

# Move In Ready Office Space In Prime Location

FOR LEASE 235 SW 42<sup>nd</sup> Avenue, Miami, FL 33134





# PROPERTY OVERVIEW

Situated on Le Jeune Rd between W. Flagler St and S.W. 8<sup>th</sup> St (Tamiami Trail), this site offers an exceptional location only minutes to SR 836, Miami International Airport, Doral, Coral Gables, Coral Way, Miracle Mile, Village of Merrick Park, US-1, Coconut Grove, Brickell and Downtown Miami.









#### SPACE PROFILE

# 1,540 SF available

# 4 parking spaces

# \$33.00 PSF

RENTAL RATE - NET OF ELECTRIC

#### **KEY HIGHLIGHTS**

- Available immediately
- Four executive offices, a reception area, a conference room and a kitchen area
- Furnished executive offices with desk, executive chair, guest/client chairs, credenza and bookcase.
- Four assigned parking spaces allocated at no additional charge
- Separately metered electricity
- Central location ideal for both visitors and employees commuting
- Conveniently situated on Le Jeune Road, a major north-south artery providing seamless connectivity to key highways and significant areas throughout the County

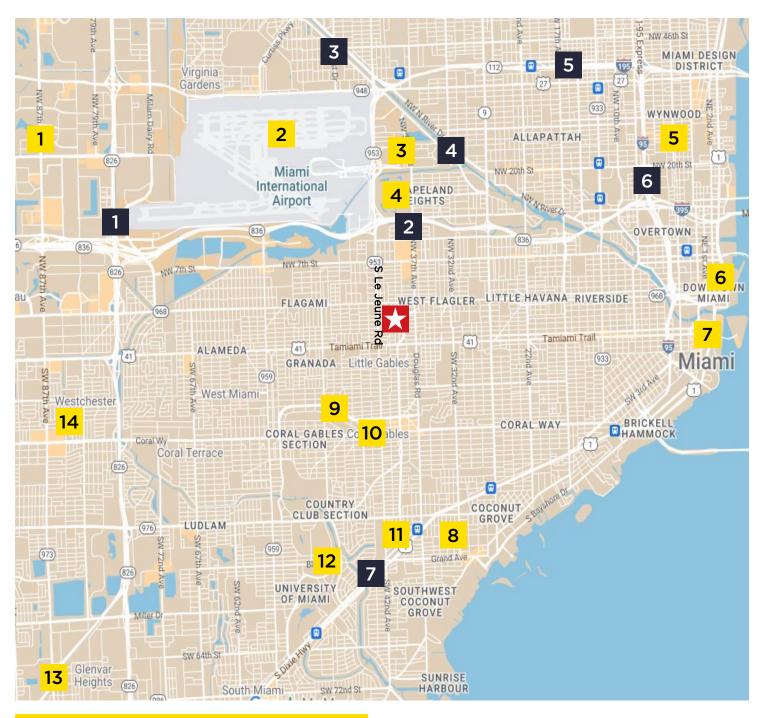












#### Proximity

- 1. Doral
- 2. Miami International Airport
- 3. Miami Intermodal Center
- 4. Future site of the Inter Miami Stadium
- 5. Wynwood/Midtown
- 6. Downtown Miami
- 7. Brickell

- 8. Coconut Grove
- 9. Coral Gables
- 10. Miracle Mile
- 11. Village of Merrick Park
- 12. University of Miami
- 13. Kendall
- 14. Westchester

#### Highways/Connectors

- 1. SR 826 (Palmetto Expy)
- 2. SR 836 (Dolphin Expy)
- 3. US 27
- 4. N River Drive
- 5. SR 112
- 6. I-95
- 7. US 1

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