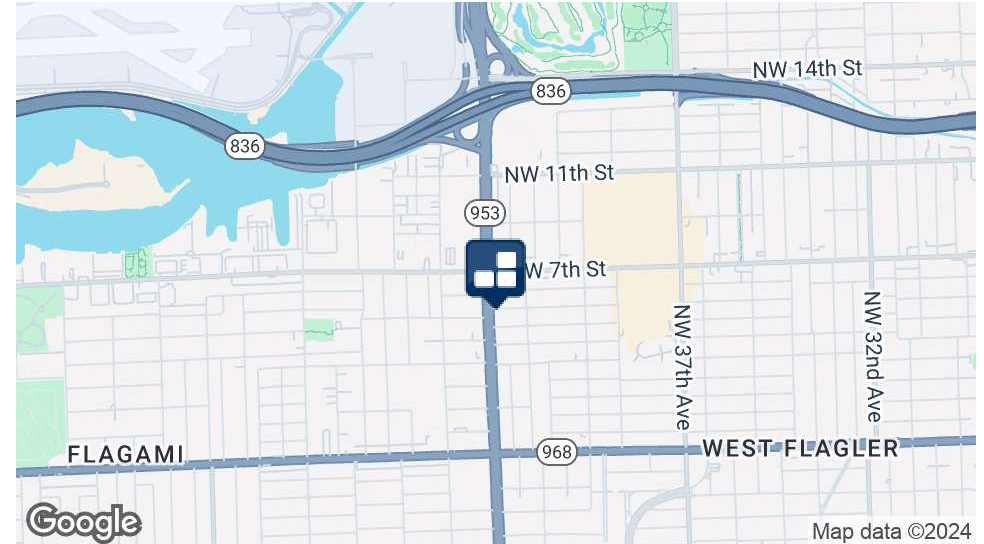


EXECUTIVE SUMMARY

487 LE JEUNE ROAD AKA NW 42 AVENUE , MIAMI, FL 33126



OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$50.00 SF/yr (NNN - \$8.16) |
| Building Size: | 6,006 SF |
| Available SF: | 1,169 - 6,006 SF |

PROPERTY OVERVIEW

We are excited to announce the availability of three premium office or retail space for lease in the highly sought-after Le Jeune Rd. Don't miss this exceptional opportunity to elevate your business in a prime location!

PROPERTY HIGHLIGHTS

- - Prestigious location in the heart of Miami/Coral Gables
- - 3 available units of +/-1,169 SF, 1,533 SF & 1,828 SF of office/retail/medical space
- - Ample Parking - 14 spaces
- - Unbeatable access to public transportation, restaurants, Miami International Airport and shops
- - Established businesses looking for a prestigious address
- - Professionals requiring a convenient, amenity-rich location

LEASE SPACES

487 LE JEUNE ROAD AKA NW 42 AVENUE , MIAMI, FL 33126



LEASE INFORMATION

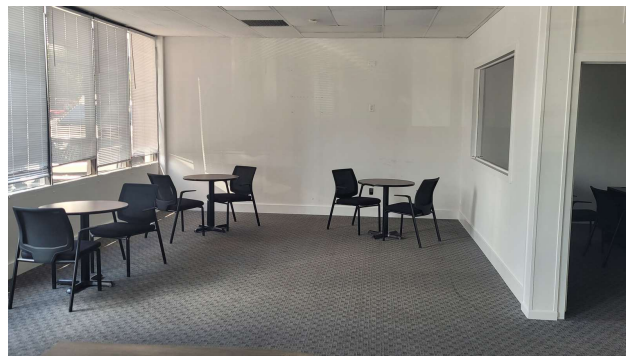
| | | | |
|--------------|------------------|-------------|---------------|
| Lease Type: | NNN - \$8.16 | Lease Term: | Negotiable |
| Total Space: | 1,169 - 6,006 SF | Lease Rate: | \$50.00 SF/yr |

AVAILABLE SPACES

| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE | DESCRIPTION |
|------------------------------------|-----------|------------------|--------------|---------------|--|
| 487 Le Jeune Road aka NW 42 Avenue | Available | 1,533 - 6,006 SF | NNN - \$8.16 | \$50.00 SF/yr | North Unit - Formerly Big and Tall Store |
| 483 Le Jeune Road aka NW 42 Avenue | Available | 1,169 - 6,006 SF | NNN - \$8.16 | \$50.00 SF/yr | Middle Unit - great office space |
| 475 Le Jeune Road aka NW 42 Avenue | Available | 1,828 - 6,006 SF | NNN - \$8.16 | \$50.00 SF/yr | South Unit |

ADDITIONAL PHOTOS

487 LE JEUNE ROAD AKA NW 42 AVENUE , MIAMI, FL 33126



LOCATION MAP

487 LE JEUNE ROAD AKA NW 42 AVENUE , MIAMI, FL 33126

