



## *Spacious Office Building in the Heart of Hialeah*

166 Hialeah Dr  
Hialeah, FL 33010

*For Lease*

[martinezteamcommercial.com](http://martinezteamcommercial.com)

Discover a fantastic opportunity at 166 Hialeah Drive, a versatile commercial office building offering 2,100 square feet of prime space. This well-maintained property features an open layout that can be tailored to suit various business needs, from professional offices to creative workspaces.

With plenty of space, the interiors create a welcoming atmosphere for both clients and employees. The building includes multiple private offices, a spacious conference room, and convenient restrooms, providing all the essentials for a productive work environment.

Located in a desirable area with easy access to major roadways, this property is near restaurants, retail, and other amenities, making it an ideal spot for any business looking to thrive.

Don't miss out on this excellent commercial opportunity—schedule a showing today!

**MARTINEZ TEAM** **CMV**  
COMMERCIAL



## ATTORNEY

- CIVIL
- WILLS
- TRAFFIC
- PROBATE
- REAL ESTATE
- TITLE INSURANCE
- DIVORCES
- NOTARY
- FAMILY
- D.V.I.

**305-885-1475**



# MARTINEZ TEAM

## ***Building Size: 2,100 SF***

**Asking price: \$30 PSF Modified Gross**

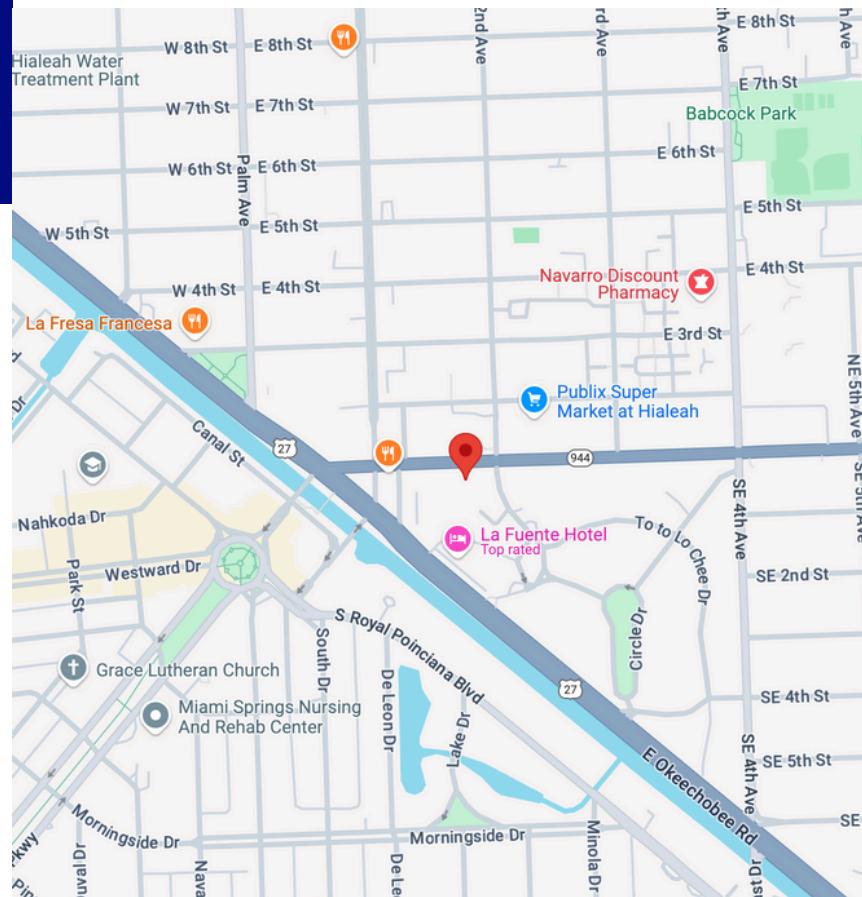
**Year Built: 1971**

## HIGHLIGHTS

- Reception area
- Ample bull pen area
- 4 private offices
- 1 storage room
- Kitchen / breakroom
- 2 bathrooms

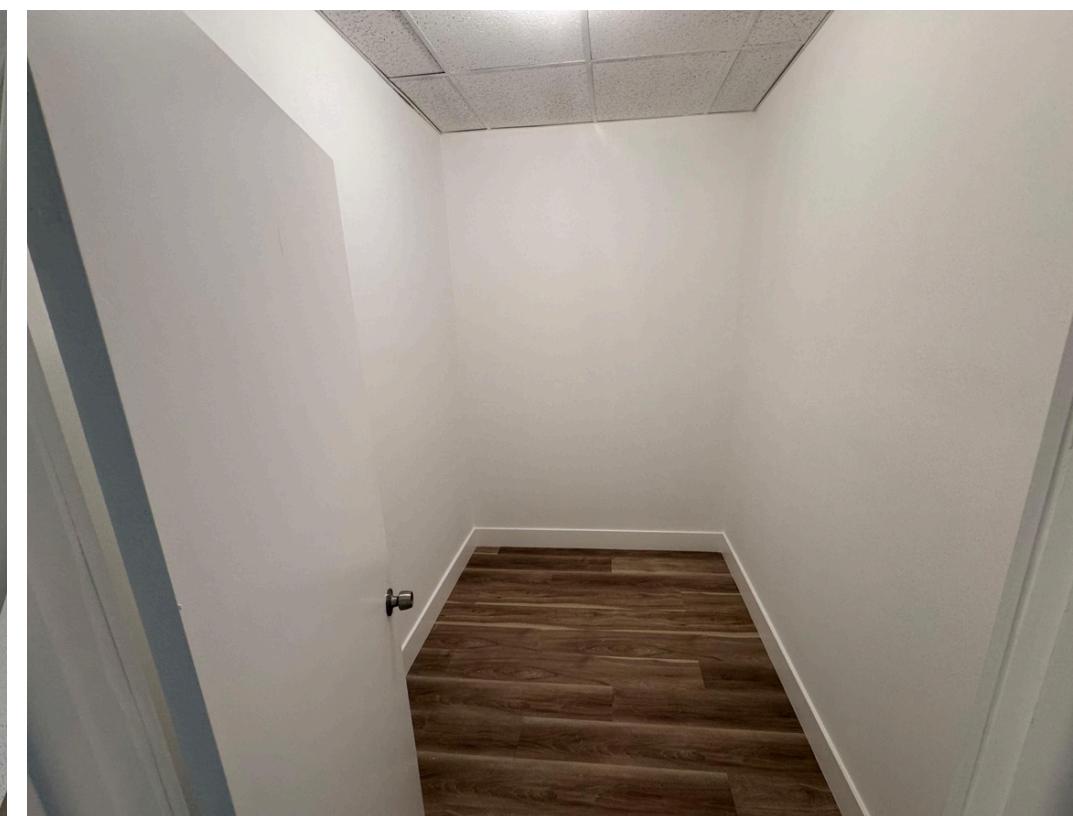
## DEMOGRAPHICS

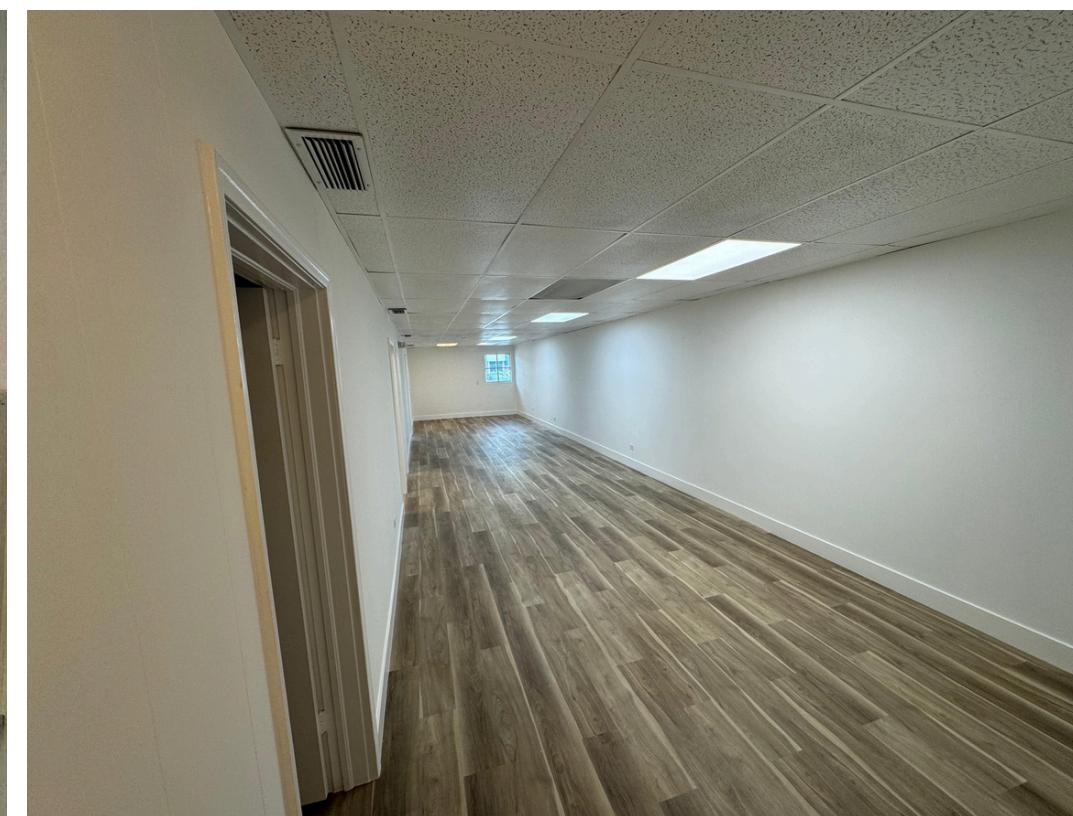
	2 mile	5 mile	10 mile
<b>2024 Population</b>	62,130	506,550	1,681,032
<b>2024 Households</b>	21,346	179,254	621,371
<b>Average Household Income</b>	\$63,521	\$59,051	\$81,583

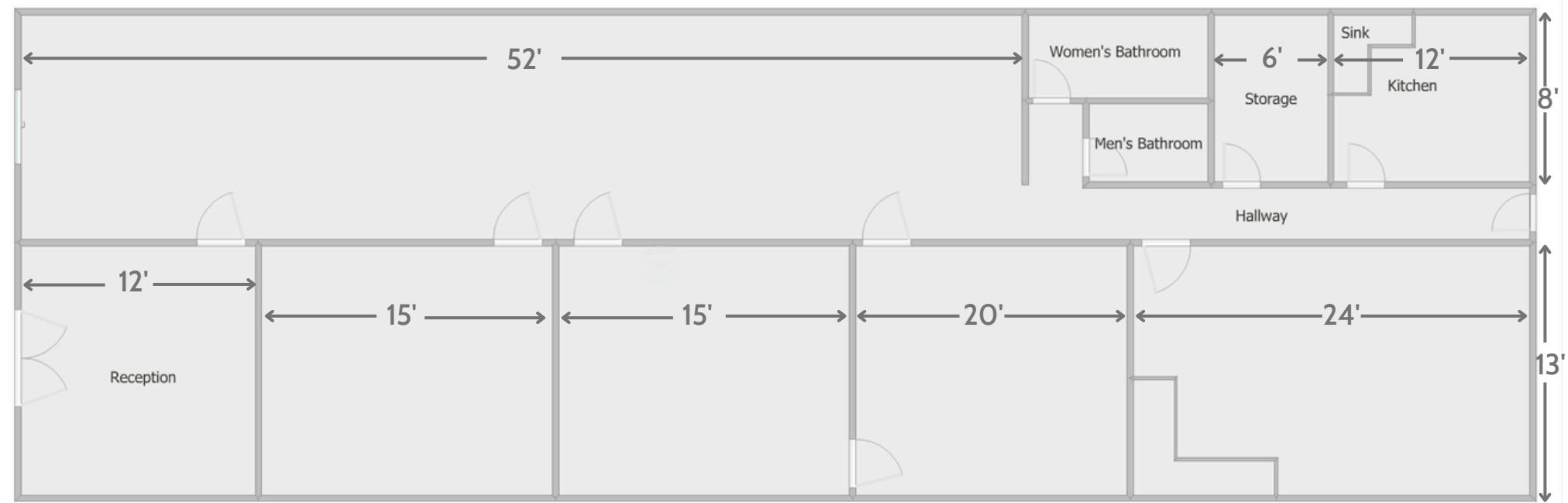


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## Unit Layout



## *Aerial View*