

DADELAND WEST EXECUTIVE PARK

10631 NORTH KENDALL DRIVE
MIAMI, FL 33176



FOR SUBLEASE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

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EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents Suite 125, a 1,347-square-foot, ground-floor medical/professional office in Building No. 4 of the Dadeland West Executive Park, located at 10631 N Kendall Dr. This second-generation office suite offers a clean, modern interior featuring tile flooring and ample natural light throughout. The two-story Building No. 4 spans 28,835 square feet of rentable space, with a parking ratio of 4 spaces per 1,000 square feet, making it convenient for tenants and visitors alike. Suite 125 is ideal for a variety of professional or medical uses, in a well-established business environment that includes a diverse tenant mix of jewelers, attorneys, insurers, and more.

Strategically located in the heart of Kendall, Dadeland West Executive Park is minutes away from major highways and transportation hubs, including a 7-minute drive to the Dadeland South Metrorail Station and just 22 minutes from Miami International Airport. The property enjoys excellent access to local amenities, and with the surrounding area's high population density and strong demographics, it's a prime location for businesses seeking visibility and convenience.



For more information, please contact one of the following individuals:

MARKET ADVISORS

OSCAR PEDRO MUSIBAY

Vice President

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PROPERTY HIGHLIGHTS

- Multi-tenant building attracting diverse mix of professional services
- Located along N Kendall Dr surrounded by many neighborhood amenities.



Dadeland West Executive

Park: 28,835 SF Class B Office Building
Typical Floor Plate 14,417 SF
Modern Sprinkler Systems Throughout
4 per 1000 SF Parking Ratio



Suite 125 Available for Sublease:

1,347 SF Modern Office Suite
Ground Floor Unit
Bright Natural Light Throughout Suite
Tile Flooring and Contemporary
Interior Design



Exceptional Location & Access:

Located along N Kendall Dr/SW 88th St
in Kendall Suburban Submarket

Easy Access to Highways Nestled
Between Florida's Turnpike and SR-874

7 minutes to Dadeland South Metrorail
Station, 22 minutes from Miami
International Airport

SUITE 125 AVAILABLE FOR SUBLEASE



LEASE INFORMATION

LEASE TYPE:	Full Service Gross	LEASE TERM:	Negotiable
TOTAL SPACE:	1,347 SF	LEASE RATE:	\$33.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 125	Available	1,347 SF	Full Service Gross	\$33.00 SF/yr

SUITE 125 INTERIOR PHOTOS



NEIGHBORHOOD MAPS



LOCATION OVERVIEW

Situated in Kendall, Miami, Building No. 4 at Dadeland West Executive Park offers convenient access to transportation and amenities, including a short drive to the Metrorail and Miami International Airport, making it a prime choice for businesses in the area.

CITY INFORMATION

MARKET:	South Florida
SUBMARKET:	Kendall
CROSS STREETS:	N Kendall Drive & SW 107th Ave
NEAREST HIGHWAY:	Florida's Turnpike & SR-874 Don Shula Expressway
NEAREST AIRPORT:	Miami Int'l Airport

DEMOGRAPHIC PROFILE

— KEY FACTS —

129,121
Total Population

\$128,423
Average Household Income

44.6
Median Age

2.5
Average Household Size

EDUCATION

7% No High School Diploma

21% High School Graduate

26% Some College

46% Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

EMPLOYMENT TRENDS

12% White Collar

77% Blue Collar

11% Services

Unemployment Rate 1.1%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
142,415	84,175	58,240

BUSINESS

8,952	77,219	11,111,346,731
Total Businesses	Total Employees	Total Sales

COMMUTING TRENDS

3% Took Public Transportation

9% Carpooled

1% Walked

0% Bicycled

NEARBY AMENITIES

402 Number of Restaurants

1,266 Retail Businesses