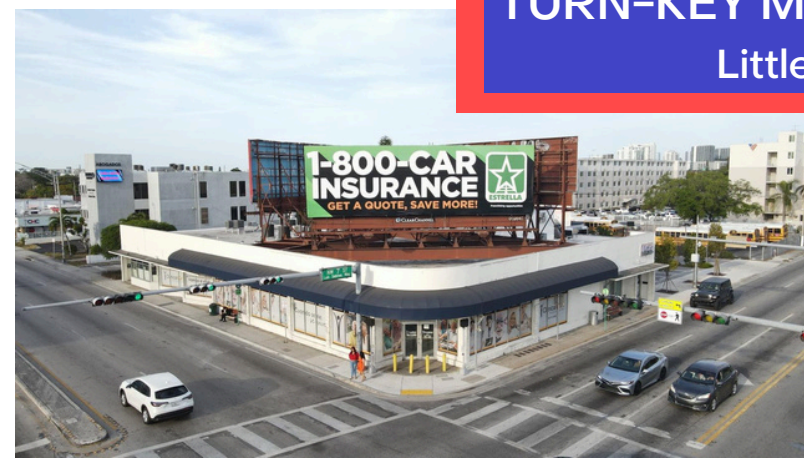


FOR LEASE
6,730 RSF
TURN-KEY MEDICAL CENTER
Little Havana



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

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6,730 RSF
TURN-KEY MEDICAL CENTER
Little Havana

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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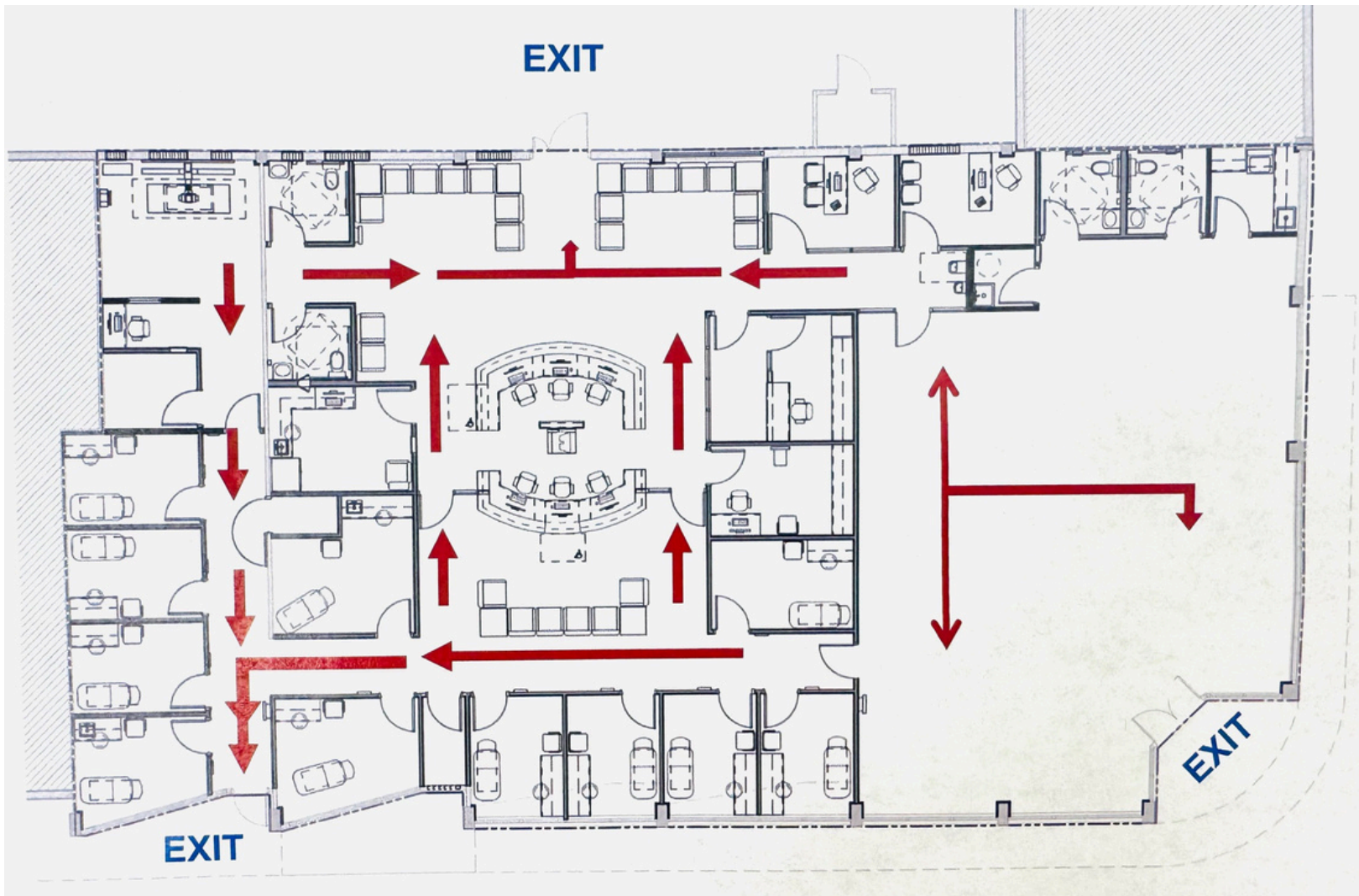
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