

# TOWN CENTER ONE

SUBLEASE





FOR LEASE

OFFICE CONDO

OFFICE CONDO

# TOWN CENTER ONE - SUBLEASE

8950 SOUTHWEST 74TH COURT | KENDALL, FL 33156



## 360° VIRTUAL TOUR

### PROPERTY DESCRIPTION

Now available for sublease is a fully built-out, turnkey medical office suite within Town Center One, a premier Class A medical and professional building in the Dadeland/Kendall submarket. The space features existing medical infrastructure and can be subdivided into an independent medical suite, making it ideal for solo practitioners, small specialty groups, satellite offices, or outpatient medical services seeking a high-quality, move-in-ready location without the time or cost of new construction. The available portion offers a functional clinical layout with exam rooms, offices, and support areas that allow for fast occupancy and efficient operations. Suite size, configuration, and terms are flexible, accommodating a range of practice models and space requirements. Town Center One provides professional management, on-site parking, excellent accessibility to major roadways and public transit, and proximity to surrounding retail and dining amenities. This sublease opportunity is well-suited for practices seeking right-sized space, flexible terms, and speed-to-market in one of South Florida's most established medical corridors.

### PROPERTY HIGHLIGHTS

- Turnkey second-generation medical space
- Divisible configuration available
- Flexible suite size and lease terms
- Class A building in prime Dadeland/Kendall location
- Expedited occupancy possible

### OFFERING SUMMARY

Lease Rate:	\$48.00 SF/yr + (\$4.25 NN)
Available RSF:	Up to 5,950 RSF
Sublease Thru:	6/30/2028



Each office independently owned and operated

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

FOR LEASE

OFFICE CONDO

OFFICE CONDO

# TOWN CENTER ONE - SUBLEASE

8950 SOUTHWEST 74TH COURT | KENDALL, FL 33156



Each office independently owned and operated

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated



FOR LEASE

OFFICE CONDO

OFFICE CONDO

# TOWN CENTER ONE - SUBLEASE

8950 SOUTHWEST 74TH COURT | KENDALL, FL 33156



Each office independently owned and operated

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated



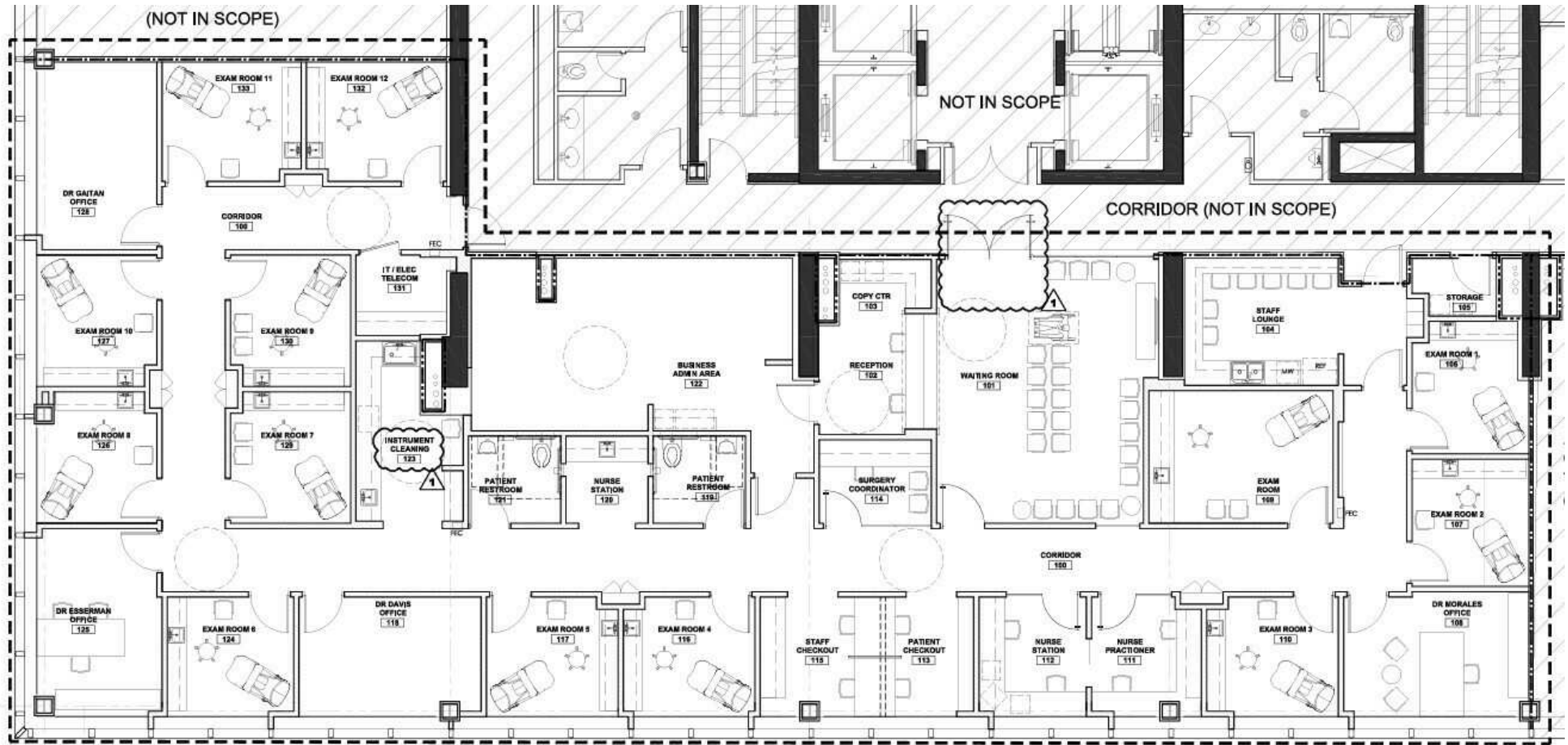
FOR LEASE

OFFICE CONDO

OFFICE CONDO

# TOWN CENTER ONE - SUBLEASE

8950 SOUTHWEST 74TH COURT | KENDALL, FL 33156



Each office independently owned and operated

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated





BILLY PLANES, CCIM

REMAX 360 REAL ESTATE

BROKER | OWNER

305.772.8513

BP@COMMERCIALMAX.NET

CYNTHIA LAMAA

REMAX 360 REAL ESTATE

COMMERCIAL REAL ESTATE CONSULTANT

305.778.8944

CYNTHIA@360MIAMIREALESTATE.COM

**TOWN CENTER ONE**  
**SUBLEASE**

**CONFIDENTIAL MEMORANDUM**

Go commercial with *confidence*

[www.miamicre360.com](http://www.miamicre360.com)