



The Offices of Palmetto Bay Village Center

18001 Old Cutler Road, Palmetto Bay, FL 33157

Available to Lease: From +/- 215 sf to 20,000 sf.

A Prestigious Office Address in the Heart of Palmetto Bay

OVERVIEW

- 80 acre campus, 9'9" ceiling heights, floor to ceiling windows.
- Breathtaking bay views.
- Tenants have a range of telephone, data and internet options available.
- Complete fire detection and alarm system, smoke evacuation system, 24 hour manned security at front gate seven days a week.
- After-hours access to the property and office suites is card controlled.
- All Executive Suites feature four (4) shared conference rooms, two (2) shared lunch rooms and beautiful common areas.
- Up to four (4) parking spaces per 1,000 square feet. Covered parking at reasonable monthly rates.



LOCATION

300,000 square feet of office space on 80 acres of nature preserve and tropical landscaping, right in the middle of one of Miami's best neighborhoods. Now imagine having your office there. Options range from 260 Sq. Ft. Executive Suites, all the way up to expansive spaces thousands of square feet.

178,246
POPULATION WITHIN
5-MILE RADIUS

4.87%
POPULATION GROWTH
THRU 2022 WITHIN
1-MILE RADIUS

41.40
AVERAGE AGE WITHIN
1-MILE RADIUS

Traffic >>

| Collection Street | Cross Street | Traffic Vol | Distance |
|-------------------|-----------------|-------------|----------|
| SW 184th St | SW 78th Ct W | 6,600 | 0.50 mi |
| Old Cutler Rd | SW 185th Ter SW | 15,470 | 0.61 mi |
| Old Cutler Rd | SW 170th Ter S | 21,820 | 0.67 mi |
| SW 168th St | SW 81st Ct E | 8,950 | 1.12 mi |
| SW 87th Ave | SW 184th Ter S | 7,860 | 1.38 mi |



IMAGES

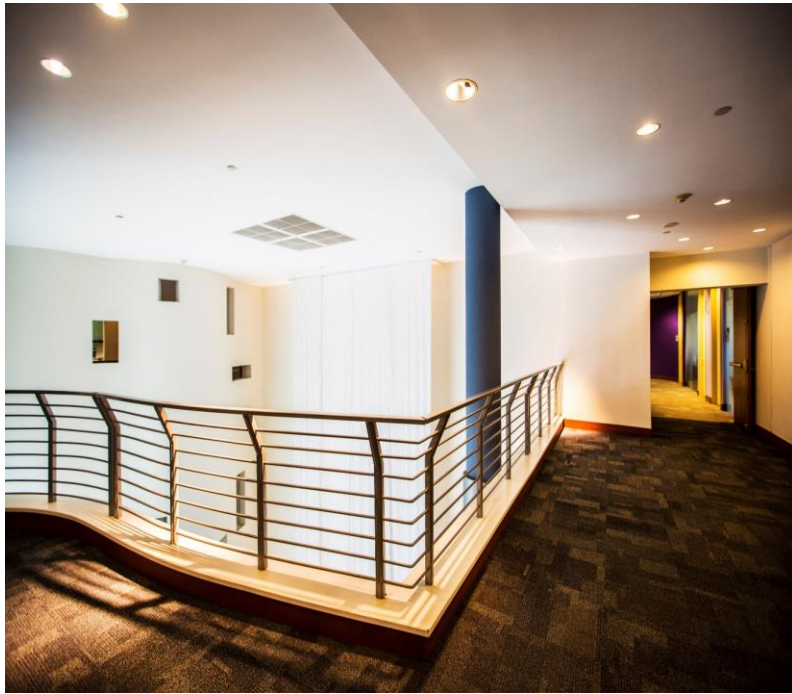
Class A Throughout



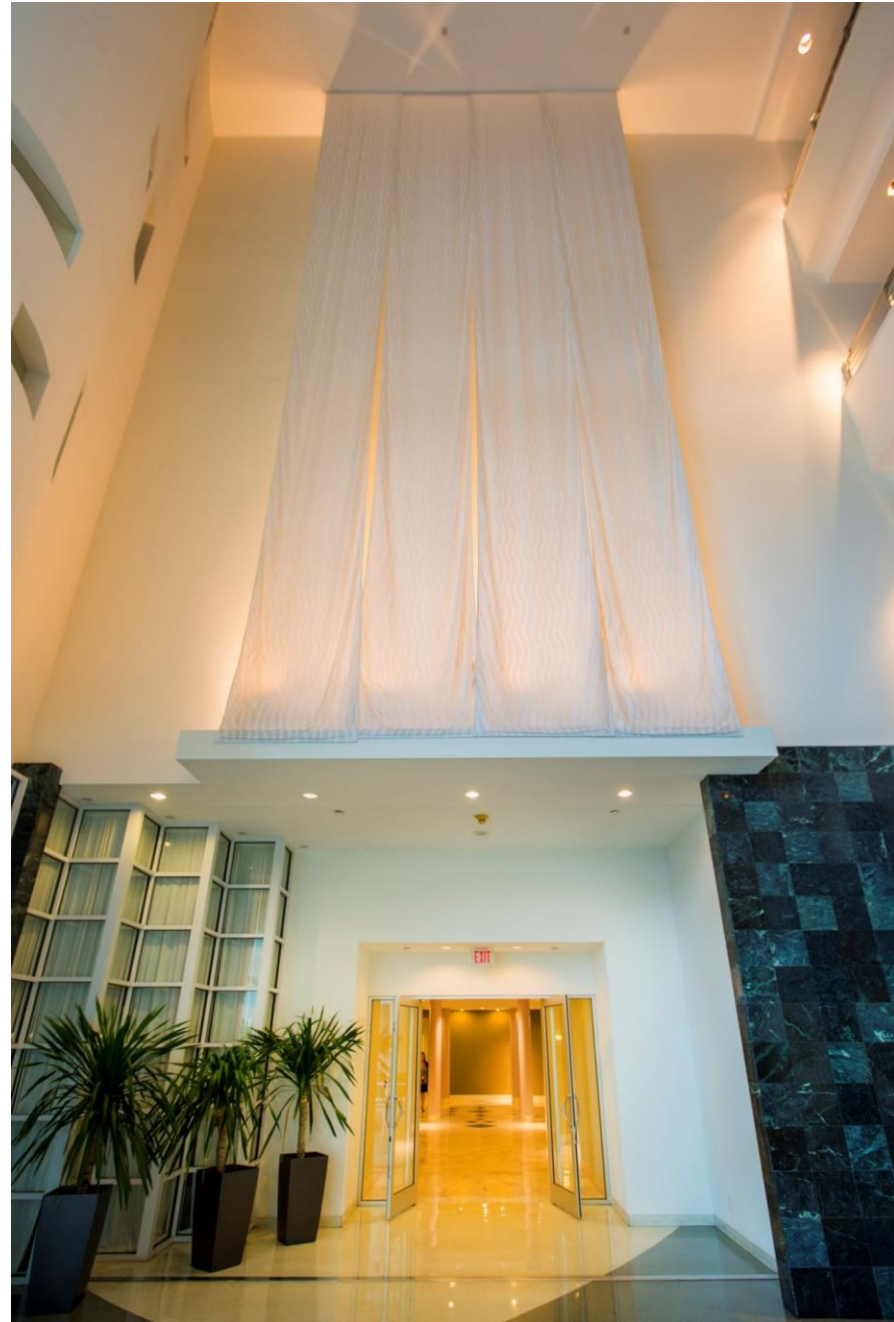
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