



Flex Space

18500 NE 5th Avenue
Miami, FL 33179

For More Information

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FLEX SPACE FOR LEASE

Space Available: **3,000 SF**
Lease Rate & Type: **\$23.00 PSF, Gross (Net of Electric)**

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NAI **Miami**
Fort Lauderdale

18500 NE 5th Avenue

Miami, FL 33179



Property Features

- Large open work area
- Two (2) private offices
- Kitchen area with existing water connection can be built-out
- Minimum nine (9) parking spaces offered, additional parking options available
- Excellent signage facing I-95 (222,300 cars per day), larger signage opportunity available

Location Features

- Easy access to I-95, S State Road 7 (US 441) and Florida's Turnpike
- 7.8 miles from the Miami-Opa Locka Executive Airport (OPF) and 12.1 miles from the Fort Lauderdale-Hollywood International Airport (FLL)

Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	26,203	204,481	540,417
Average Household Income	\$77,446	\$84,177	\$89,753

Traffic Count

I-95 222,300



CARS PER DAY



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