

OFF MARKET OPPORTUNITY

1400 BUILDING

FOR SALE



1400 NW 107TH AVE, MIAMI, FL 33172

- 33,913 sq. ft. office building located in a bustling market.
- Exceptional value-add potential in a highly stable office market with low vacancy rates.
- Flexible I-1 zoning permits a variety of uses, including medical facilities and trade schools.
- Located in a thriving trade area experiencing significant new retail, hotel, and office developments.
- Prime visibility and signage opportunity on a major north-south thoroughfare leading into Doral, with over 49,000 vehicles passing daily.



QUALIFIED PRINCIPALS ONLY - CONFIDENTIALITY AGREEMENT REQUIRED

Please contact our office so we can send to you the required confidentiality agreement. Once executed we will send to you detailed information on the property including, the building information, rent roll, property expenses, tenant profile and offering.



DANIEL H. HEISLER, PA

✉ dheisler@adlerproperties.com

☎ 786-525-9646