



## Sunset Square

9485 Sunset Dr, Miami, FL 33173

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# Sunset Square

\$38.00 /SF/YR

Secure your place in one of the most centrally located and highly desirable corridors on Sunset Drive. This well-positioned medical/office building offers outstanding access to major expressways and primary roadways, and is surrounded by established shopping centers, dining, hospitals and everyday conveniences - making it an ideal location for both clients and staff.

The property is currently undergoing a major modernization program, bringing new energy and upgraded appeal to an already premier location. This is a rare opportunity to lease in early and lock in favorable terms before improvements are completed and pricing adjusts upwards.

Perfect for medical, professional, and executive office users seeking a strong address, excellent accessibility, and long-term value....

- Conveniently located near hospitals, expressways, and major highways
- Currently going through a major renovation
- Beautiful courtyard for relaxing, lunch and outside meetings.



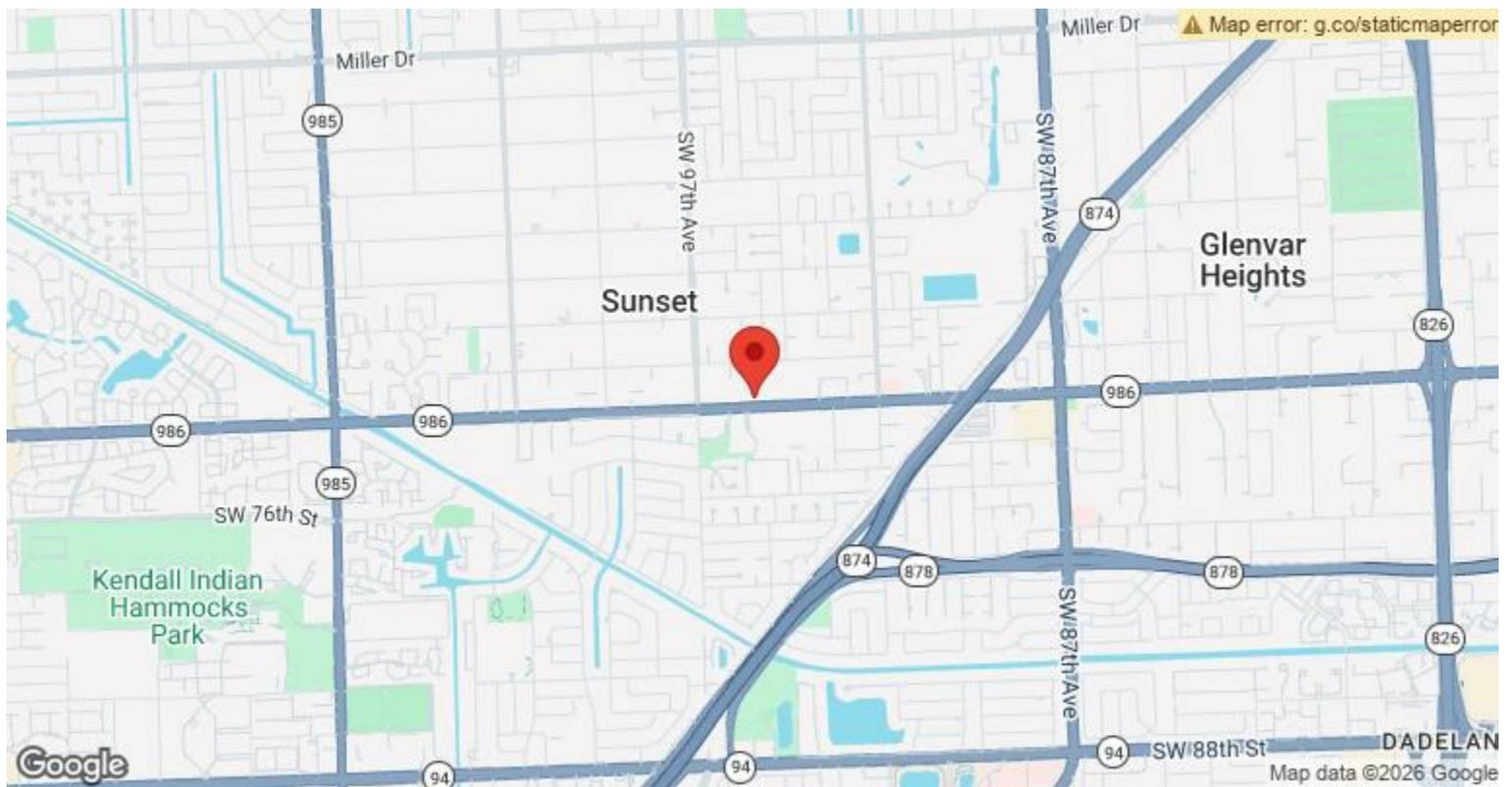
Rental Rate:	\$38.00 /SF/YR
Min. Divisible:	500 SF
Property Type:	[object Object]
Center Type:	[object Object]
Gross Leasable Area:	79,430 SF
Walk Score ®:	81 (Very Walkable)
Rental Rate Mo:	\$3.17 /SF/MO

## 1st Floor

1

Space Available	500 - 3,000 SF
Rental Rate	\$38.00 /SF/YR
Date Available	March 01, 2026
Service Type	Modified Gross
Space Type	New
Space Use	Office/Medical
Lease Term	5 Years

Suites are available from 500 square feet to 3,000 square feet. Different suites have different amenities.



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