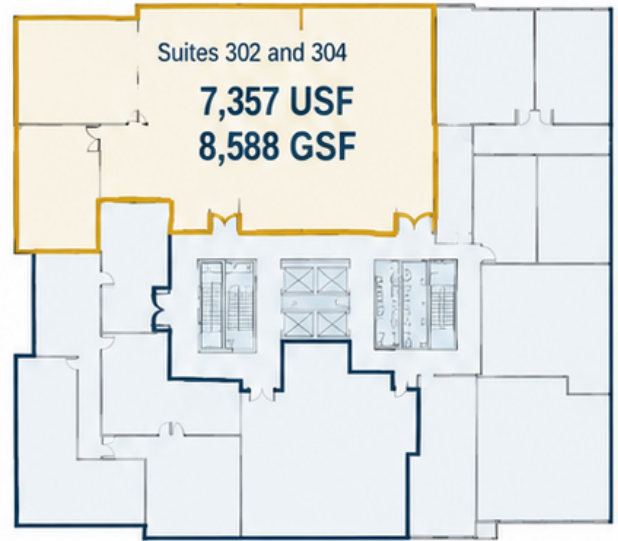




AVAILABLE TOGETHER OR SEPARATELY

CAN BE DIVIDED



SUITES 302 & 304

7,357 USF
8,588 GSF

Existing layout - flexible planning

FOR LEASE OR SALE | CLASS A OFFICE / MEDICAL

Professional Arts Center at Kendall Village

8501 SW 124th Ave, Miami, FL 33183

7,357 USF

AVAILABLE | 8,588 GSF

Suites 302 & 304

THIRD / TOP FLOOR

\$30.00

PER SF / YEAR | NNN



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High-Quality Space in the Heart of Kendall



LEASE OR PURCHASE

Top-Floor Class A Office Space

Opportunity to lease or purchase Class A office space on the top floor of the Professional Arts Center at Kendall Village. Located at Kendall Drive and SW 124th Avenue with immediate access to Florida's Turnpike, the property offers excellent natural light and three high-speed elevators. Ownership will consider flexible layouts, built-to-suit configurations, and the sale of the available units.

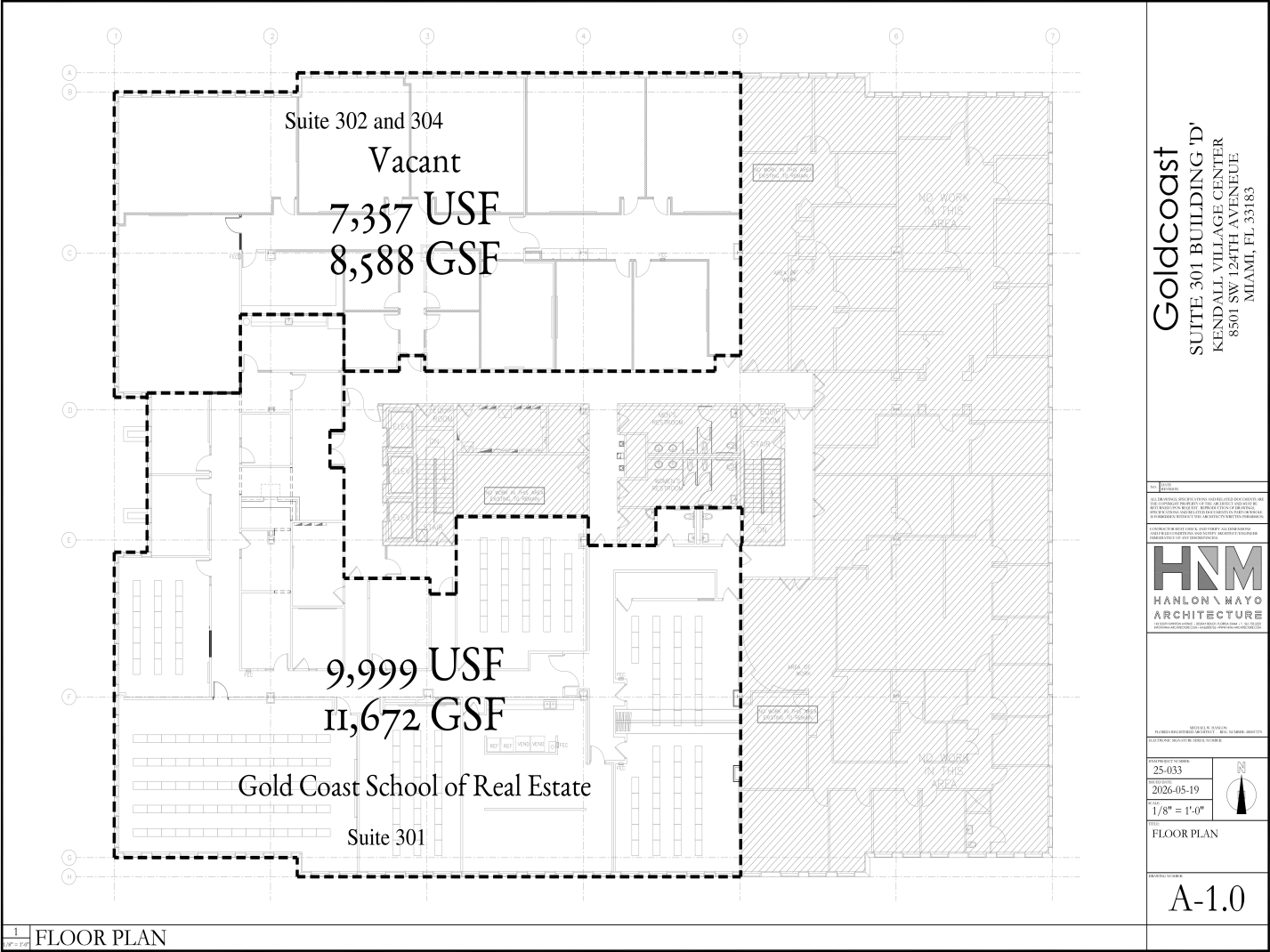
- Office
- Medical
- Wellness
- Specialty Practices

Class A BUILDING CLASS	Condominium OFFICE BUILDING	2007 YEAR BUILT	3 HIGH-SPEED ELEVATORS	6 / 1,000 SF PARKING RATIO
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Suites 302 & 304 - 7,357 USF Available

The third-floor plan below identifies available Suites 302 & 304 and the adjacent occupied Suite 301.



7,357 USF / 8,588 GSF

Suites 302 & 304 | Available contiguous space

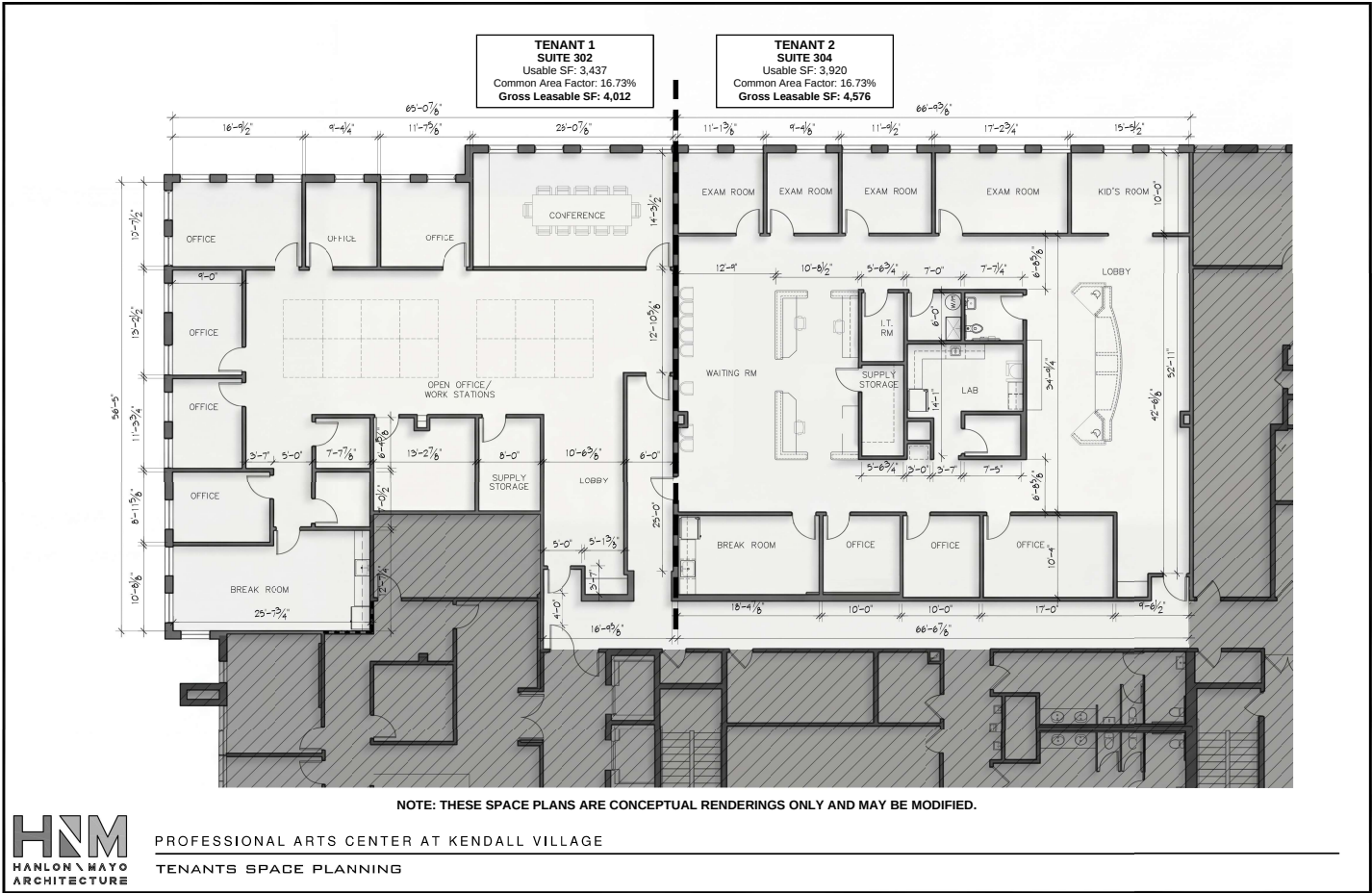
Flexible Availability

Available together or separately; can be divided.

Illustrative Two-Suite Test Fit

FLEXIBLE LAYOUTS

The planning concept illustrates how the combined availability can be organized into two distinct suites with offices, conference / exam rooms, break rooms and open work areas.



3,437 USF

Illustrative Tenant 1 planning area

3,920 USF

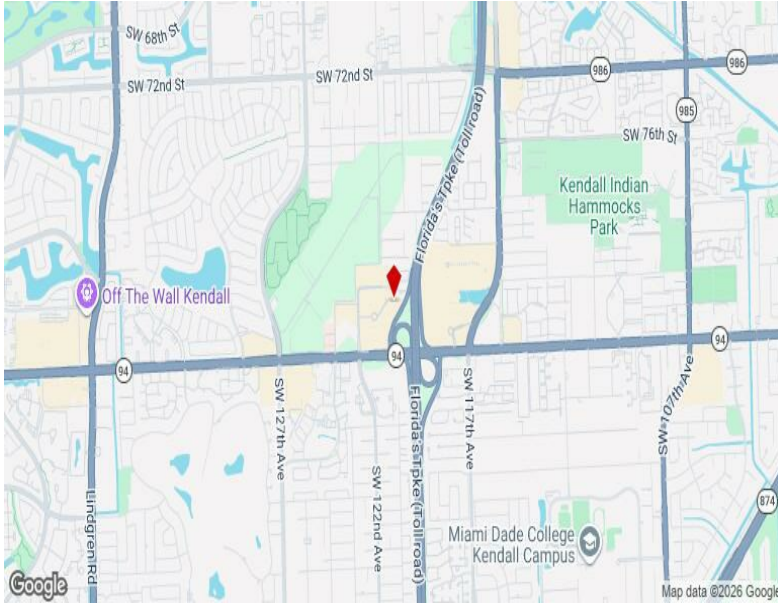
Illustrative Tenant 2 planning area

7,357 USF

Combined usable area. Test fit is conceptual.

* Common area factor: 16.73% is added to the USF.
Reserved parking available.

Convenient Kendall Location with Strong Amenities

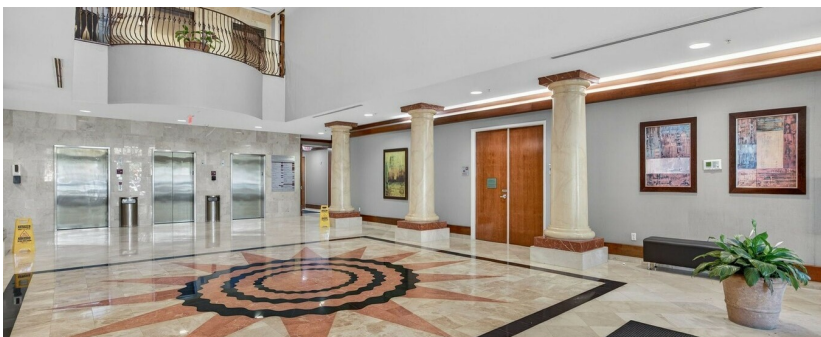


8501 SW 124TH AVE

Kendall Drive & SW 124th Avenue

Located at Kendall Drive and SW 124th Avenue, with immediate access to Florida's Turnpike. National retailers, restaurants and daily-needs amenities are all within Kendall Village.

- Excellent natural light and top-floor privacy
- Three high-speed elevators and covered building entry
- 6 / 1,000 parking ratio; key-card reserved parking available
- Professional Class A lobby and common areas
- Flexible office / medical configurations
- Condominium units available for lease or sale



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The information contained herein has been obtained from sources believed reliable but is not guaranteed. Prospective tenants and purchasers should independently verify all dimensions, areas and other information.