

**FOR SALE OR LEASE**

**LEASE: \$55 SF/YR for 5+ Years**  
**SALE: \$695 SF**

**5975 SUNSET DR**  
**SUITE 100**  
**SOUTH MIAMI**



Modern 5,917 sf office space with new carpet, new paint, fully upgraded and ADA compliant. Perfect for medical or any other use. Plenty of customer dedicated parking that enhances customer convenience.

Move-in ready and fully built-out, bright and spacious medical or commercial space. Close to South Miami Metrorail Station for easy accessibility. This stunning ground-floor space is strategically located.



**5,917 SF**

**For questions call or text: +1-305-419-2803**  
**email: 5975sunset100@gmail.com**

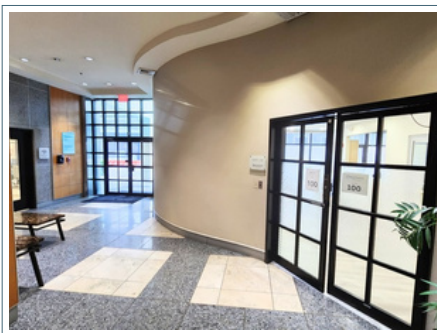
LEASE 55 SF/YR.

# 5975 SUNSET DR

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FLOOR PLAN

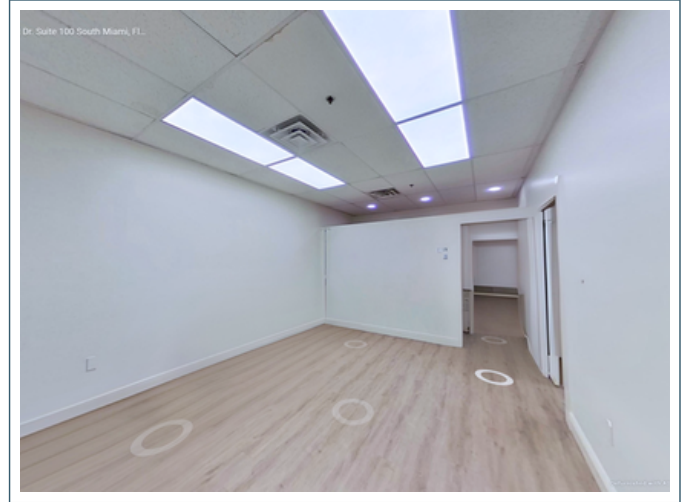


**5917 sf** currently used for medical. Modern and fully renovated. Easily accessible entrance from the street. Elevators to private parking garage with 20 designated parking spaces on the second and sixth floor (14 optional additional spaces). Suite has two separate main entrances.

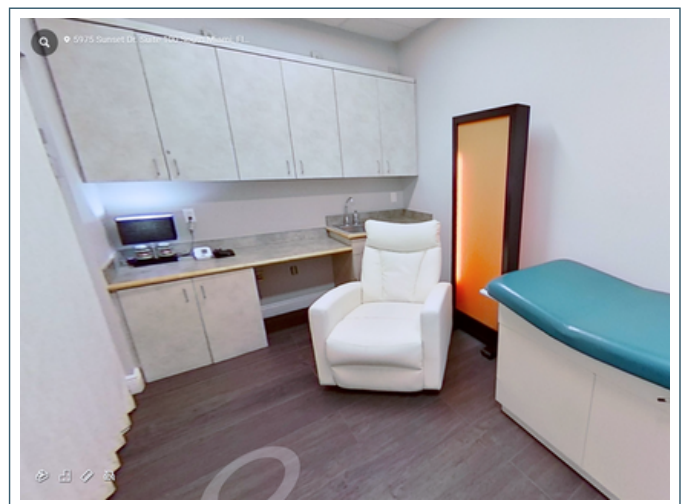
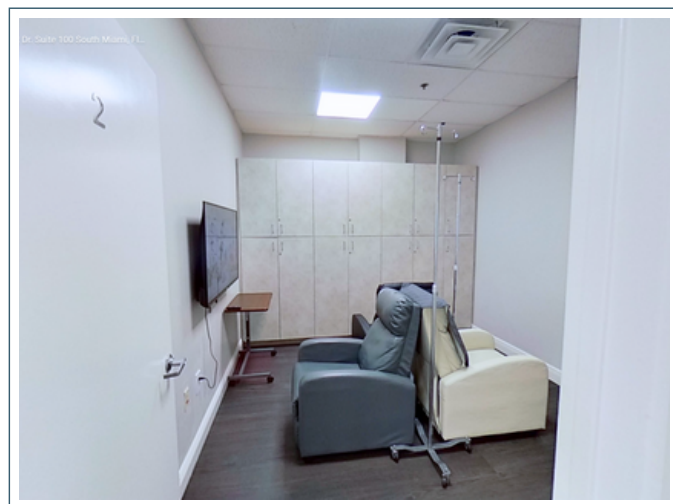
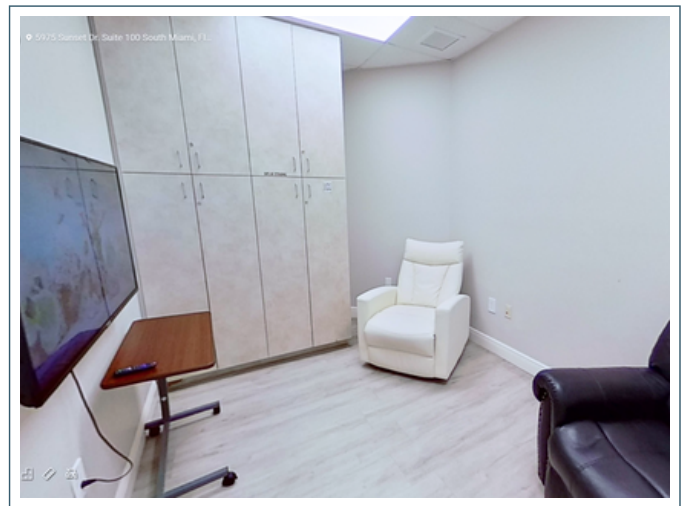
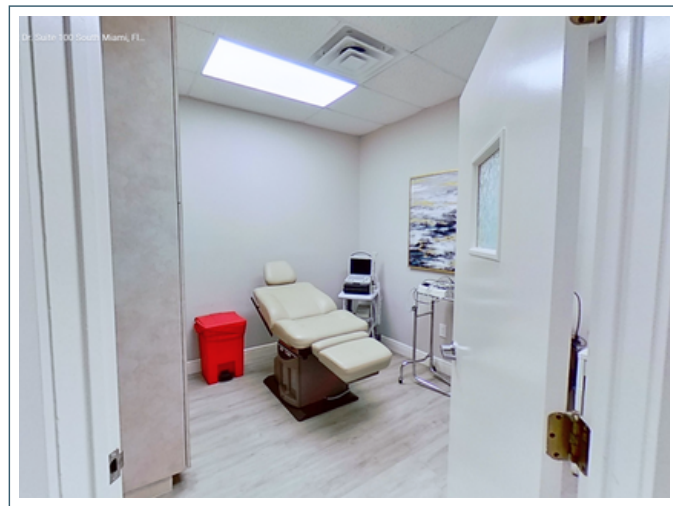
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Multiple large rooms. Currently used for IV but can be converted for surgical, or subdivided into smaller offices. Perfect for medical, IV clinic, surgical use, dental, any office or commercial. Modern new LED lighting, new ceiling tiles, multiple rooms with sinks. Custom buildouts to ensure optimal storage and productivity.



Ample large offices and/or procedure rooms.



- **Ample Parking:** 34 assigned parking spaces, plus guest parking.
- Building signage rights available.
- Multiple doors to the outside that can be enabled. Two main entrances to main lobby.
- Metrorail station across the street for effortless access around Miami.

### **Prime Location with Exceptional Connectivity**

Ideally situated in the heart of South Miami's vibrant commercial business district, steps from the South Miami Metrorail Station, offering effortless access to Downtown Miami, Brickell, Coral Gables, and Miami International Airport. This transit-rich area boasts a WalkScore® of 96, making it a true Walker's Paradise.

### **Vibrant Trade Area with a High-Income Consumer Base**

Nestled among thriving residential neighborhoods, office hubs, and medical facilities, the property enjoys strong demographic support. **Within a 1-mile radius, over 16,000 residents boast an average household income of \$165,000, while nearly 110,000 people reside within 3 miles**, with an average household income exceeding \$170,000—fueling consistent demand and economic vitality.

### **Dynamic Business Hub in an Amenity-Rich Market**

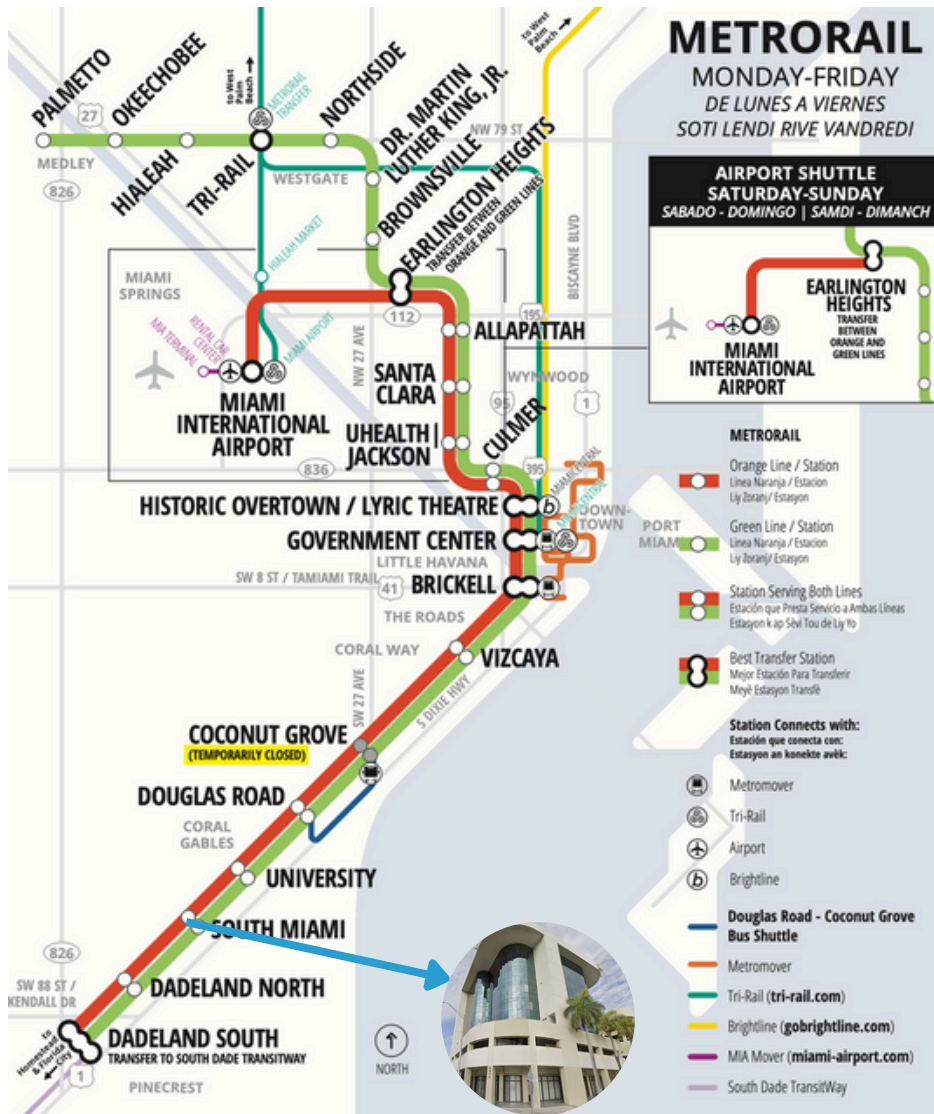
In walking distance to a robust commercial environment, anchored by two major hospitals, a diverse mix of dining establishments, and entertainment venues that draw consistent foot traffic. 5975 enjoys a prime location across from City Hall and near The Shops at Sunset Place, Whole Foods, Publix, and upscale restaurants, placing it at the center of a vibrant, amenity-filled community.

### **High Visibility with Exceptional Vehicular and Foot Traffic**

Ideally located near US-1 and Sunset Drive—one of South Miami's busiest commercial corridors with over 110,000 vehicles per day—the property experiences strong daytime activity and steady pedestrian flow. This prime exposure creates an outstanding opportunity for Medicalers and service providers seeking long-term success in a high-traffic, walkable location.

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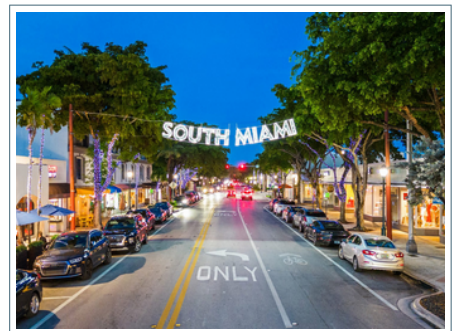
# SUITE 100



The South Miami Station  
Adjacent to 5975, the Metrorail's South Miami Station is strategically situated at the intersection of South Dixie Highway (US 1) and Sunset Drive (SW 72nd Street/SR 986), just two blocks west of Red Road (West 57th Avenue). Since its inauguration in May 1984, this station has consistently ranked among the top in both ridership and parking utilization and offers patrons both hourly (PayByPhone #30981) and monthly parking options. Its prime location offers effortless access to prominent destinations such as The Shops at Sunset Place, South Miami and Larkin Hospitals, City Hall, and a diverse array of local businesses.

The Metrorail's direct access to the University Station, located just one stop north, provides an effortless connection to campus, reducing commute times and increasing accessibility for the surrounding student population. The proximity to UM strengthens the Property's consumer base, offering retailers exposure to a vibrant student and faculty community seeking convenient dining, shopping, and service options.

Direct access to residential UM student housing, commuters, and high foot traffic from surrounding office, medical, and nearby educational districts.



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# 5975 SUNSET DR

# SUITE 100



5975 Sunset is strategically located close to hospitals, restaurants, markets and University of Miami

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## **SOUTH MIAMI, FLORIDA**

### **'The City of Pleasant Living'**

The City of South Miami, approximately 3 miles south of the City of Miami, encompasses 2.5-square miles within Miami-Dade County. It borders the University of Miami's main campus and the cities of Coral Gables and Pinecrest. U.S. Hwy-1 (South Dixie Highway) carries tens of thousands of vehicles through the city on a daily basis. Home to a population of 12,000+ residents, South Miami is a highly sought-after commercial and residential destination known for its pedestrian-friendly environment, upscale shopping, and dynamic retail and dining scene. As one of Miami's most walkable cities, South Miami has long been recognized for its charming, tree-lined streets, historic character, and modern urban amenities. The Shops at Sunset Place, a central retail hub slated for a massive redevelopment, anchors the city's commercial district, drawing residents, visitors, and University students alike. The city is undergoing continued revitalization, with new residential, retail, and mixed-use developments enhancing its urban landscape.

#### **South Miami City Hall Redevelopment**

Located near 5975 Sunset, this approved \$309 million public-private partnership project to revamp the existing municipal complex. This large-scale redevelopment ushers in a modern, transit-oriented urban center, further enhancing the area's vibrancy, connectivity, and appeal. The Link at SoMi, a mixed-use development is set to include municipal offices, residential apartments, commercial space, a park, and the restoration of a historic building.

#### **The Shops at Sunset Place Redevelopment**

Located just half a mile from 5975 Sunset, the redevelopment of The Shops at Sunset Place marks one of South Miami's most significant urban transformations. Unanimously approved by the South Miami City Commission in October 2024, this visionary mixed-use project will replace the outdated mall with a vibrant, pedestrian-friendly destination—blending retail, residential, and entertainment spaces to revitalize the surrounding area and enhance its urban appeal.





## **SOUTH MIAMI, FLORIDA**

Business & Tax Friendly Environment

Miami-Dade County, as well as the State of Florida, are known for their business and tax-friendly environments. Both the State of Florida and Miami-Dade County (as well as its municipalities) have made major changes to its regulatory environment, making it one of the most business-friendly areas in the United States benefiting from:

- NO local corporate income taxes
- NO state personal income taxes
- NO local personal income taxes
- NO property tax on business inventories
- NO corporate tax on limited partnerships
- NO property tax on goods in transit for up to 180 days
- NO sales and use tax on goods manufactured/produced in the state for export outside the state
- NO sales/use tax on boiler fuels
- NO sales/use tax on co-generation of electricity
- NO sales tax on purchases of raw materials incorporated in a final product for resale
- NO franchise tax on capital stock Sales/use tax exemption for aircraft modification, maintenance and repair
- Sales tax exemption on labor component of R&D expenditures
- Sales/use tax exemption for the entertainment industry
- Foreign source dividends are deleted from the corporate income tax base

### **Miami: A Globally Recognized City for Lifestyle and Opportunity**

Miami continues to earn national and international acclaim, consistently ranked as a "Top Place to Live" and a "Best City to Retire." In 2024, the city was ranked #23 among the Top 100 Cities in the World—highlighting its global appeal, quality of life, and vibrant urban experience. Known for its dynamic culinary scene, Miami was also named Bon Appétit's Food City of the Year in 2023 and has proudly earned multiple Michelin Star Restaurant recognitions.

# 5975 SUNSET DRIVE, SOUTH MIAMI

## KEY DEMOGRAPHICS - 1, 3, and 5-Mile Radius

