

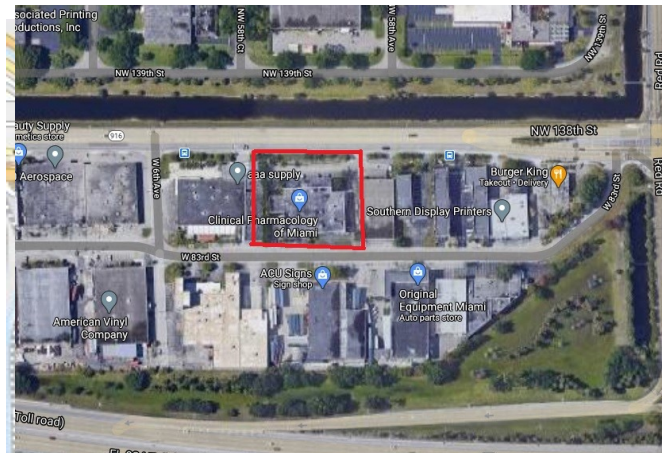
+/- 22,700 SQ. FT.



550 WEST 84 STREET, HIALEAH, FLORIDA

Features: FOR LEASE / SALE

- **+ 22,700 Total Sq. Ft. Medical Facility**
- **Fully Air Conditioned Facility**
- **10+ ' Clear Ceiling Height—New Roof 2022**
- **+ 5,000 sq ft Executive Offices, Sprinklered**
- **10 Restrooms /10 showers, Heavy Power**
- **Street to Street access, ADA Compliant**
- **Gas Generator for entire building**
- **Available January 31, 2025**



Daniel P. Cook

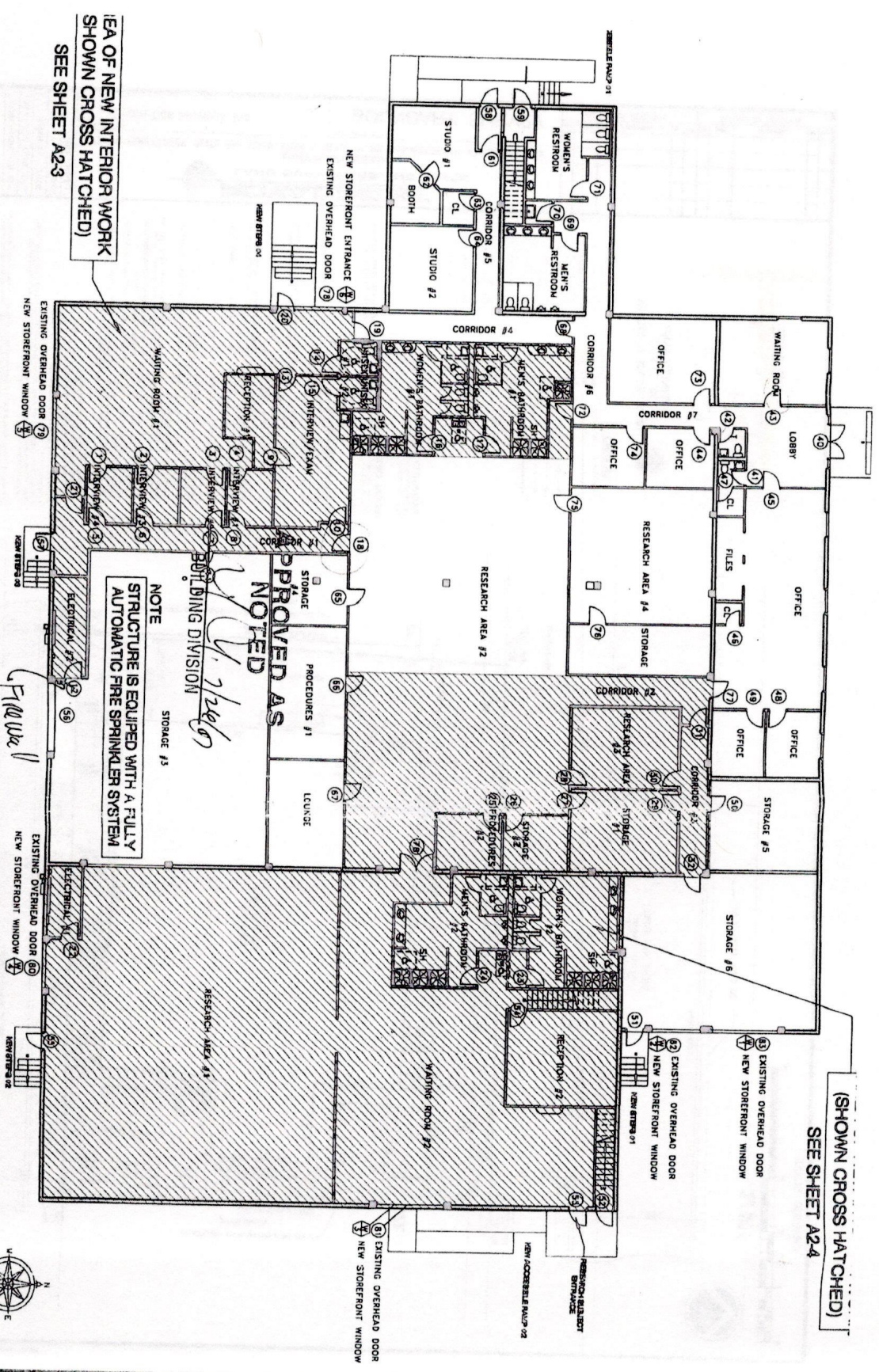
Licensed Real Estate Broker

(305)362-2299

www.cookcommercialrealty.com

dancook@cookcommercialrealty.com

Information contained herein has been obtained from owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.



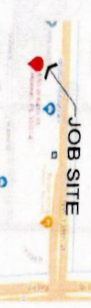
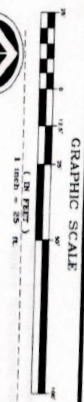
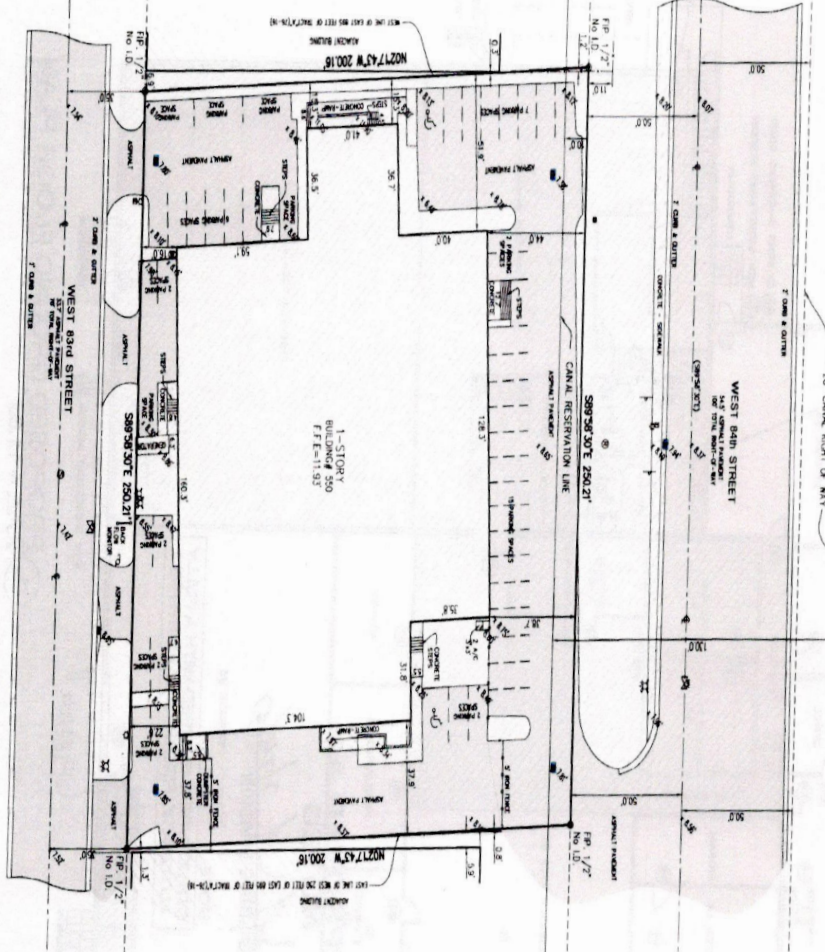
AREA OF NEW INTERIOR WORK
SHOWN CROSS HATCHED
SEE SHEET A2-3

APPROVED AS NOTED
V. J. [Signature]
BOTTLING DIVISION
NOTE
STRUCTURE IS EQUIPPED WITH A FULLY
AUTOMATIC FIRE SPRINKLER SYSTEM

1 PROPOSED GROUND FLOOR PLAN
F.F.E. = 11,887
1/16" = 1'-0"



(SHOWN CROSS HATCHED)
SEE SHEET A2-4



LEGEND

- Property boundary
- Adjacent property boundary
- As-built boundary
- Adjacent as-built boundary
- Surveyed boundary
- Adjacent surveyed boundary
- Surveyed boundary of record
- Adjacent surveyed boundary of record
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PROPERTY ADDRESS:

LEGAL DESCRIPTION:

SURVEYOR'S NOTES:

1. A copy of this plan and the original survey data shall be submitted to the City of Miami Lakes, Florida, for review and approval. The City of Miami Lakes, Florida, is the owner of the 20-foot wide Canal Right-of-Way shown on this plan. The City of Miami Lakes, Florida, is the owner of the 20-foot wide Canal Right-of-Way shown on this plan. The City of Miami Lakes, Florida, is the owner of the 20-foot wide Canal Right-of-Way shown on this plan.

2. This plan is a preliminary plan. It is not to be used for any other purpose without the written consent of the Surveyor.

3. The Surveyor is not responsible for the accuracy of the information provided by the client.

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7. The Surveyor is not responsible for the accuracy of the information provided by the client.

8. The Surveyor is not responsible for the accuracy of the information provided by the client.

9. The Surveyor is not responsible for the accuracy of the information provided by the client.

10. The Surveyor is not responsible for the accuracy of the information provided by the client.

THESE DOCUMENTS IN FULL AND COMPLETE ACCORD WITH THE STANDARD CONDITIONS OF PRACTICE FOR SURVEYORS IN THE STATE OF FLORIDA.

DATE OF SURVEY: 10/11/2021

SHEET 1 OF 1



info@royalpoint.la.com
2175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL 33014 *** TEL: 305-822-6062 *** FAX: 305-627-9669

PREPARED FOR: Union Title Services, Inc.
TYPE OF SURVEY: BOUNDARY SURVEY

NO.	DATE	DESCRIPTION

DRAMA, M.B.
CHECKED: P.A.A.
SCALE: AS SHOWN
FIELD DATE: 10/11/2021
JOB NO.: 8821-1143
SHEET: 1