

**AIRPORT EXECUTIVE OFFICE
TOWERS I & II
FOR LEASE**



Airport Executive Towers I & II

**7270 NW 12th St & 1150 NW 72nd
Ave Miami, FL 33126**

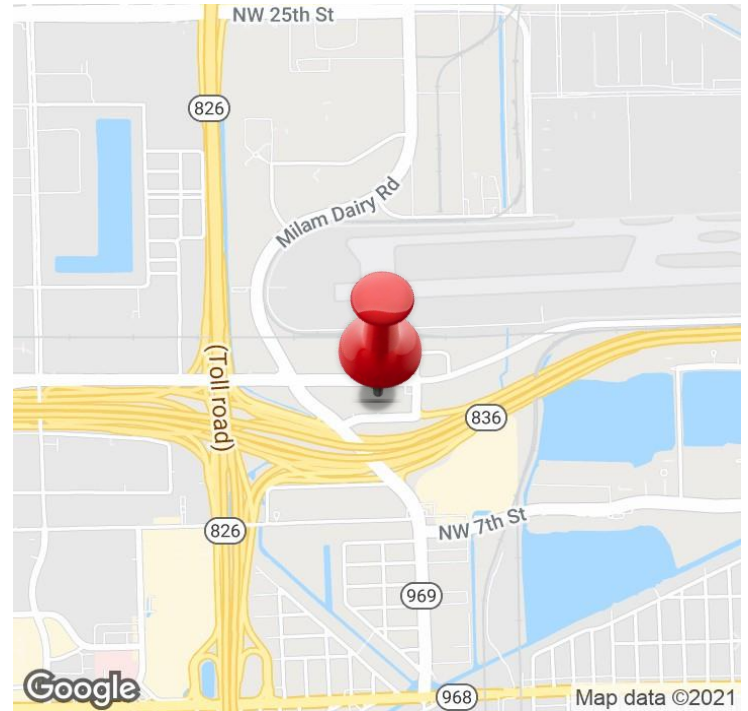


For more information contact our management office

C: 305-929-8721

E: ac@airportexecutivetowers.com

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OFFERING SUMMARY

Lease Rate:	\$29 MG PH \$35 MG
Building Size:	167,173 SF
Zoning:	IU-1
Parking Ratio:	1/1000

PROPERTY OVERVIEW

AET Towers are two premier high-end multi story office buildings located at the Southwestern edge of Miami International Airport. They are centrally located at the intersection of the Palmetto and Dolphin Expressways within minutes of Coral Gables, Airport Corridor and Doral. On-site management, nightly janitorial and daily porter service to maintain common area touchpoints clean.

PROPERTY HIGHLIGHTS

- Sweeping views of Miami International Airport
- Offices with flexible terms available for immediate occupancy
- Easy Access to SR 836/826 and minutes to Florida Turnpike and I-95
- Building Signage available for anchor tenant
- Covered and surface parking available
- Miami Cafe, now open in Tower 1, featuring Gourmet menu!
- Brand new state-of-the-art cooling system in Tower 1



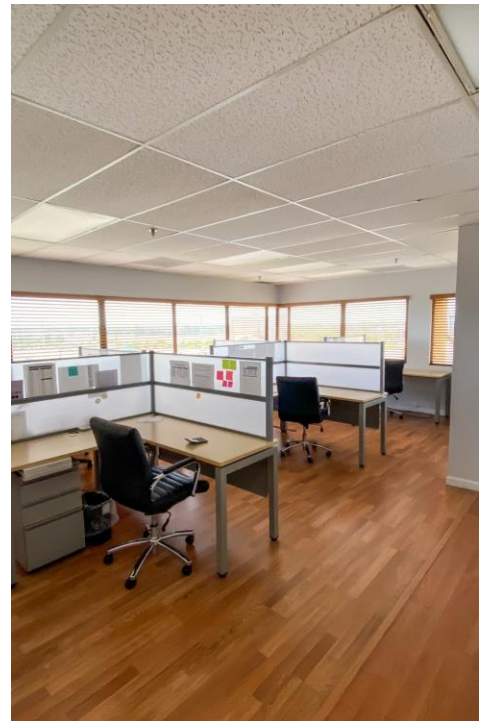
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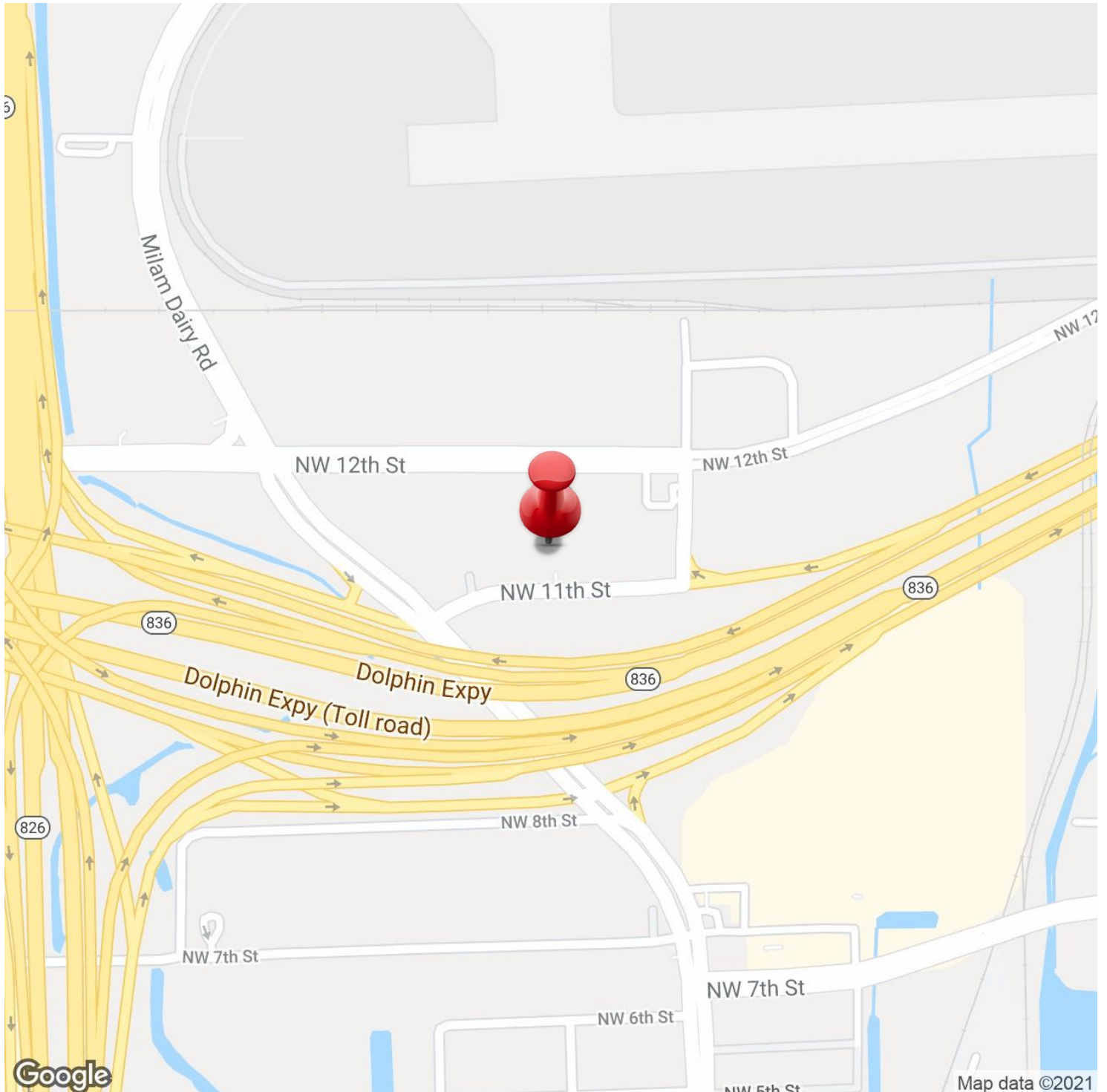
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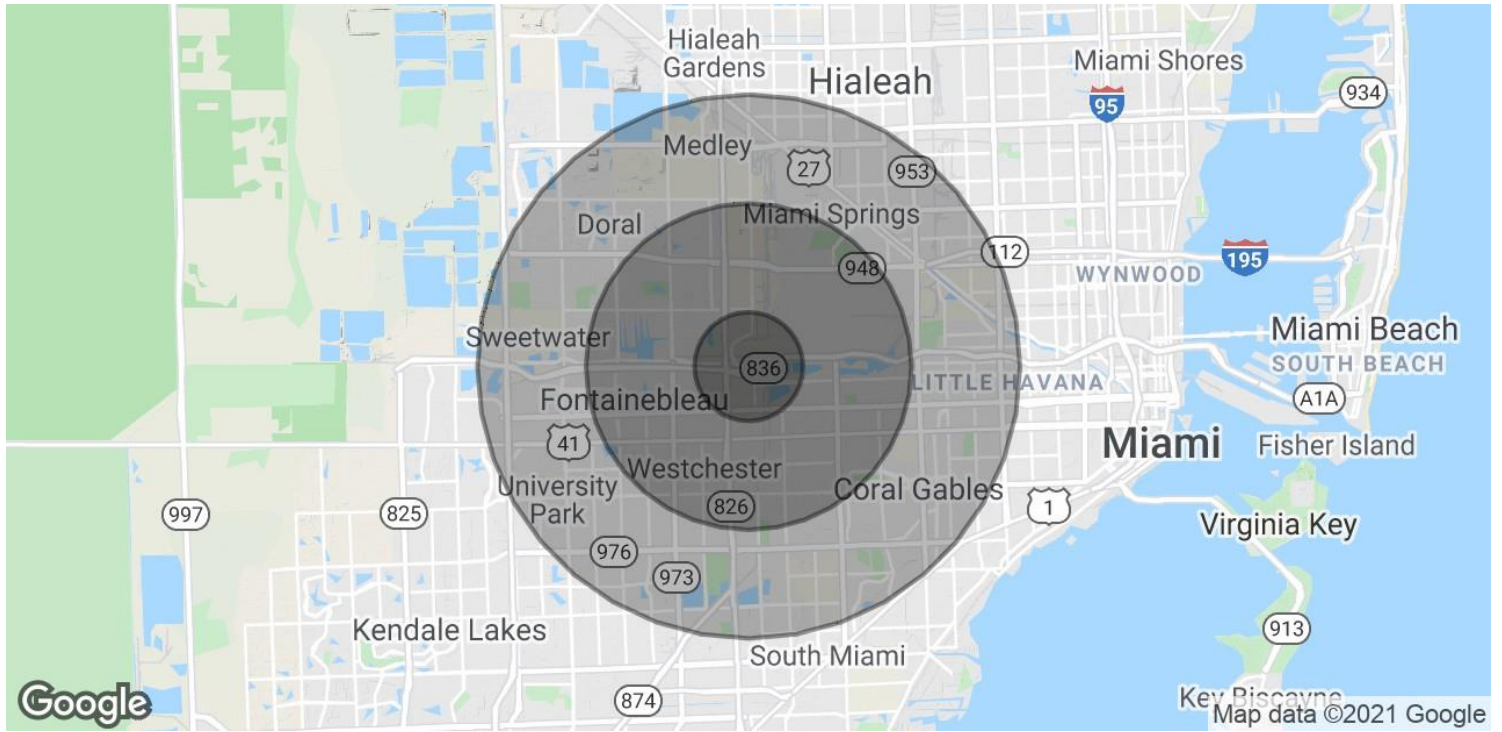


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,480	143,338	423,253
Average age	38.8	42.5	42.4
Average age (Male)	36.6	40.3	40.6
Average age (Female)	40.7	44.6	43.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,476	50,797	148,535
# of persons per HH	3.0	2.8	2.8
Average HH income	\$50,538	\$54,241	\$57,125
Average house value	\$211,326	\$305,866	\$323,690

* Demographic data derived from 2010 US Census

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