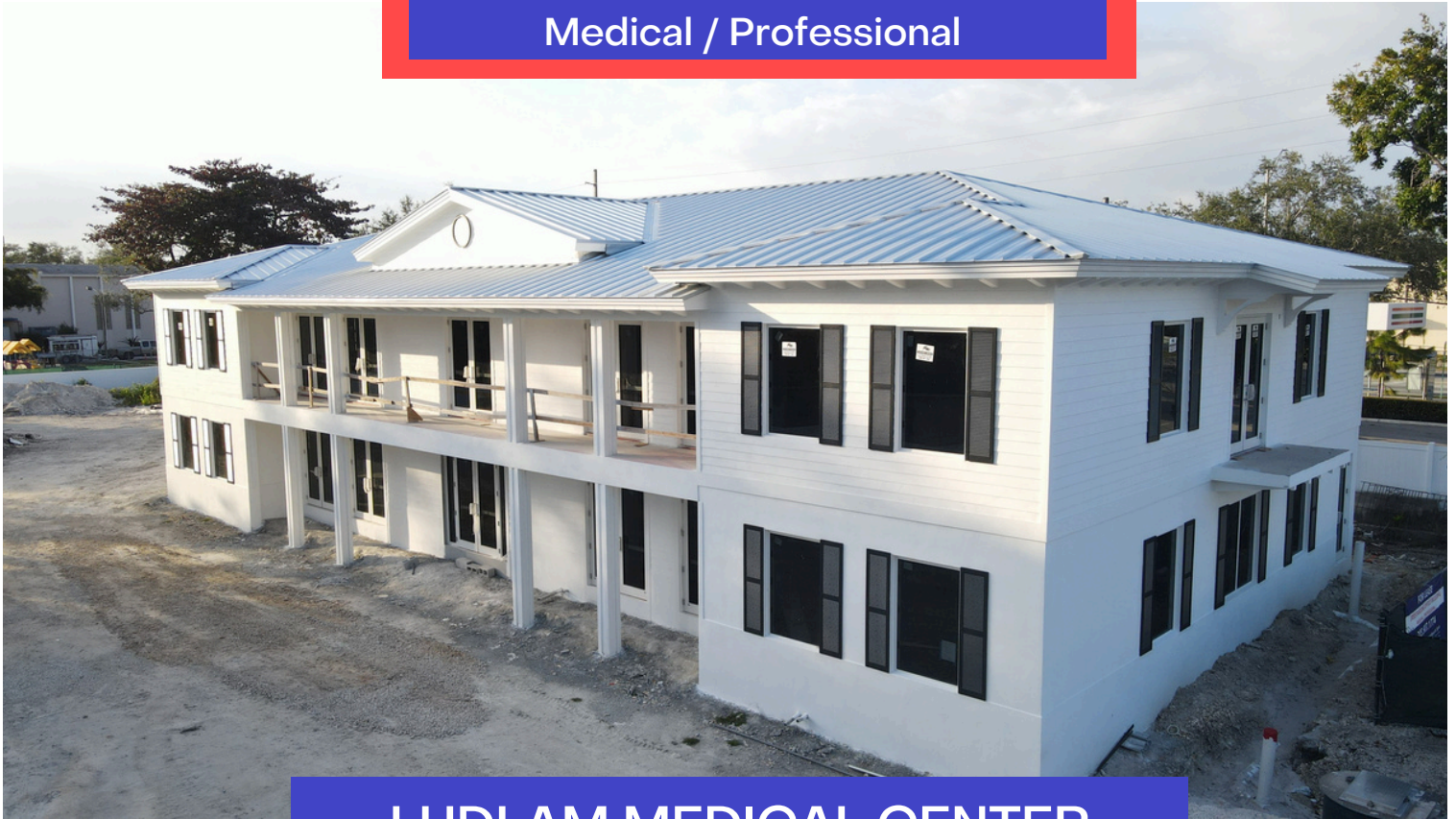


**FOR LEASE**  
**10,592 SF**  
**FREESTANDING OFFICE BUILDING**  
**Medical / Professional**



**LUDLAM MEDICAL CENTER**  
**5620 SW 67th Ave, Miami, Fl 33143**

- 10,592 Rentable Square Feet
- Freestanding Medical / Professional Office Building
- **New Construction**
- Stretcher Cab Elevator
- **44 parking spaces**
- Generator
- Hurricane Impact Windows
- Approved for Medical / Professional Use
- **RU-5A - Semi-Professional Office Zoning District**
- Centrally located on 67th Avenue and Miller Drive
- Exterior Building and Parking Lot Expected Completion Date: March 31st, 2025

For more information please contact:

Angelique M. Salas  
CEO & President  
AMS Healthcare Real Estate  
Angelique M. Salas, LLC.

Mobile: (305) 607-1774  
Please text for quick response  
Email: [ASalas@AMSHealthcareRealEstate.com](mailto:ASalas@AMSHealthcareRealEstate.com)

**LUDLAM MEDICAL CENTER**  
**10,592 SF**  
**FREESTANDING OFFICE BUILDING**  
**5620 SW 67th Ave, Miami, FL 33143**

**Discover Your Next Opportunity at Ludlam Medical Center - Premier Medical/Professional Office Space in South Miami!**

Welcome to Ludlam Medical Center, a unique opportunity designed for the discerning medical professional or entrepreneur seeking a prime location in South Miami. This brand-new, freestanding two-story office building is strategically situated at 5620 SW 67th Ave, Miami, FL 33143 offering 10,592 square feet of meticulously planned office space that caters perfectly to the needs of a Medical Office, Ambulatory Surgical Center or Professional Office.

**Property Highlights:**

**Ample Space:** Spanning over 10,000 square feet, this impressive facility is designed to accommodate a variety of medical and professional practices.

**Incredible Accessibility:**

Enjoy seamless access to major thoroughfares including 826, US-1, Miller Drive, Bird Road, and Sunset Drive, putting you at the center of South Miami's vibrant community.

**Patient & Staff Convenience:**

With 44 dedicated parking spaces, your patients and staff will enjoy easy access to the building, ensuring a hassle-free visit every time.

**Safety & Security:**

Equipped with state-of-the-art hurricane-impact windows & doors, fire sprinklers, and a generator, this building offers peace of mind for you and your clients.

**Elevator Access:**

The stretcher cab elevator ensures easy mobility throughout the building, making it an ideal fit for all medical needs.

**Prime Location:**

Ludlam Medical Center is just moments away from esteemed healthcare facilities including Baptist Health South Miami, Larkin Community Hospital South Miami, University of Miami and Nicklaus Children's Hospital. Whether you're looking to serve a local patient base or expand your practice, being surrounded by such reputable institutions is a significant advantage.

**Lifestyle & Amenities:**

Beyond its medical potential, this location boasts a variety of shops, schools and restaurants within a quick 5-minute drive, providing convenience for both staff and patients alike. Enjoy the vibrant lifestyle of South Miami while establishing your business in a thriving area that attracts a diverse clientele.

**Why Wait?**

Opportunities like this don't last long! Join the ranks of successful medical professionals in one of Miami's most sought-after locations. Schedule your private tour today and envision the transformative potential of Ludlam Medical Center for your practice. Call AMS Healthcare Real Estate today at (305) 607-1774 to learn more about Ludlam Medical Center and to schedule a viewing of this outstanding property! Your future begins here at Ludlam Medical Center!

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**FOR LEASE**  
Pictures taken 01/20/2025  
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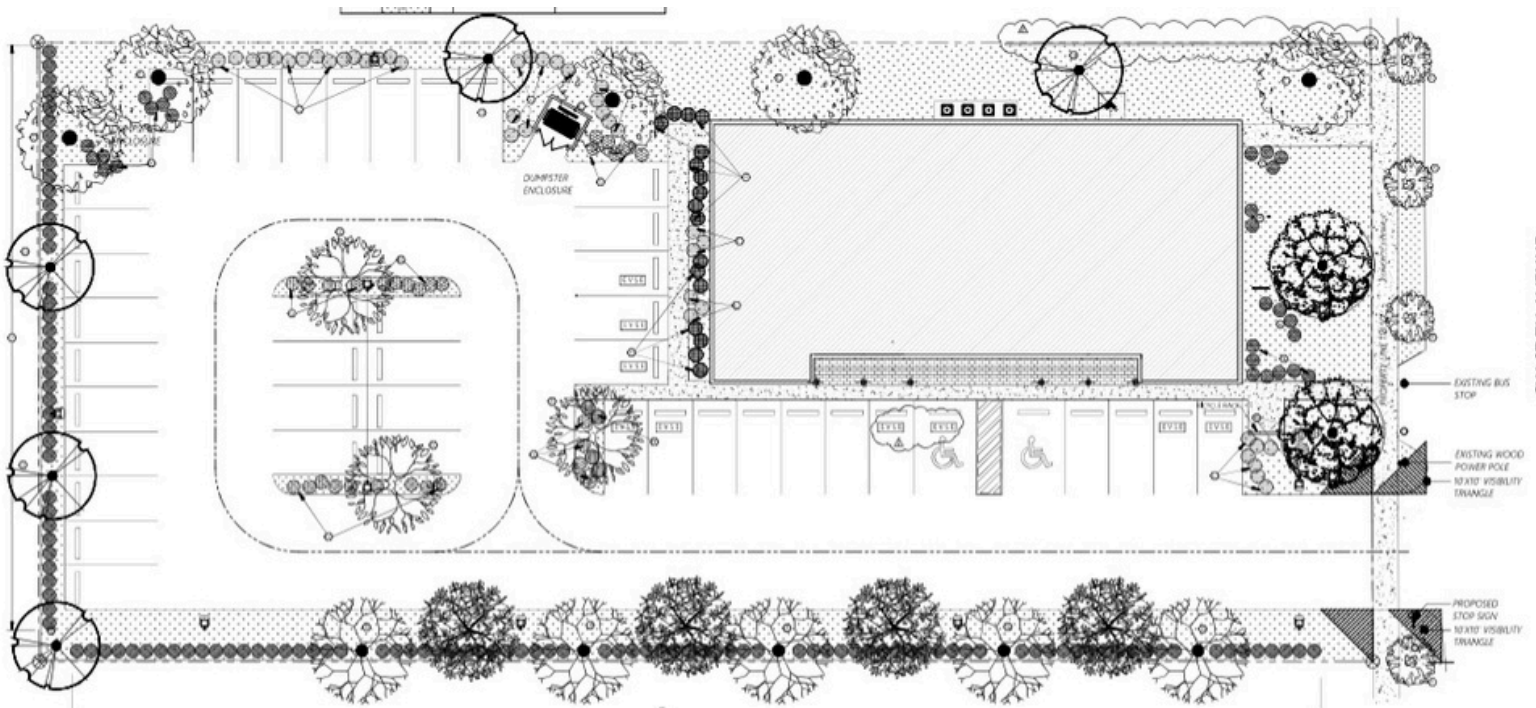
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**10,592 SF**  
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## LUDLAM MEDICAL CENTER

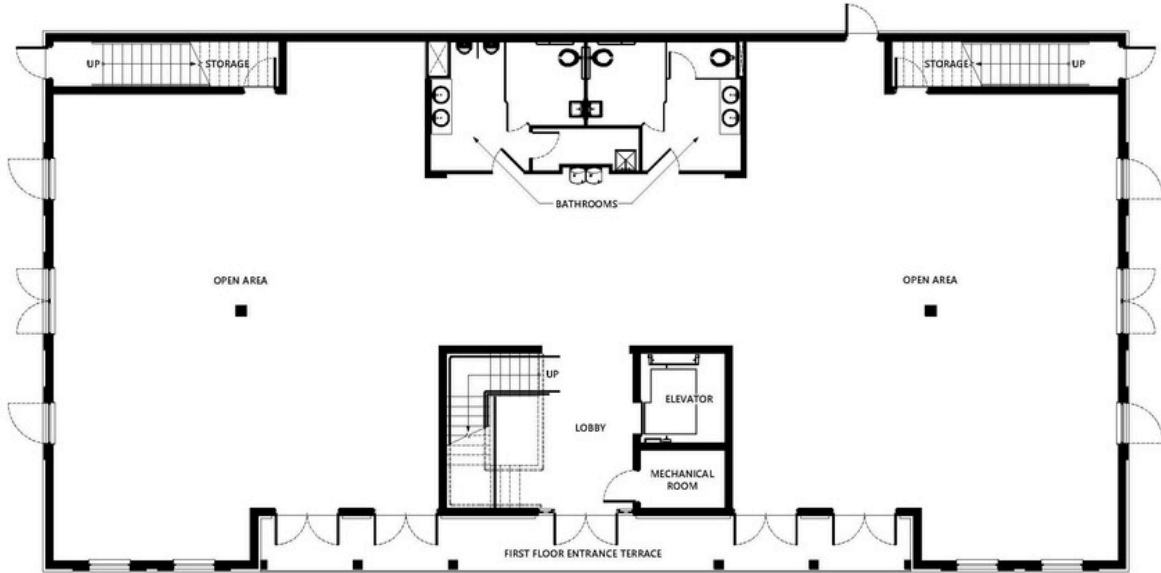
5620 SW 67TH AVENUE, MIAMI, FL 33143



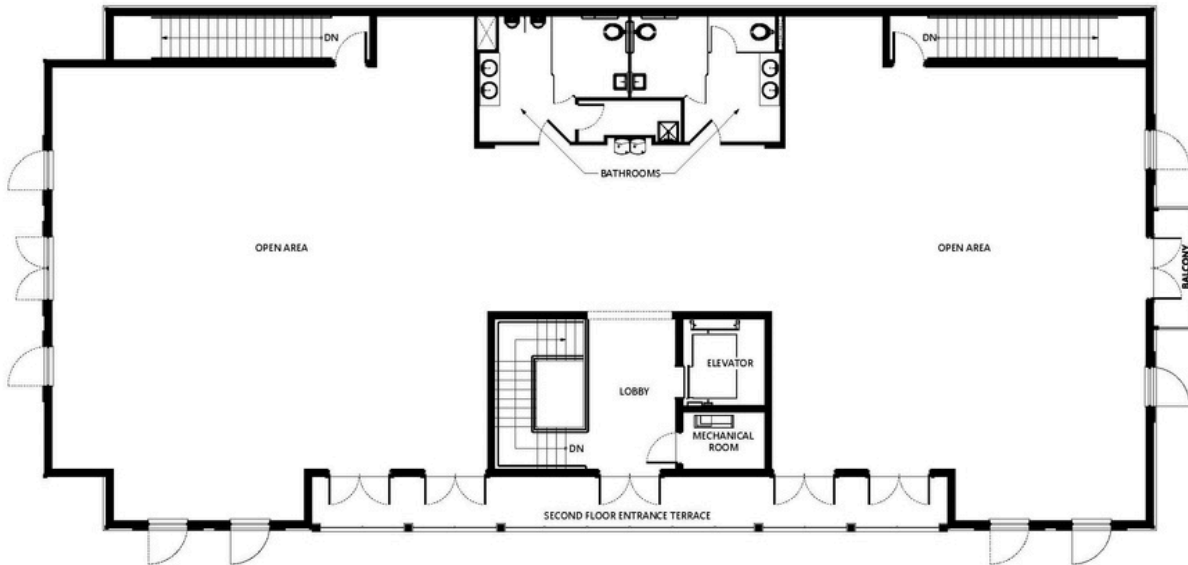
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**LUDLAM MEDICAL CENTER**  
GROUND FLOOR - Rental Area: 5,151 Sq. Ft.



**LUDLAM MEDICAL CENTER**  
SECOND FLOOR - Rental Area: 5,441 Sq. Ft.

PLANS, ARCHITECTURAL DRAWINGS AND ELEVATIONS ARE THE ARTIST'S CONCEPT. BUILDER RESERVES THE RIGHT TO MAKE REASONABLE MODIFICATIONS TO THE PLANS AND SPECIFICATIONS. PROVIDED DIMENSIONS AND SQUARE FOOTAGE ARE APPROXIMATE AND SHOULD NOT BE USED AS REPRESENTATION OF ACTUAL SIZE. ANY STATEMENT, VERBAL OR WRITTEN, REGARDING "TOTAL AREA SQUARE FEET" OR ANY REPRESENTATION OF THE SQUARE FOOTAGE SIZE IS A SHORTHAND DESCRIPTION OF THE MANNER IN WHICH THE SQUARE FOOTAGE WAS ESTIMATED AND SHOULD NOT BE CONSTRUED TO INDICATE SURENESS.

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- 2 Miles from Baptist Health South Miami
- 2 Miles from Larkin Community Hospital S Miami
- 3 Miles from Nicklaus Children's Hospital
- 5 Miles from Baptist Main Hospital

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