



High End
Flex Space

Hemisphere Centre Condo

SELLER FINANCING AVAILABLE

FOR SALE OR FOR LEASE

3042 NW 82nd Avenue | Doral, FL 33122

Total Available: ±5,594 RSF
Sale Price: \$2,435,000.00
(Current Lease Expires: April 30, 2025)
Lease Rate & Type: \$25.00 PSF, IG

For more listings visit: naimia-ftl.com/properties

For More Information

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Property Features

- Property being offered with a tenant in place through April 30, 2025.
- Total of ± 5,594 SF on two (2) floors, fully air-conditioned
 - » First Floor: ± 3,176 RSF featuring reception, restroom, kitchenette, elevator, private offices, sinks, chair lift, IT room, filing and storage areas, etc.
 - » Second Floor: ± 2,418 RSF featuring private offices, executive office with private restroom, conference room, filing areas, etc.
- High-end finishes throughout (wooden and porcelain flooring and baseboards; drop ceiling; lots of windows (exterior and interior); etc.
- One (1) double-wide dock door currently covered, can be made accessible if necessary
- Electric hurricane shutters
- Elevator and chair lift
- Multiple water connections
- Permitted Use: Business – Group B

Ideal Uses



- Clinical Research
- Medical uses:
 - » Urgent Care
 - » Radiology
 - » Physical Therapy
 - » Rehab Therapy
 - » Optical
 - » Laboratory
- Professional office use
 - » Engineering
 - » Architecture
 - » Design
- TV/Photography Studio
- Wholesalers such as jewelry, eyewear, etc.

Photos

3042 NW 82nd Avenue | Doral, FL 33122

First Floor

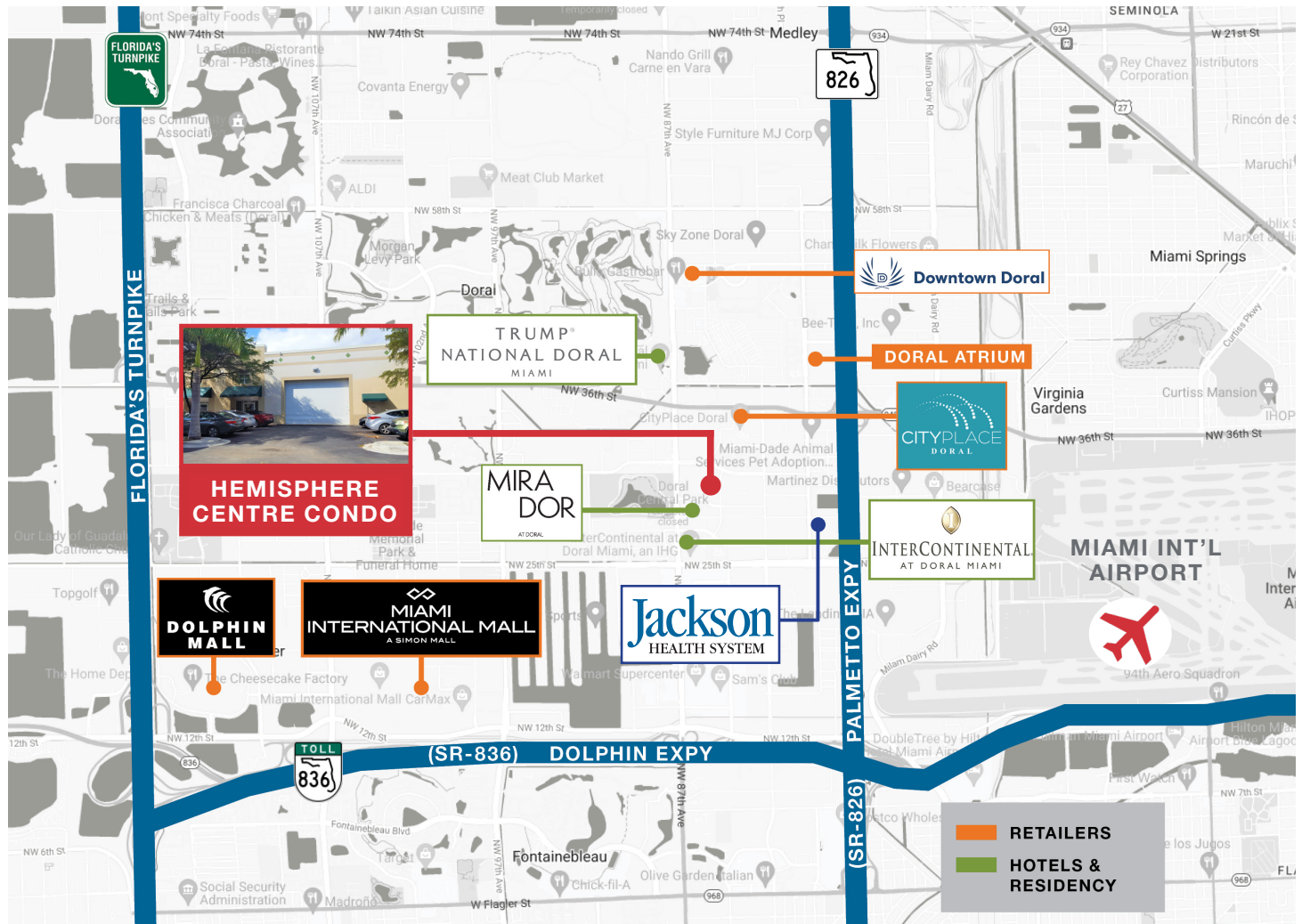


Second Floor



Location Features

3042 NW 82nd Avenue | Doral, FL 33122



Location Features

- In the heart of the City of Doral
- Close proximity to CityPlace Doral, and Downtown Doral
- Neighboring uses include residential, hotels, retail, flex, industrial complexes, office buildings, etc.
- Easy access via all major thoroughfares: Palmetto Expressway (SR-826), Dolphin Expressway (SR-836) and Florida's Turnpike

Demographics



	1 Mile	3 Miles	5 Miles
Population	9,586	115,859	458,633
Average Household Income	\$133,223	\$97,059	\$90,301

Traffic Count

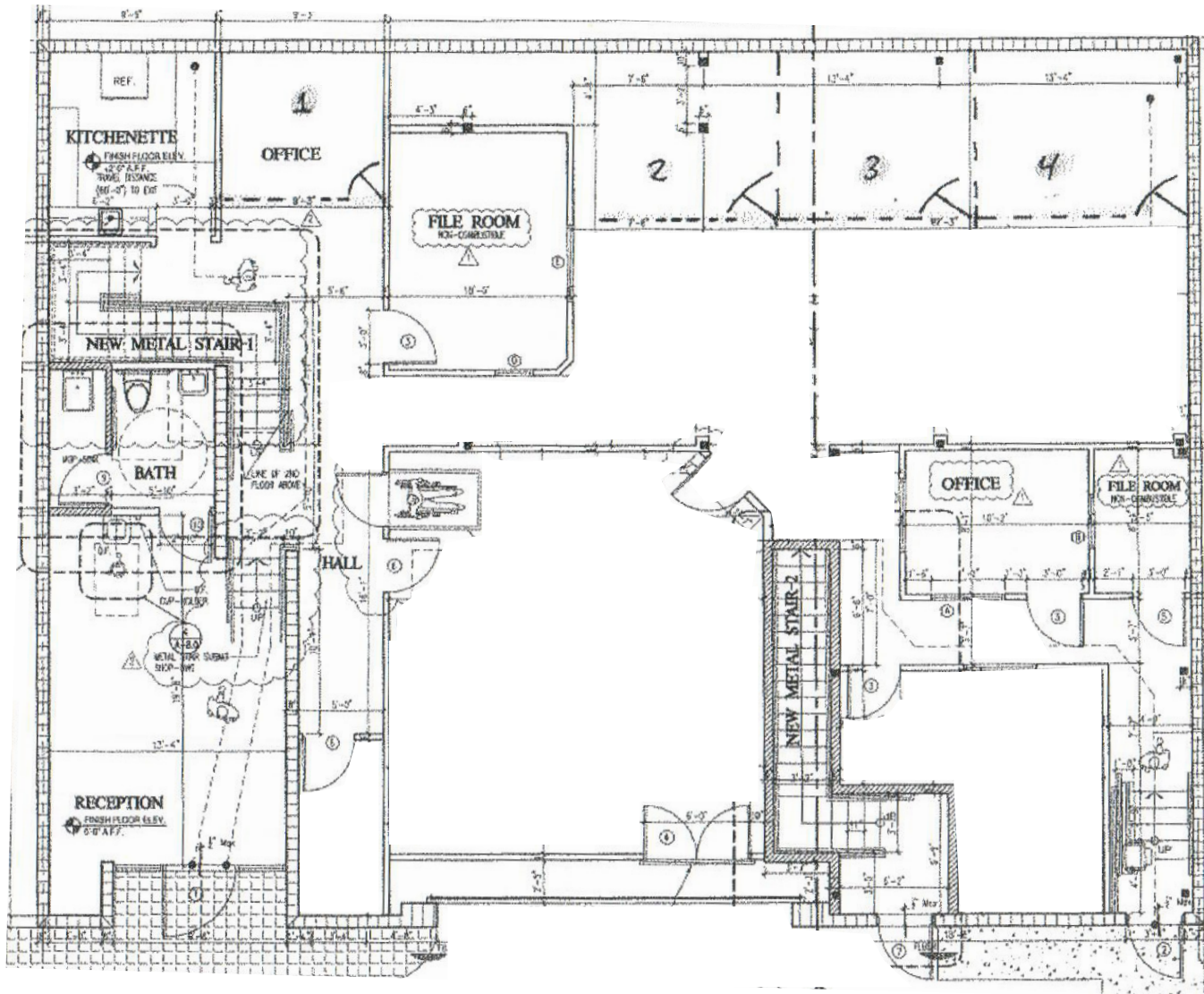


NW 82nd Avenue	22,500
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Floor Plan

3042 NW 82nd Avenue | Doral, FL 33122

First Floor: ±3,176 RSF

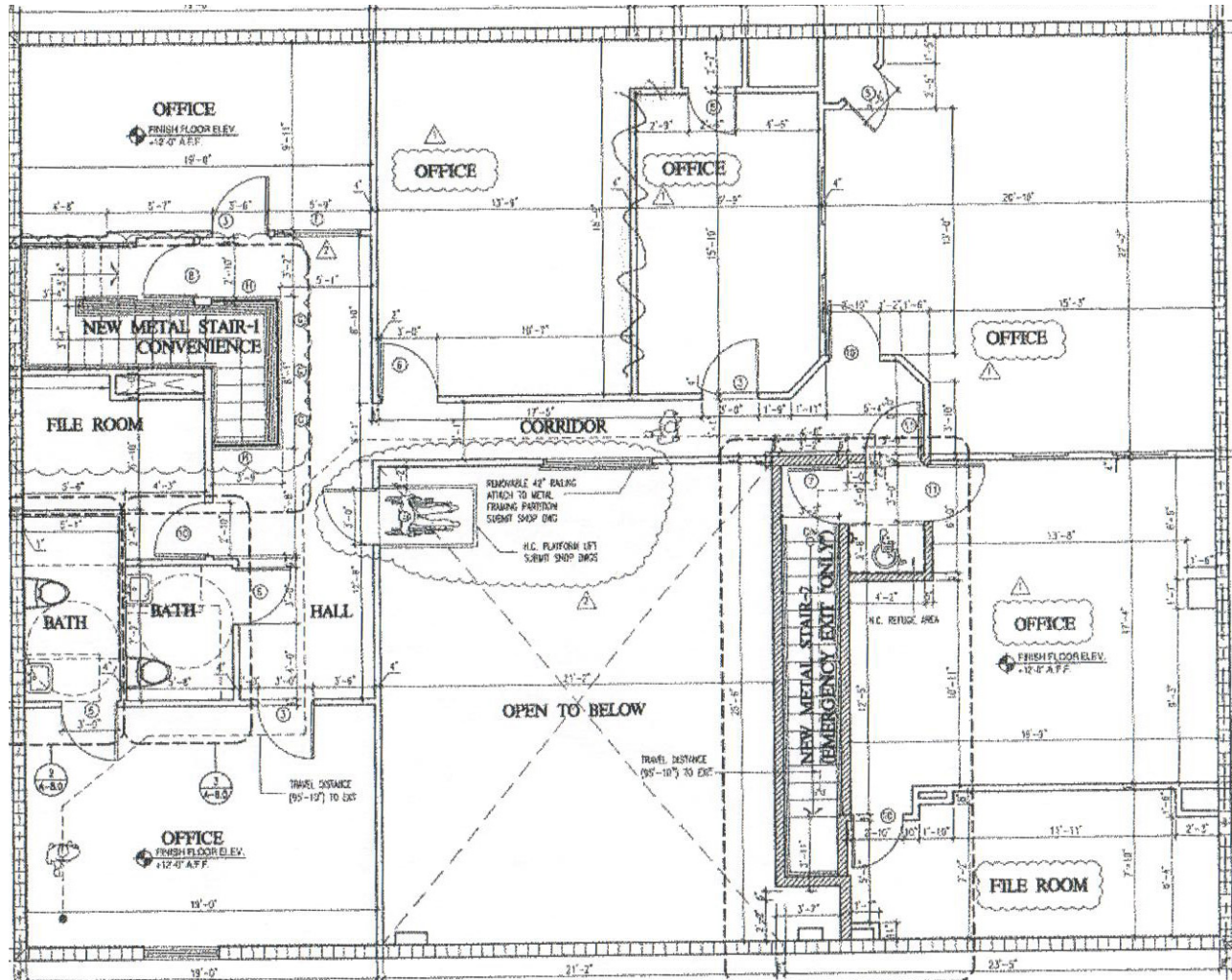


The floor plans above is not as-built nor shall be construed as an architectural plan. It is provided solely for depiction purposes.

Floor Plan

3042 NW 82nd Avenue | Doral, FL 33122

Second Floor: ±2,418 RSF



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