

TOWN CENTER ONE

SUBLEASE



FOR LEASE

OFFICE CONDO

OFFICE CONDO

TOWN CENTER ONE - SUBLEASE

8950 SOUTHWEST 74TH COURT | KENDALL, FL 33156



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Rare opportunity to sublease Class A medical office space on the 20th floor of Town Center One in Miami's Dadeland/Kendall business district. The suite features exclusive exam rooms, private offices, and built-in cabinetry, along with a shared waiting area, kitchen, and corridors connected to an established OBGYN practice. Enjoy expansive skyline views, abundant natural light, and a modern move-in ready build-out.

OFFERING SUMMARY

Lease Rate:	\$55.00 SF/yr (NN)
Available SF:	2,213 RSF
Sublease Exp.	6/30/2028
Parking:	5 Spaces; (1) assigned, (4) Unassigned
Proration Share of Expenses	37.2% +/-
Assoc Fee:	est. @ \$783 p/m
Electric:	est. @ \$298 p/m



Each office independently owned and operated

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

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PROPERTY HIGHLIGHTS

- 2,213 RSF exclusive sublease with modern medical/professional layout
- Shared waiting room, kitchenette, and corridors with established OBGYN
- 20th floor location with skyline views & natural light
- Move-in ready build-out with exam rooms and offices
- \$55.00/SF Gross (Net of CAM & Electricity)
- 5 parking spaces (1 assigned, 4 unassigned)
- Walkable to Dadeland Mall, retail, dining, and Metrorail
- Immediate access to US-1 & SR-826



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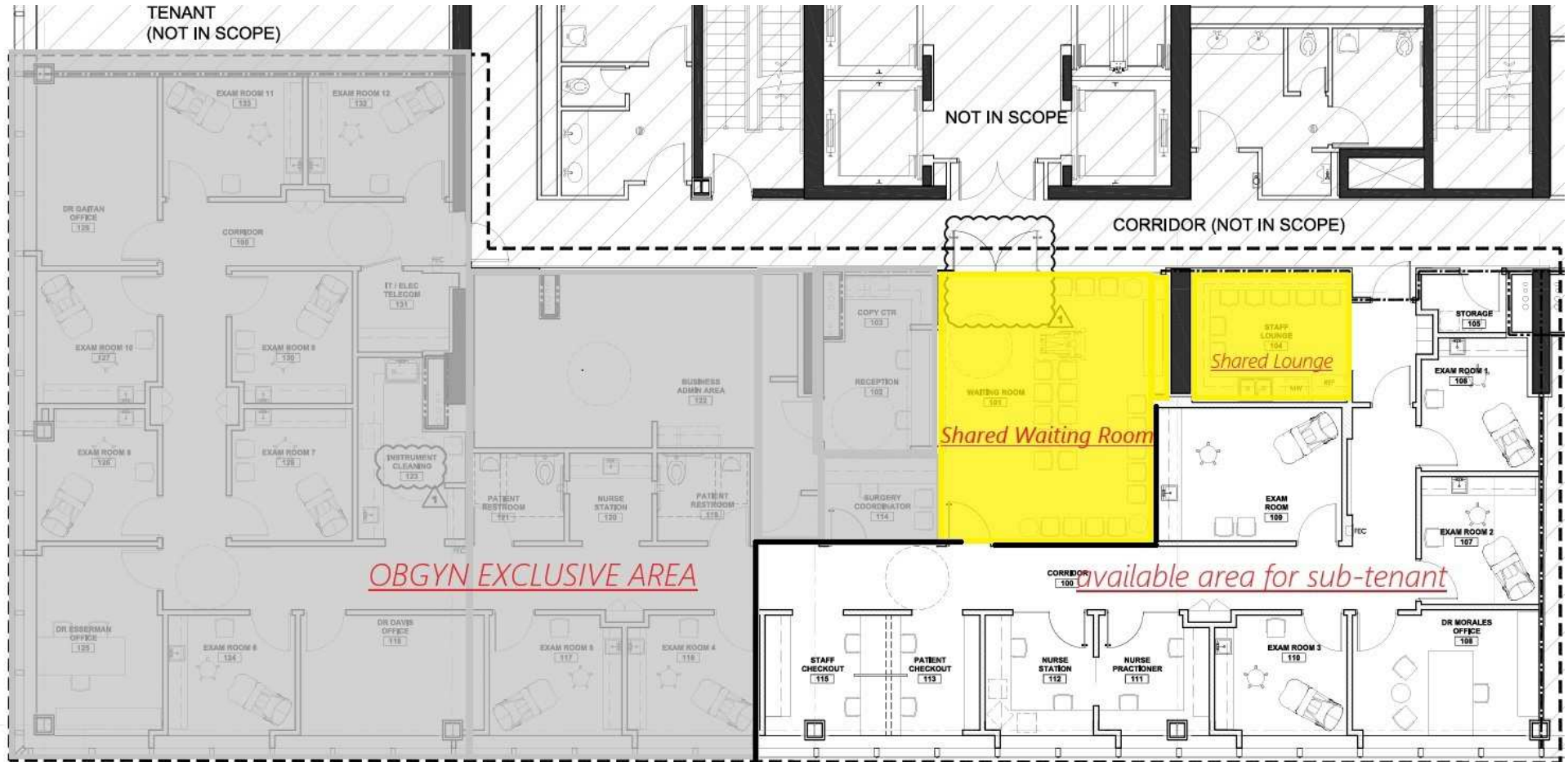
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BILLY PLANES, CCIM

REMAX 360 REAL ESTATE

BROKER | OWNER

305.772.8513

BP@COMMERCIALMAX.NET

CYNTHIA LAMAA

REMAX 360 REAL ESTATE

COMMERCIAL REAL ESTATE CONSULTANT

305.778.8944

CYNTHIA@360MIAMIREALESTATE.COM

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CONFIDENTIAL MEMORANDUM

Go commercial with *confidence*

www.miamicre360.com