



# OFFICE SPACE FOR LEASE

7633 SW 62<sup>nd</sup> Avenue  
Miami, FL

## SOUTH MIAMI FREE-STANDING OFFICE BUILDING

Now available: freestanding office building in South Miami. This highly visible and accessible location is just steps from South Miami Hospital and within walking distance to downtown South Miami's vibrant retail and dining scene. Ideal for medical, legal, or other professional office users, the property features flexible interior space, ample on-site parking, and quick access to US-1, the Palmetto Expressway, and Metrorail. Rare opportunity to lease standalone space in one of Miami's most desirable submarkets.





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[www.madduxco.com](http://www.madduxco.com)**CONFIDENTIALITY DISCLAIMER**

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**PROPERTY DESCRIPTION****CLASS "A" OFFICE SPACE***Free-Standing Building with 20 parking places***SIZE: 4,280 +/- Square Feet****OFFERED AT: \$50/SqFt** *(modified gross)***LEASE OPPORTUNITY****7633 SW 62nd Avenue, South Miami, FL**

This professional office building offers a unique leasing opportunity in the highly sought-after South Miami corridor. The property is ideal for medical users, attorneys, therapists, or professional services looking for central location, on-site parking, and walkable amenities.

Located less than two blocks from South Miami Hospital and within minutes of major highways, this location is well-positioned for professionals serving clients throughout central and south Miami-Dade County.

**Key Features**

- ± 4,280 SF freestanding building
- Available as a single-tenant opportunity
- Private entrance and exclusive signage potential
- 20 On-site exclusive parking places
- Functional, flexible floor plan
- Immediate availability

**Established Medical & Professional Corridor**

The building is located in the heart of South Miami's professional district, anchored by South Miami Hospital and surrounded by high-demand office users including medical specialists, law firms, and financial service providers. The area attracts a steady flow of patients, clients, and business activity.

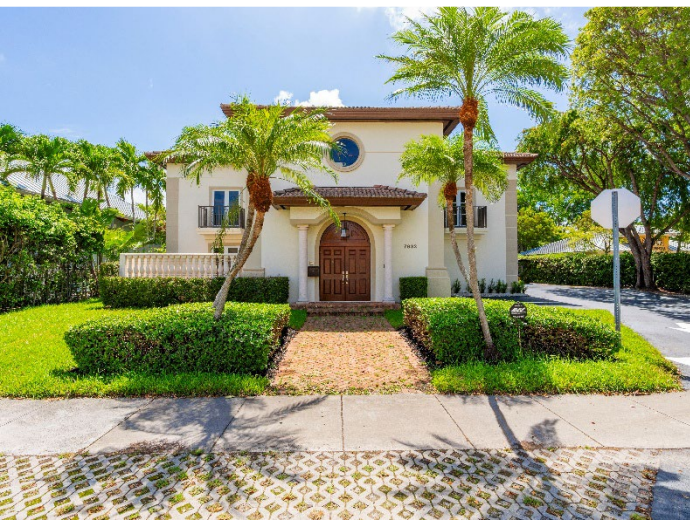
**Walkability & Amenities**

Tenants benefit from walking-distance access to restaurants, cafés, retail, and services along Sunset Drive.

**Excellent Connectivity**

- 1 block from South Miami Hospital
- 2 minutes to US-1
- 3 minutes to SR-826/Palmetto Expressway
- Walking distance to Metrorail (South Miami Station)
- 10 minutes to Coral Gables
- 20 minutes to Brickell/Downtown Miami













MIAMI

959

MOON THēsis  
Starbucks ohho  
Mamey's McDonald's  
club CVS  
Denny's MATTRESS FIRM  
citibank  
Wild Fork  
SUSHI SAKE

TRAXA BOKA  
POPEYES  
SUNSET PLACE  
it's on the horizon.

LARKIN HEALTH SYSTEM

SHAKE SHACK COVOTACO  
JUICE MADRUGA BAKERY FIVE GUYS  
Publix CHASE MOJO DONUTS  
WHOLE FOODS PAPA JOHN'S WELLS FARGO  
Fiola LA TERRAZZA  
BEAUTY & THE BUTCHER ZIEL  
JC CIGAR CELLAR

petco  
goodwill SHERWIN WILLIAMS  
Party City  
CHIPOTLE TACO BELL

Baptist Health

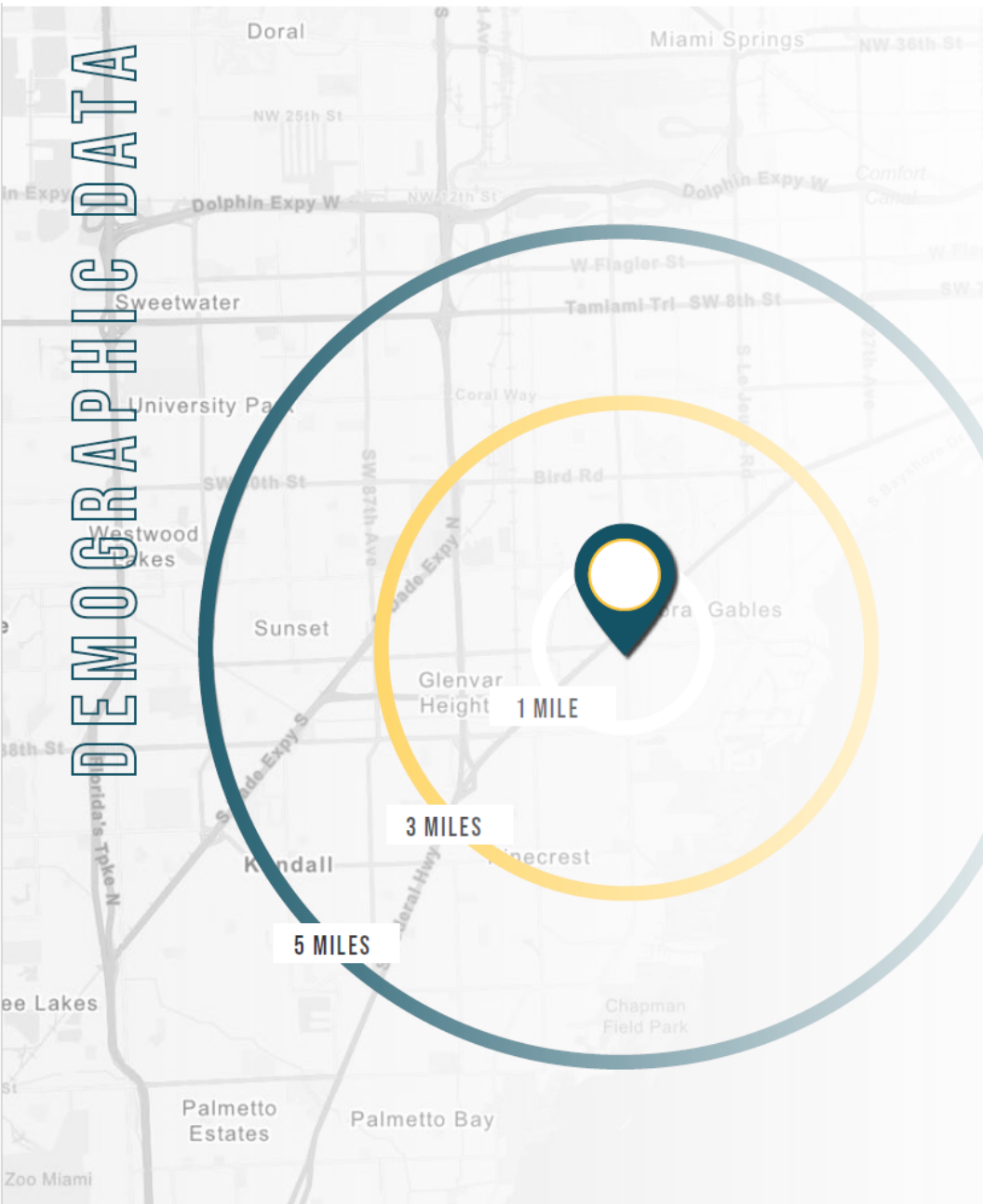
F45 TRAINING  
PURA VIDA  
McDonald's

SUBJECT PROPERTY

AMC THEATRES ASC BARNES & NOBLE RICE  
EINSTEIN BROS. BAGELS Sunrise  
CARROT EXPRESS  
Just 4 Fun  
SIM AKASHI CRAFT URBEN  
GAME TIME  
WOOD BURN LA PIZZA 1769  
LISBON MAVIS TIRES & DRIVES  
MOSAICO LA FITNESS  
Pasta Mia Volver CLUB PILATES JENNA WHITE  
SWEAT 440 PUB 52 state of kid  
The Boiling Crab



## DEMOGRAPHIC DATA

**2024 SUMMARY**

	1 MILE	3 MILES	5 MILES
Population	15,954	106,879	325,226
Households	6,208	43,085	126,152
Families	3,650	26,365	82,166
Average Household Size	2.38	2.36	2.53
Owner Occupied Housing Units	3,391	23,954	70,798
Renter Occupied Housing Units	2,817	19,131	55,354
Median Age	37.4	40.3	44.2
Median Household Income	\$99,396	\$107,810	\$95,136
Average Household Income	\$168,010	\$169,755	\$143,644

**2029 SUMMARY**

	1 MILE	3 MILES	5 MILES
Population	16,179	108,831	325,174
Households	6,482	45,289	129,583
Families	3,819	27,720	84,630
Average Household Size	2.31	2.29	2.46
Owner Occupied Housing Units	3,537	24,840	73,961
Renter Occupied Housing Units	2,945	20,449	55,622
Median Age	38.6	41.0	44.9
Median Household Income	\$113,523	\$123,554	\$113,260
Average Household Income	\$184,381	\$190,224	\$166,231





## **SOUTH MIAMI: A THRIVING, AFFLUENT COMMUNITY WITH UNMATCHED GROWTH POTENTIAL**

South Miami is one of Miami-Dade County's most dynamic and sought-after areas, known for its vibrant community, affluent residents, and growing economy. Strategically located just minutes from the University of Miami, this bustling town is a hub of activity, drawing in a mix of students, professionals, and families, all of whom contribute to its lively atmosphere. The area is characterized by a blend of charming residential neighborhoods, upscale shopping centers, and an array of dining and entertainment options.

Often referred to as the "City of Pleasant Living," South Miami boasts a robust demographic profile, with high household incomes and a well-educated population. The surrounding neighborhoods are home to some of the wealthiest residents in the county, creating strong demand for premium services, including banking and financial institutions. This stable and growing community makes South Miami an ideal location for businesses seeking to tap into an affluent customer base.

The town is also known for its excellent walkability and pedestrian-friendly environment. With a walk score of 98, South Miami is a "Walker's Paradise," offering easy access to shops, restaurants, parks, and essential services. In addition, the area's proximity to major highways such as US-1 and the Palmetto Expressway ensures seamless connectivity to Miami's business districts, surrounding suburbs, and nearby attractions, further enhancing its appeal to both residents and visitors.



# MIAMI FLORIDA

## MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.





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