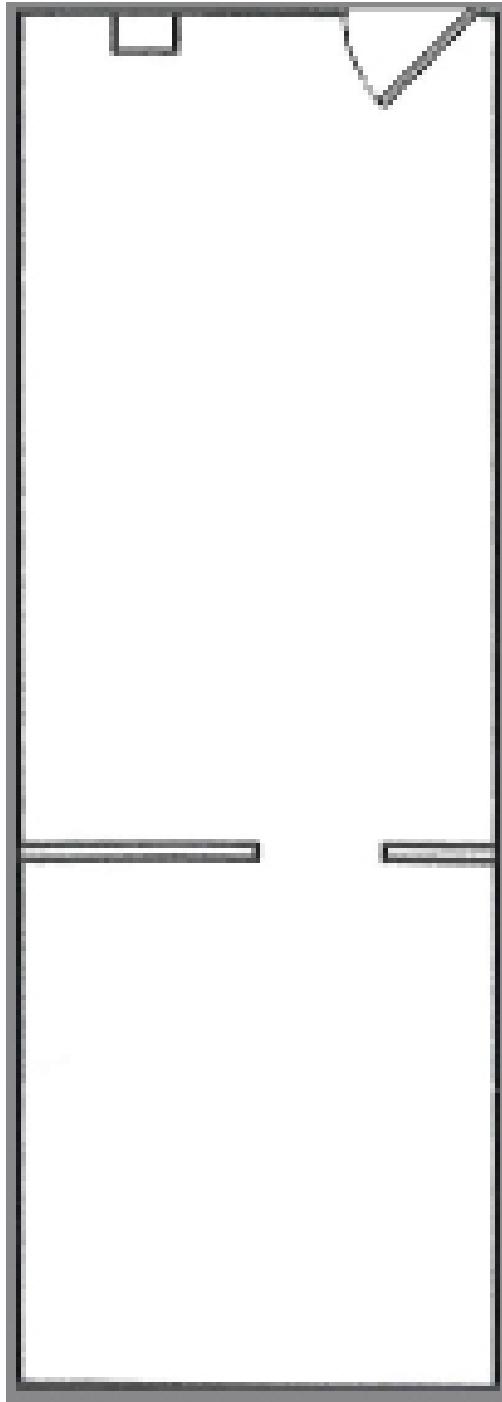
Not to scale; For conceptual layout purposes only.

# 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



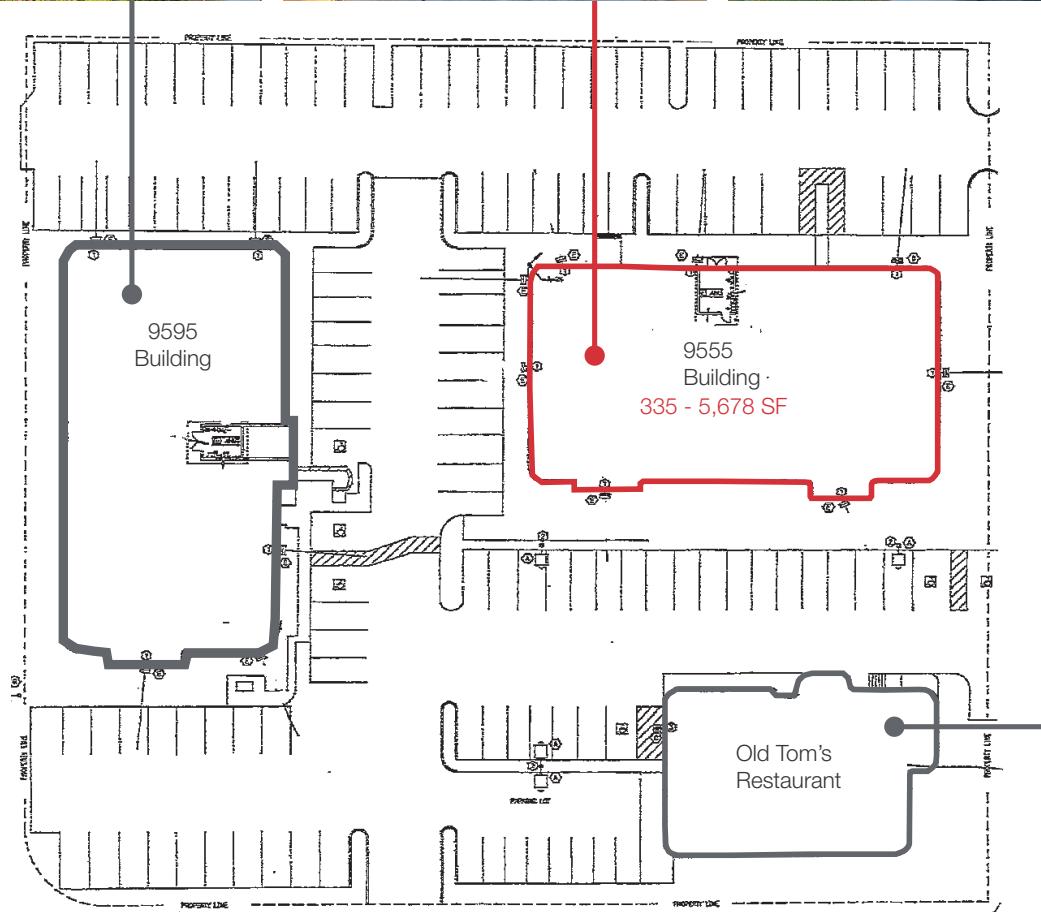
9555 Building



Old Tom's Restaurant



ENTRANCE TO EAST SR 878 AND NORTH SR 874



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