

**FOR SALE & LEASE**



**Medical  
Offices**

# 6141 Sunset Drive

**MEDICAL OFFICES AVAILABLE  
FOR USER OR INVESTOR**

6141 Sunset Drive, Units 400 & 401 | South Miami, FL 33143

Total Available: 5,962 SF (4,119 SF available for lease)  
Asking Price: \$3,150,000.00  
Lease Rate & Type: \$55.00 PSF, Net of Electric and Janitorial

 *Click to learn about South Miami's up and coming neighborhood*

**For More Information**

**Richard Sincore**  
+1 954 826 3636  
rsincore@naimiami.com

**Edward Schmidt, CCIM, SIOR**  
+1 786 260 0401  
eschmidt@naimiami.com

**Robert Eckstein**  
+1 786 367 3569  
reckstein@naimiami.com

For more listings visit: [naimia-ftl.com/properties](http://naimia-ftl.com/properties)

**NAI** Miami  
Fort Lauderdale

# 6141 Sunset Drive

6141 Sunset Drive, Units 400 & 401 | South Miami, FL 33143

## Unit 400 - Available For Lease



## Property Features

- 4,119 SF available for user or tenant
- Fully built out medical office
- Newly renovated common areas
- Direct elevator access
- On-site valet
- Ample parking for employees and guests

## Demographic Summary



RADIUS

	1 Mile	3 Miles	5 Miles
Population	15,412	110,280	340,883
Average Household Income	\$161,522	\$170,309	\$142,164

---

# 6141 Sunset Drive

6141 Sunset Drive, Units 400 & 401 | South Miami, FL 33143

## Unit 401



## Property Features

- Currently occupied in a long-term income-generating lease
- Fully built out medical office
- Newly renovated common areas
- Direct elevator access
- On-site valet
- Ample parking for employees and guests

# Location Overview

6141 Sunset Drive, Units 400 & 401 | South Miami, FL 33143



## Location Features

- Walking distance to Baptist South Miami & Larkin Community Hospital
- Two blocks from South Miami Metrorail Station
- Just west of South Dixie Highway
- Easy access to the Palmetto Expressway (SR 826)
- Close to Downtown South Miami Shops and Restaurants



93

Walk Score  
Walker's Paradise



39,500 VPD

via Sunset Drive  
(SW 72nd St)

## Redevelopment Nearby

- 1 Link at SoMi:** two 15-story buildings with 670 residential units, 28,000 square feet of retail space, 880 parking spaces, and a five-story, 70,000-square-foot municipal building that would house City Hall, the Police Department, and the library.
- 2 Avalon Bay Communities:** includes 290 rental apartments, a 27,000-square-foot Fresh Market grocery store and 4,000 square feet of restaurant and retail space.
- 3 Sunset Place:** includes 1,513 residential units, 287 hotel keys, a 1,300-seat movie theater or performing arts theater, 149,506 square feet of retail space, 50,892 square feet of office space, and 2,418 parking spaces.

# Floor Plan

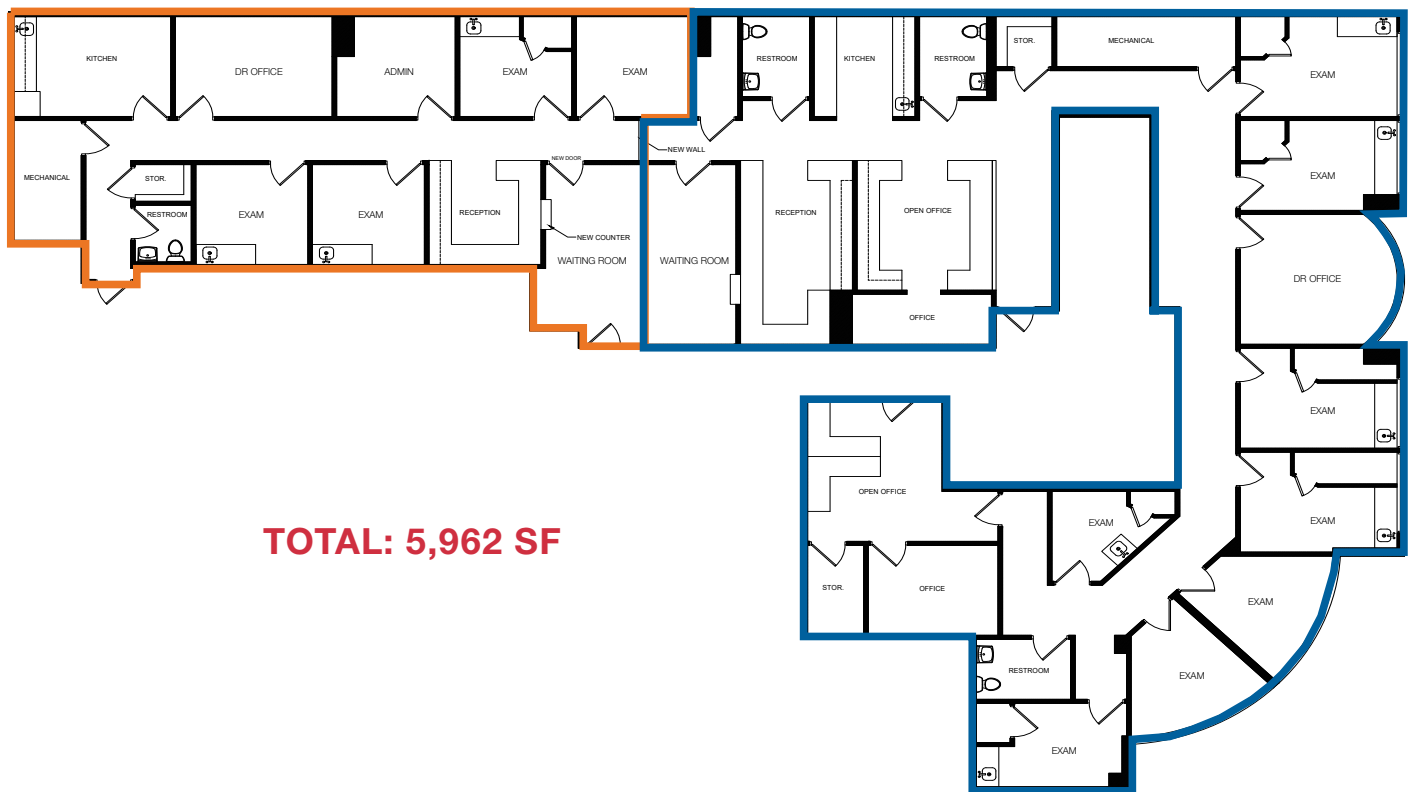
6141 Sunset Drive, Units 400 & 401 | South Miami, FL 33143

## UNIT 401 - 1,843 SF

- Currently occupied in a long-term income-generating lease

## UNIT 400 - 4,119 SF AVAILABLE

Lease Rate & Type: **\$55.00 PSF, Net of Electric and Janitorial**



### For More Information

**Richard Sincore**  
+1 954 826 3636  
rsincore@naimiami.com

**Edward Schmidt, CCIM, SIOR**  
+1 786 260 0401  
eschmidt@naimiami.com

**Robert Eckstein**  
+1 786 367 3569  
reckstein@naimiami.com