



AMS  
Healthcare  
Real Estate

Angelique M Salas, LLC Licensed Real Estate Broker

FOR LEASE

6,730 RSF

TURN-KEY MEDICAL CENTER

Little Havana



701 NW 27th Avenue, Miami, FL 33125

- 6,730 RSF Turn-key Medical Center built-out in 2022
- 26 reserved parking spaces
- Exposure, exposure, exposure - Prime corner on 27th Avenue and NW 7th Street
- Traffic exposure over 50,000 cars per day
- The 6,730 RSF Medical Center consists of a large waiting room with 18 chairs, a laboratory with a passthrough, 4 ADA compliant restrooms, 2 kitchens, enclosed pharmacy, 4 offices/consultation rooms, 10 exam rooms, 1 lead-lined x-ray room, interior waiting room with 8 chairs, large social/activities room, large check-in & check-out with 6 workstations
- Asking Rental rate \$35/RSFT/YR NNN
- 2025 NNN charges/expenses \$8.40/RSFT
- Fiber optic internet service
- Security Cameras
- Great access to 836 and I-95

For more information please contact:

Angelique M. Salas

CEO & President

AMS Healthcare Real Estate

Angelique M. Salas, LLC.

Mobile: (305) 607-1774

Please text for quick response

Email: [ASalas@AMSHealthcareRealEstate.com](mailto:ASalas@AMSHealthcareRealEstate.com)

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### **Stunning Turn-Key Medical Center in Prime Little Havana Location!**

Welcome to a rare opportunity to lease a meticulously designed and fully furnished medical center in the heart of Little Havana! This expansive 6,730 SF unit, built out in 2022, is a sophisticated blend of functionality and modern design, catering perfectly to your healthcare practice or community service needs.

#### **\*\*Key Features:\*\***

**\*\*Spacious Waiting Room:\*\*** The large, inviting waiting room boasts 18 comfortable chairs, ensuring your patients feel at ease while they wait.

**\*\*Reception Area:\*\*** A streamlined reception with 6 workstations allows for efficient patient check-in and administrative operations.

**\*\*ADA Compliant Restrooms:\*\*** Both the waiting room and the social/activities room feature 4 ADA compliant restrooms, ensuring accessibility for all guests.

**\*\*Secured Pharmacy:\*\*** Benefit from a secured, enclosed pharmacy for safe medication storage and easy access.

**\*\*Social/Activities Room:\*\*** Engage your community in a spacious social/activities room, complete with 29 chairs and 4 long tables, 3 domino tables with 12 chairs, large flat-screen TV, two sofas, kitchen, nurse's station and supervisor's office, perfect for gatherings and events.

**\*\*Exam Rooms:\*\*** The unit includes 10 exam rooms designed for patient comfort and privacy, each efficiently set up for various medical services.

**\*\*Lab Facilities:\*\*** A dedicated lab with a pass-through window for urine samples streamlines processes for medical testing.

**\*\*Lead-Lined X-Ray Room:\*\*** Ensure safety and compliance with a state-of-the-art lead-lined X-Ray room with dedicated power.

**\*\*IT Room:\*\*** A secure IT room provides ample space for your technology needs and data management.

**\*\*Interior Waiting Area:\*\*** Additional comfort is provided with an interior waiting area furnished with 8 chairs.

**\*\*PT Room.\*\*** Fully equipped physical therapy room with washer and dryer.

**Strategically located on the corner of 27th Ave & 7th Street, this property enjoys unbeatable exposure and accessibility, just 2 blocks south of the Dolphin Expressway SR836.**

This prime location offers unparalleled convenience, allowing you to serve the vibrant neighborhoods of Little Havana to the South and Allapattah to the North.

**\*\*Contact Us Today!\*\***

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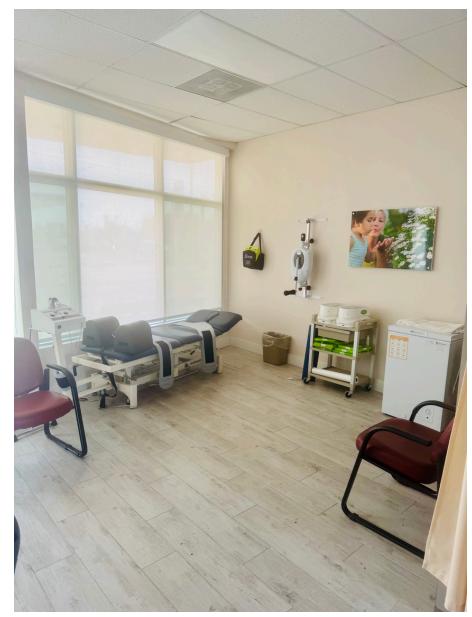
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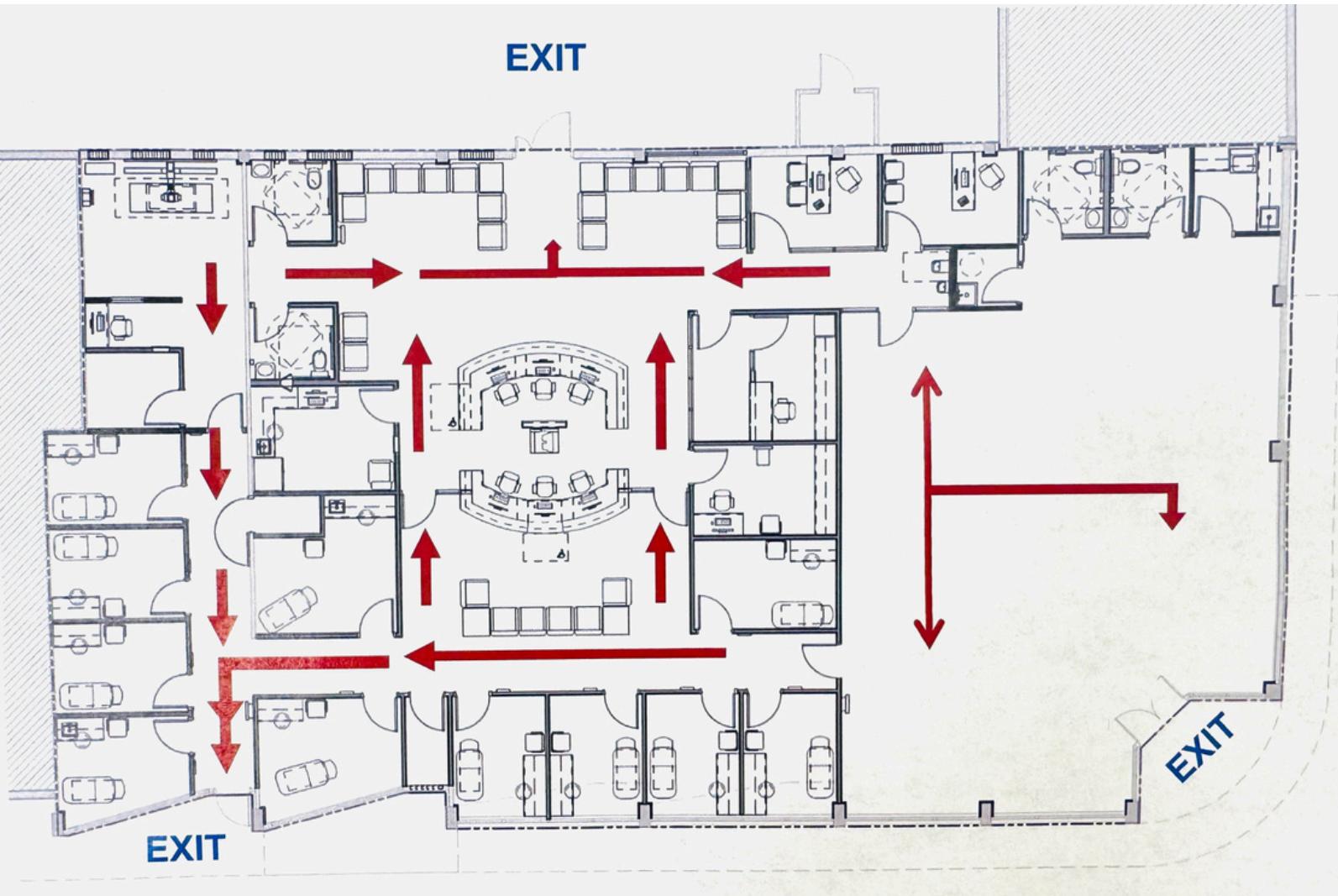
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