

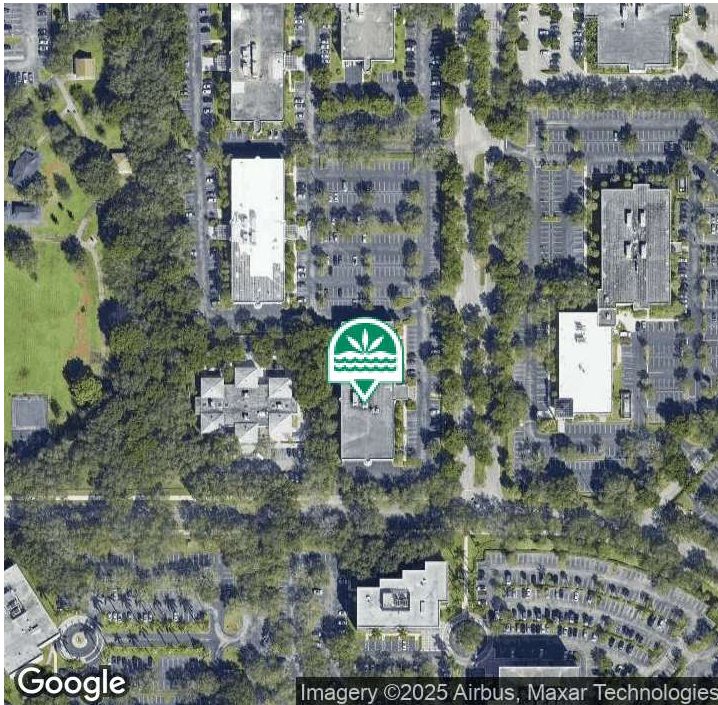
Office Building For Lease

Parkside IV Office Building

14900 NW 79 Court
Miami Lakes, FL 33016



SUITE 100



PROPERTY DESCRIPTION

Parkside IV is a two-story multi-tenant building fronting NW 79th Court which is the entry road into Miami Lakes Business Park West. The Building's architecture provides for very efficient floorplans. Located next to Miami Lakes Picnic Park West and Park Centre Shops, Parkside IV is the perfect business location for employees to work and take advantage of the major amenities of the park. Parking is available at 4/1000 SF at no charge.

PROPERTY HIGHLIGHTS

- Conveniently located at the entrance to Miami Lakes Business Park West.
- Amenities within walking distance include restaurants, banks, and other service retail.

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Cam/Taxes:	\$11.23 / \$2.62
Available SF:	9,484 SF

For More Information Contact:

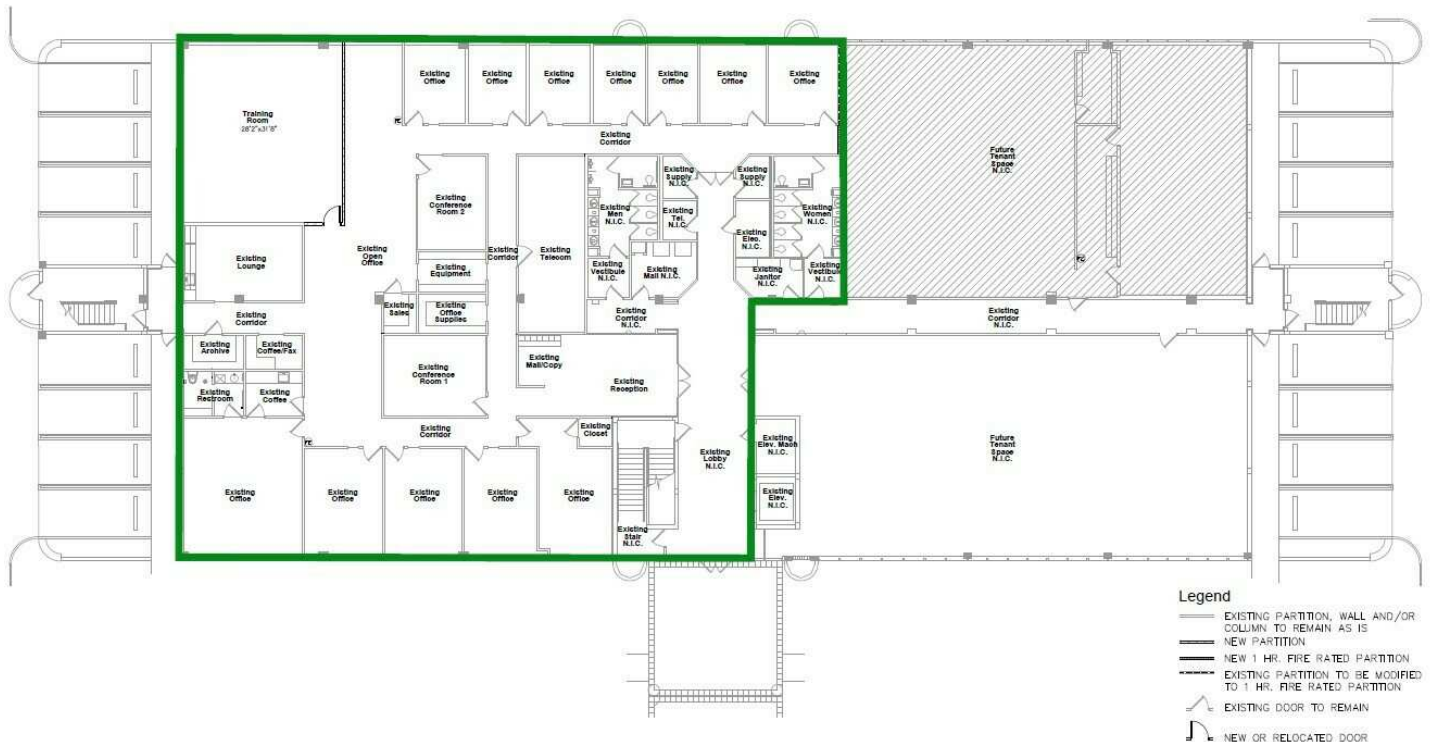
Philip Wyllie

Director of Leasing

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14900 NW 79 Court
Miami Lakes, FL 33016



Forbes Architects
4565 Ponce de Leon Boulevard, Suite 200
Coral Gables, Florida 33146
Florida Registration No. AA-P000104
PA# 18080 11/09/2018

New Generation Computing
Parkside IV / Miami Lakes, FL

 Floor Plan 1/16"

The Graham Companies
6843 Main Street
Miami Lakes, FL 33014

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This aerial map illustrates the Lennar at Satori development, highlighted in orange, and its proximity to various local amenities. The map includes the following features:

- Development:** Lennar at Satori (orange highlighted area).
- Shopping and Dining:**
 - Royal Oaks Plaza:** Features logos for Anthony's, Outback Steakhouse, Cancun Grill, Winn-Dixie, JetStream, and Bank of America.
 - Park Centre Shops:** Features logos for Giardino's Gourmet Salads, Starbucks, Dunkin' Donuts, Chipotle, Regions, Burger King, and Latin American.
- Education:** KinderCare Learning Centers.
- Healthcare:** Baptist Health South Florida.
- Recreation:** Miami Lakes Golf Club.
- Infrastructure:**
 - Highways:** I-75 (Interstate 75) and SR 826 (Palmetto Expressway).
 - Local Roads:** NW 168th St, NW 164th St, NW 155th St, NW 148th St, NW 146th Ln, NW 145th St, NW 138th St, NW 87th Ave, NW 82nd Ave, NW 77th Ct, NW 79th Ct, NW 78th Ave, NW 77th St, NW 79th Ave, NW 77th Ct, NW 78th Ct, NW 79th Ct, NW 80th Ct, NW 81st Ct, NW 82nd Ct, NW 83rd Ct, NW 84th Ct, NW 85th Ct, NW 86th Ct, NW 87th Ct, NW 88th Ct, NW 89th Ct, NW 90th Ct, NW 91st Ct, NW 92nd Ct, NW 93rd Ct, NW 94th Ct, NW 95th Ct, NW 96th Ct, NW 97th Ct, NW 98th Ct, NW 99th Ct, NW 100th Ct.

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