

PROFESSIONAL MEDICAL OFFICE SPACE FOR SUBLEASE

7887 NORTH KENDALL DRIVE, SUITE 225, MIAMI, FL 33156



FOR SUBLEASE

KW COMMERCIAL

11440 North Kendall Drive, Suite 405
Miami, FL 33176



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

7887 NORTH KENDALL DRIVE, SUITE 225



OFFERING SUMMARY

LEASE RATE:	\$51 p/SF p/Year
LEASE TERM:	3 Years
BUILDING SF:	29,650
AVAILABLE SF:	2,234
YEAR BUILT:	1954
RENOVATED:	1997
FLOORS:	2
PARKING:	Valet, Street, Garage (employees only)
LINK:	https://my.matterport.com/show/?m=5kXsCxWbuSr

PROPERTY OVERVIEW

This is a sublease for a 2,234 SF suite; perfect for a healthcare professional seeking a modern/functional workspace. The layout includes spacious, contemporary waiting room w/ample reception area for staff, 3 exam/treatment rooms, each equipped w/a sink, dedicated patient restroom, on-site X-ray room w/equipment, large executive office w/private bathroom, 2 small staff offices, 2 storage closets, w/fully equipped kitchen. Suite offered at full-service rent rate; includes utilities. Situated in Kendall Plaza, located medical office building near Baptist, South Miami, and Larkin Hospitals. Patients benefit from covered drop-off area w/ \$5 valet service and additional street parking. Staff enjoy the convenience of an underground parking garage and an on-site café.

Kendall Plaza is ideally located on North Kendall Drive, just 1/4 mile west of the Palmetto Expressway, 1.5 miles east of Baptist Hospital, and 2.2 miles from South Miami Hospital. It is also conveniently near Larkin Community Hospital South Miami. Prime 3-Year Sublease Opportunity for Healthcare Practitioners – Available Immediately. Kendall Plaza is ideally located on North Kendall Drive, just 1/4 mile west of the Palmetto Expressway, 1.5 miles east of Baptist Hospital, and 2.2 miles from South Miami Hospital. It is also conveniently near Larkin Community Hospital South Miami.

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PROPERTY PHOTOS

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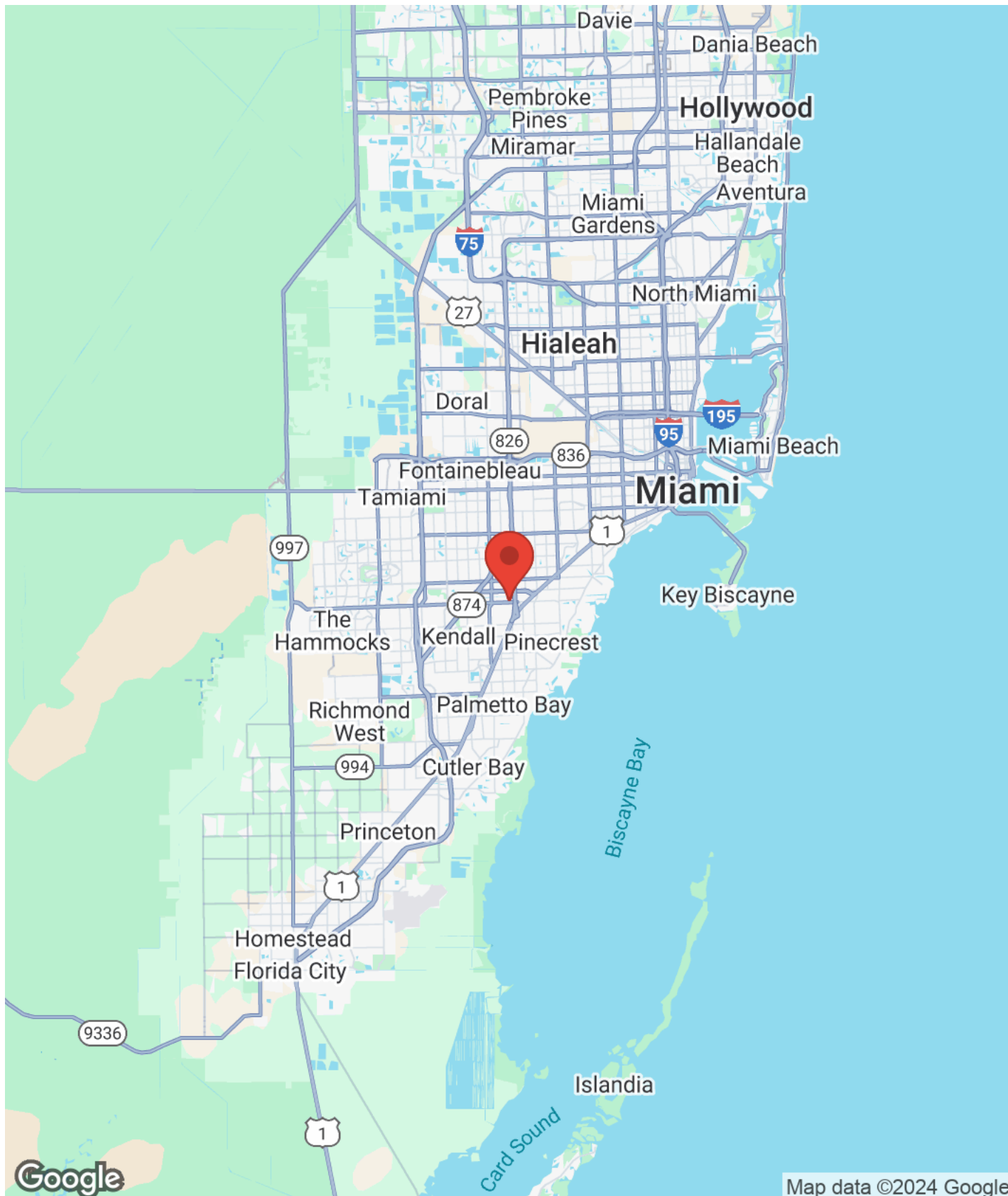
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REGIONAL MAP

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DISCLAIMER

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