

MARINA LAKES V

FOR LEASE:
7296 SW 48th Street
Miami, FL 33155

JOSEPH WESTON

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MADDUX AND COMPANY
305.264.9661

2,400 SF OFFICE
BIRD ROAD INDUSTRIAL DISTRICT

Unlock the potential of your business in this ideally located and versatile property at 7296 SW 48th Street. Nestled in a high-demand area of Miami, this space boasts, convenient access to major highways, and is surrounded by thriving commercial activity. With a flexible layout that can be tailored to a wide range of business types, this property is perfect for retail, office, showroom, or service-oriented ventures.



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7296 SW 48 STREET – OFFICE FOR LEASE

Fully Renovated Office Space in Marina Lakes
Marina Lakes Five Condo Association

SIZE

2,400+/- Square Feet

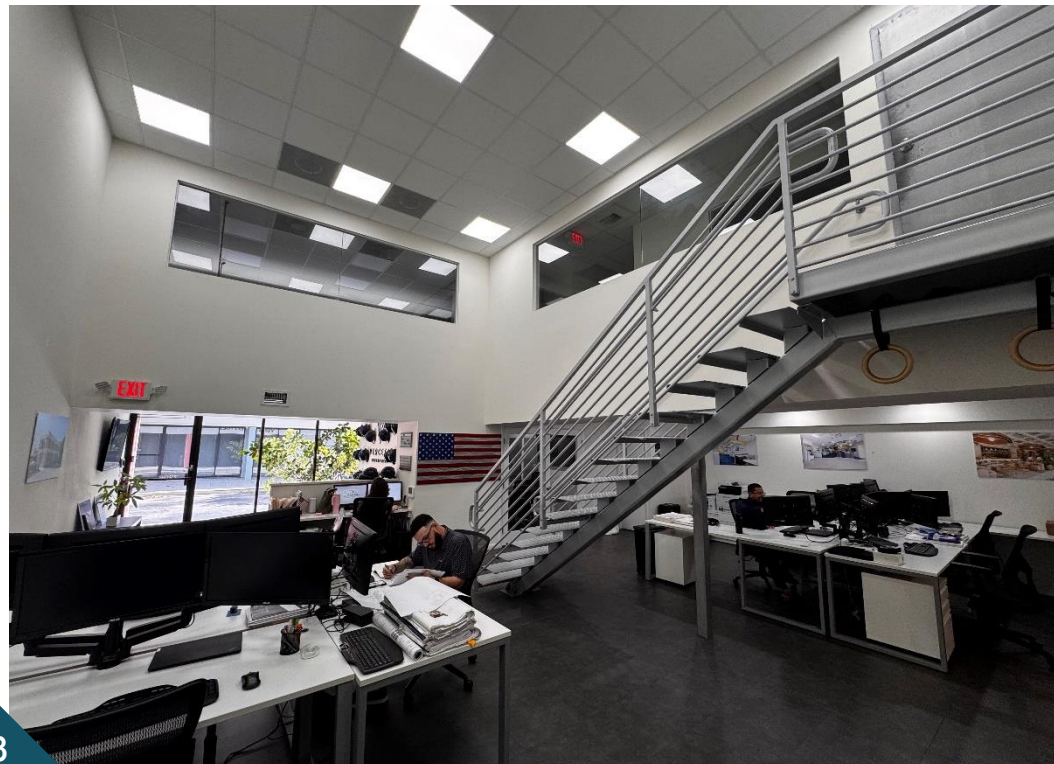
100% newly renovated office

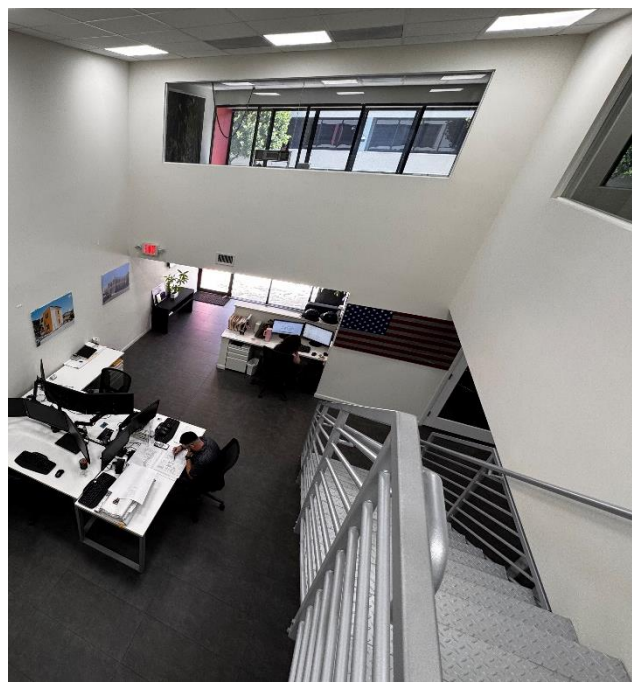
\$27.50 Per Square Foot (Modified Gross)

DESCRIPTION

- Located in the Marina Lakes Business Center.
- Brand new renovation of entire unit.
- Open work space and private offices throughout, with windows and glass partitions in each office.
- Proximity to New Ludlum Trail Project that is Bringing New Development to the Area.

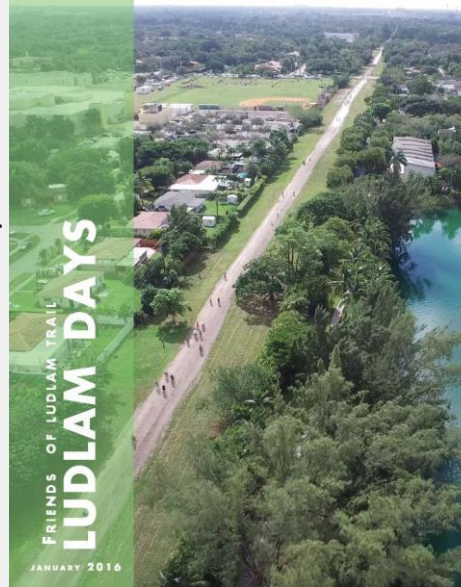






The proposed Ludlam Trail provides a unique opportunity to develop a 6.2-mile multi-use trail through the heart of Miami-Dade County within the former Florida East Coast railway right-of-way. The trail will provide a safe dedicated and direct route for cyclists and pedestrians to schools, parks, work and shopping. The trail can connect more than 34,000 people within a half-mile, walkable service area to five greenways, five schools, four parks and two transit hubs.

Source:
<https://www.miamiherald.com/news/local/community/miami-dade/article218401705.html>



Ludlam Trail corridor

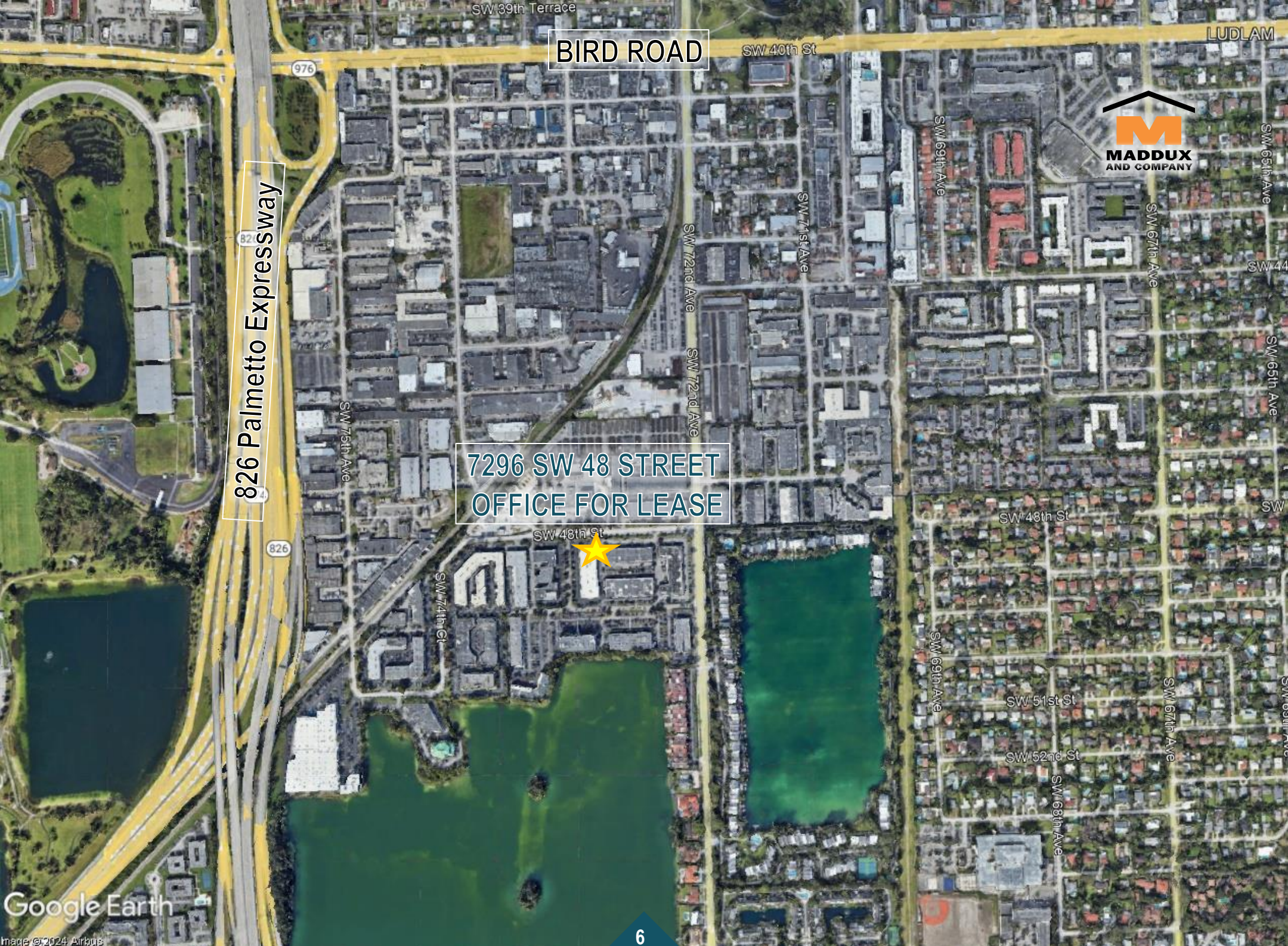
This 6.2-mile stretch was once used as a railroad path and is zoned for transportation. But Flagler, the company that owns the land, wants to develop a mix of homes and businesses alongside a bike and pedestrian trail. The trail is 100 feet wide and bottlenecks to 50 feet in some places.



Source: Friends of the Ludlam Trail

MARCO RUIZ / MIAMI HERALD STAFF





BIRD ROAD

SW 40th St

LUDLAM

976

826 Palmetto Expressway

87

826



7296 SW 48 STREET
OFFICE FOR LEASE

SW 48th St



SW 75th Ave

SW 72nd Ave

SW 72nd Ave

SW 71st Ave

SW 69th Ave

SW 67th Ave

SW 65th Ave

SW 44th St

SW 65th Ave

SW 48th St

SW 48th St

SW 74th Ct

SW 69th Ave

SW 51st St

SW 67th Ave

SW 52nd St

SW 68th Ave

Google Earth

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