



# Leasing Opportunity

## *Kendall Executive Suites*

Address: 8765 and 8785 SW 165th Avenue Miami, FL 33193

- "A" Class Building
- Prime Location
- Plenty of parking



The 55,658 square foot facility is newly constructed, consisting of two buildings located across from the new West Kendall Baptist Hospital.



The property is occupied with a diverse roster of professional in various industries and on-site day care facility.

With a beautifully maintained interior common area and optional executive suites, the building is decorated with the highest quality furniture, art and finishes creating a welcoming environment to tenants and patrons alike.



The surrounding area (recognized as West End) comprises the highest income County Commission District in Dade County. Ideal location for professional medical consulting.

For additional information please contact Melanie: 786-347-2700 or [Melanie.Nolan@imcequitygroup.com](mailto:Melanie.Nolan@imcequitygroup.com)



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## Units Available!



**Total Amount of Units 69**  
**Only 3 Units Available**  
**Units from a 100 square feet and over**

### Executive suites Package

Furnished/Unfurnished

Professional, efficient front-desk receptionist

Central secure mail facility for your incoming mail and packages

Phone/phone line/Internet

6 Hours Free a month for the use of Conference Room

Kitchen facility

High Speed internet

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### Features

Property type: Office  
 County: Miami Dade  
 Size: 55,658 Sq.  
 Zoning: OPD  
 Parking ratio: 7.97/1,000 Sq.  
 On-site day care

### Mechanical

Two (2) Elevators  
 Fully Sprinklered  
 Fire Alarm

### Tenant Mix

- Administrative
- Medical
- Professional
- Real Estate

### Demographics

	1 Mile	3 Miles	5 Miles
2015 Total Population	18,657	133,134	267,461
2015 Housing Units	3,217	35,341	68,876
2015 Occupied Housing Units	3,079	33,720	66,116
2015 Household Income: Average	\$80,936	\$72,258	\$77,129

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Visit our Website  
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