DADELAND WEST EXECUTIVE PARK

10631 NORTH KENDALL DRIVE MIAMI, FL 33176

FOR SUBLEASE



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 786.348.9257

786.348.9257 omusibay@lee-associates.com

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

INFORMATION



| Suite 125 | Available | 1,347 SF | Full Service Gross | \$33.00 SF/yr |
|-------------------|-----------|--------------------|--------------------|---------------|
| SUITE | TENANT | SIZE (SF) | LEASE TYPE | LEASE RATE |
| AVAILABLE SPACES | | | | |
| TOTAL SPACE: | | 1,347 SF | LEASE RATE: | \$33.00 SF/yr |
| LEASE TYPE: | | Full Service Gross | LEASE TERM: | Negotiable |
| LEASE INFORMATION | | | | |

SUITE 125 INTERIOR PHOTOS







NEIGHBORHOOD MAPS



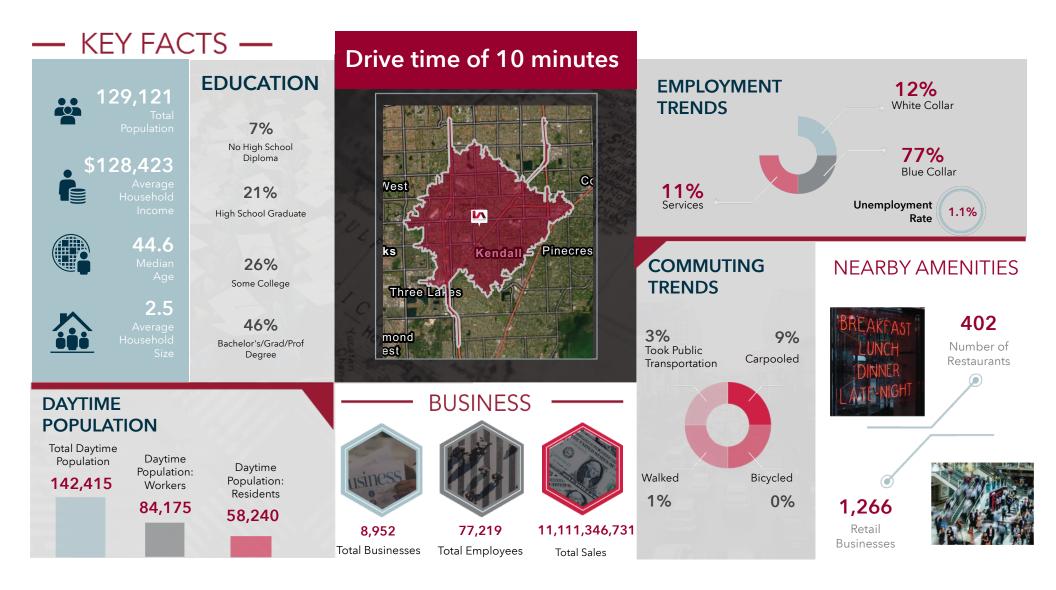


LOCATION OVERVIEW

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



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