

# Office Space



## The 1401 Building

For More Information

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### GROUND FLOOR OFFICE SPACE FOR LEASE

1401 SW 1st Street | Miami, FL 33135

Total Available: **3,309 SF, Available Immediately**

Lease Rate & Type: **\$31.50 PSF, Modified Gross**  
**Net of Electric and Janitorial**

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**NAI** Miami  
Fort Lauderdale

# The 1401 Building

1401 SW 1st Street | Miami, FL 33135



## Property Features

- 3,309-SF ground floor office space
- Medical use allowed
- Great exposure with frontage on SW 1st street
- Plenty of parking available behind building
- Signage available

## Location Features

- Main corridor to Downtown Miami
- Located on the main bus line
- Thriving East Little Havana
- Walking distance to stores and restaurants



## Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	67,199	340,310	536,511
Average Household Income	\$61,513	\$104,307	\$107,556
Daytime Employees	23,607	263,768	383,739



Daily Traffic Count  
22,000  
Cars Per Day

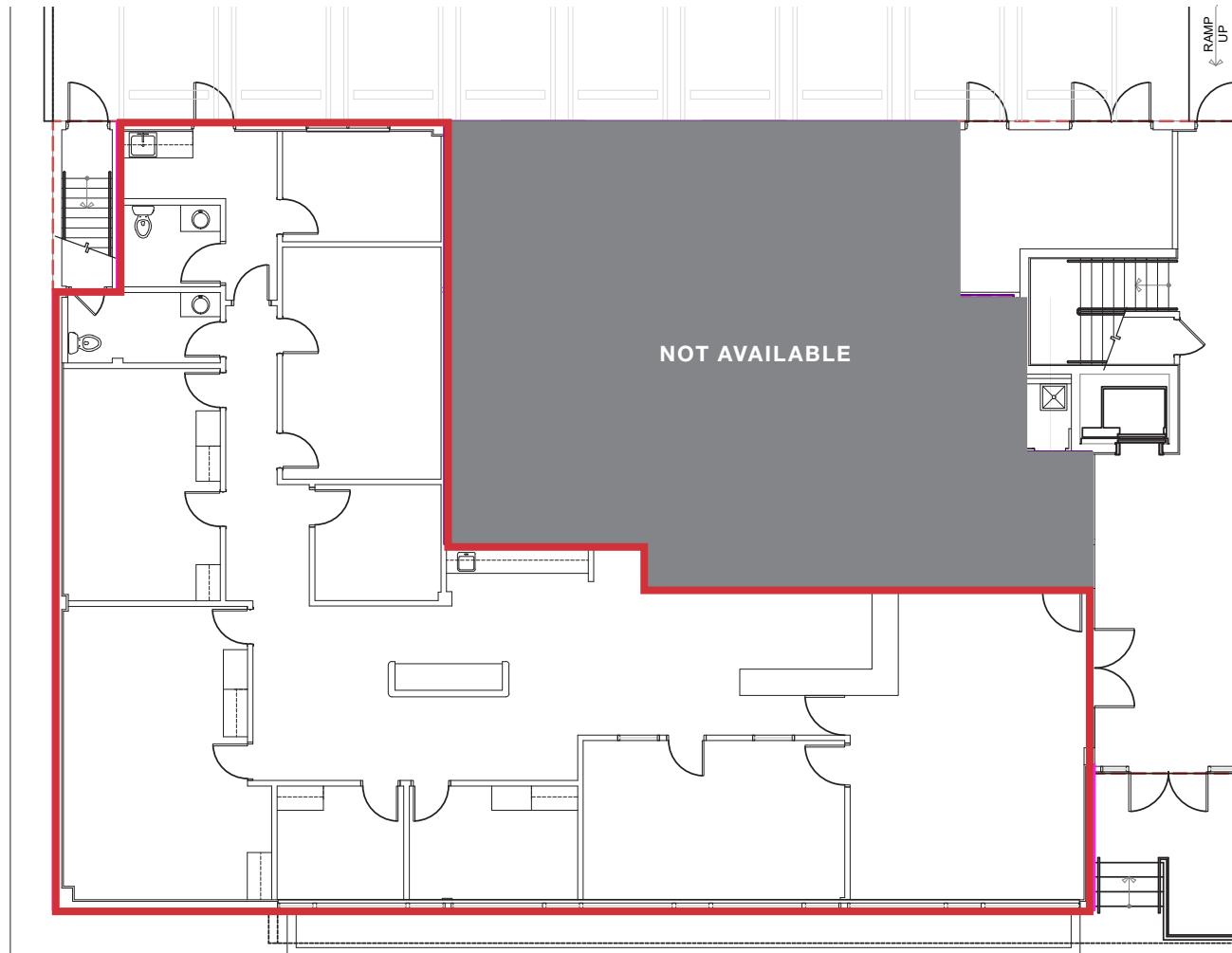


Walkability Score  
93  
(Walker's Paradise)

# Floor Plan

1401 SW 1st Street | Miami, FL 33135

± 3,309 Square Feet



## For More Information

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