



SUNSET
MEDICAL

Medical Space
Immediately Available



6262 SUNSET DR | MIAMI, FLORIDA

CBRE

Sunset Medical, located in the heart of South Miami’s medical district, is the most recognizable building on Sunset Drive. On the corner of the South Miami Baptist Hospital campus and totaling 104,000 SF, the building offers 6 floors of vacancy with reserved parking access on every floor.

BUILDING FEATURES



RARE MEDICAL SPACE AVAILABLE

Vacancy of 43,064 SF now available for the first time in a decade.



BUILDING ANCHORED BY CREDIT TENANT

Prime location at the confluence of the prestigious South Miami/Coral Gables markets.



MEDICAL TENANCY OPPORTUNITY

Location adjacent to the South Miami Hospital campus and at the core of the South Miami medical market. Convenient walking distance to the Larkin Hospital.



GARAGE PARKING

Competitive advantage of a 3.78/1,000 parking garage, with ample on-street parking as well. Direct entry from garage to floors 1 through 6 – design preferred by tenants. Adjacent to two parking South Miami Hospital garages open to the public, additional visitor parking options for 6262 Sunset.



SIGNAGE

Available building signage along the heavily traveled Sunset Drive.



EFFICIENT OPERATIONS – SEPARATE ELECTRIC METER

Utilities are separately metered allowing tenants to control their power usage and cost and pay directly to utility provider.



GENERATORS & ON HOSPITAL POWER GRID

Ensuring secure power and business continuity. South Miami/Coral Gables markets.



AFFLUENT DEMOGRAPHICS OF CHOICE

3-Mile Average Household Income: \$134,215 | 3 Mile Population: 111,078 residents Ideal population depth, expanding to 353,074 residents with an AHHI of \$105,440 within 5 miles.



EXTENSIVE NEARBY AMENITIES

The immediate area offers an extraordinary depth of dining and shopping options.

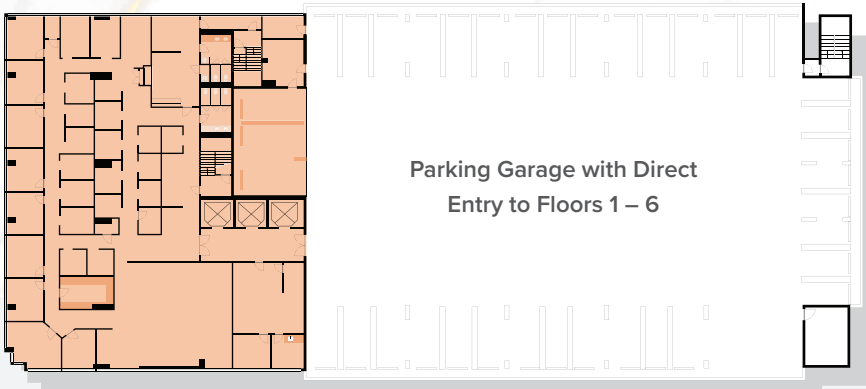


EASE OF ACCESS IS COMPETITIVE ADVANTAGE

Exceptional access choices for tenants. A Sunset Drive convenient median cut at entrance to the Property. Also, several east and south street exits connecting directly with U.S. Highway One. Transit Oriented Development is favored by tenants and investors, 6262 Sunset Drive is within walking distance of the Metrorail.



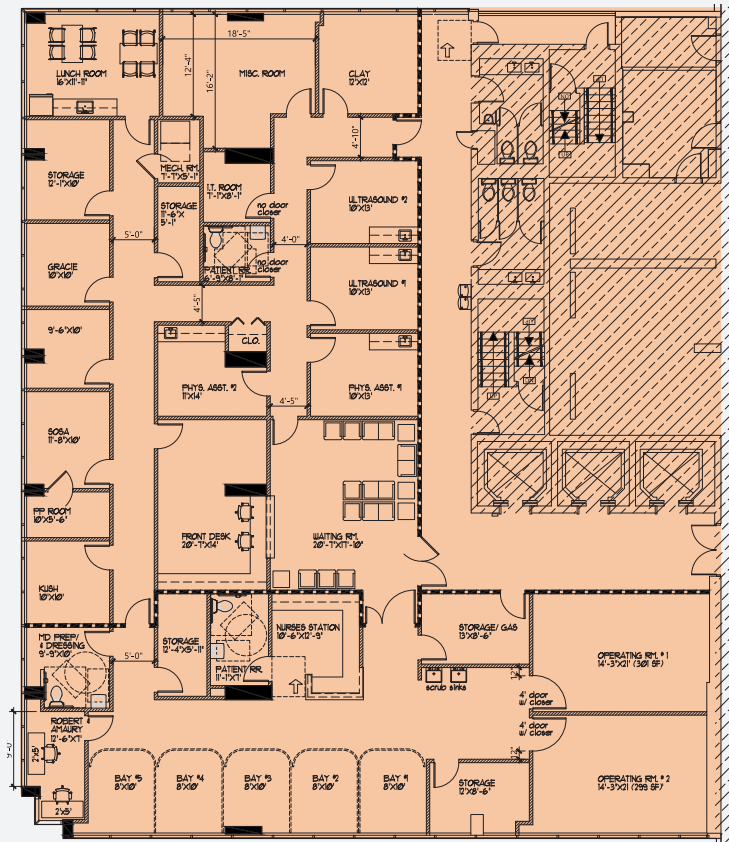
Availabilities



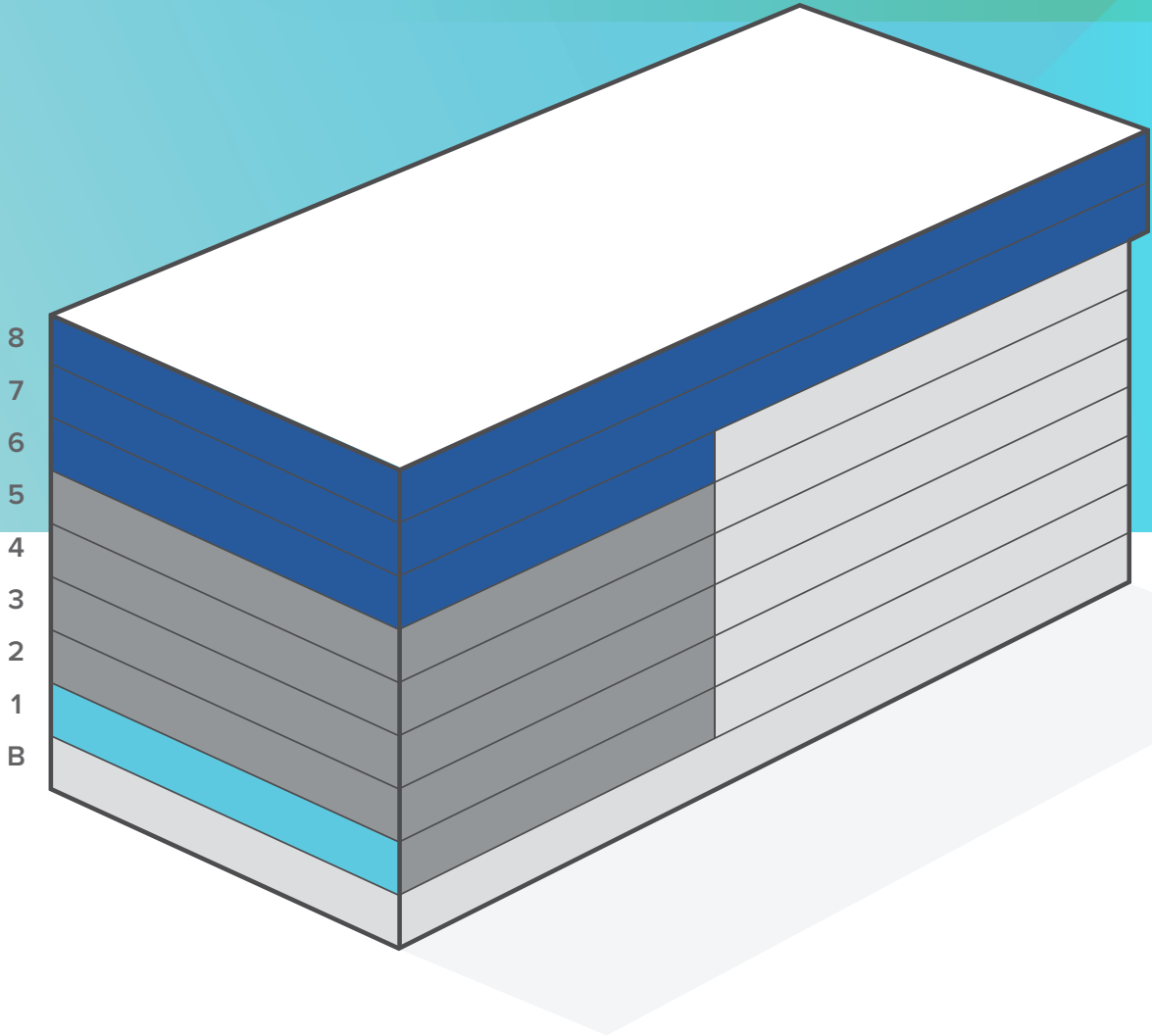
Parking Garage with Direct Entry to Floors 1 – 6

Sixth Floor
Single Tenant Spec

7,920 RSF



STACKING PLAN



			
Single + Multi Tenant Availability	Single + Multi Tenant Availability	Ground Floor	Direct Floor Entry Parking
Floors 7, 8 3,500 - 53,15 SF	Floor 6 7,920 SF	Floor 1 1,218 SF	B – 6 3.78/1,000 Spaces

Location & Access





SUNSET MEDICAL

Christopher Dubberly

First Vice President

+1 954 331 1777

christopher.dubberly@cbre.com

Jacob Sanchez

Associate

+1 305 428 5006

jacob.sanchez@cbre.com

CBRE

©2022 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited. PMStudio_July2022