

4900 SW 74 Ct

2,800 +/- Sq Ft Office

Bird Rd Arts & Industrial District





# 4900 SW 74<sup>th</sup> Ct

CLASS "A" OFFICE SPACE *(with small warehouse)*

## SIZE

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2,800 +/- Square Feet

PRICE: \$26/SF Gross + Tax/Month

## DESCRIPTION

This well-appointed office space offers a professional and functional environment ideal for businesses of all sizes. The two-story layout features a welcoming reception area that sets the tone for your clients and guests.

- Five private offices provide ample room for individual workspaces or small teams.
- A spacious conference room is perfect for meetings and presentations.
- Two bathrooms—one on each floor—ensure convenience for staff and visitors.
- Two kitchenettes allow for breaks and meal prep on both levels.
- A dedicated storage area offers additional space for supplies or equipment.
- Abundant natural light streams through large windows, creating a bright, inviting workspace.
- Six designated parking spaces make it easy for employees and clients to access the building.

This office space combines functionality with style, providing a great location for any business. Contact us today to schedule a tour!



SUBJECT PROPERTY

**BIRD ROAD**  
Design District



SCOTT WESTON  
JOSEPH WESTON

MADDUX AND COMPANY  
7250 SW 39th Terrace,  
Miami, FL 33155  
Office: 305.264.9661

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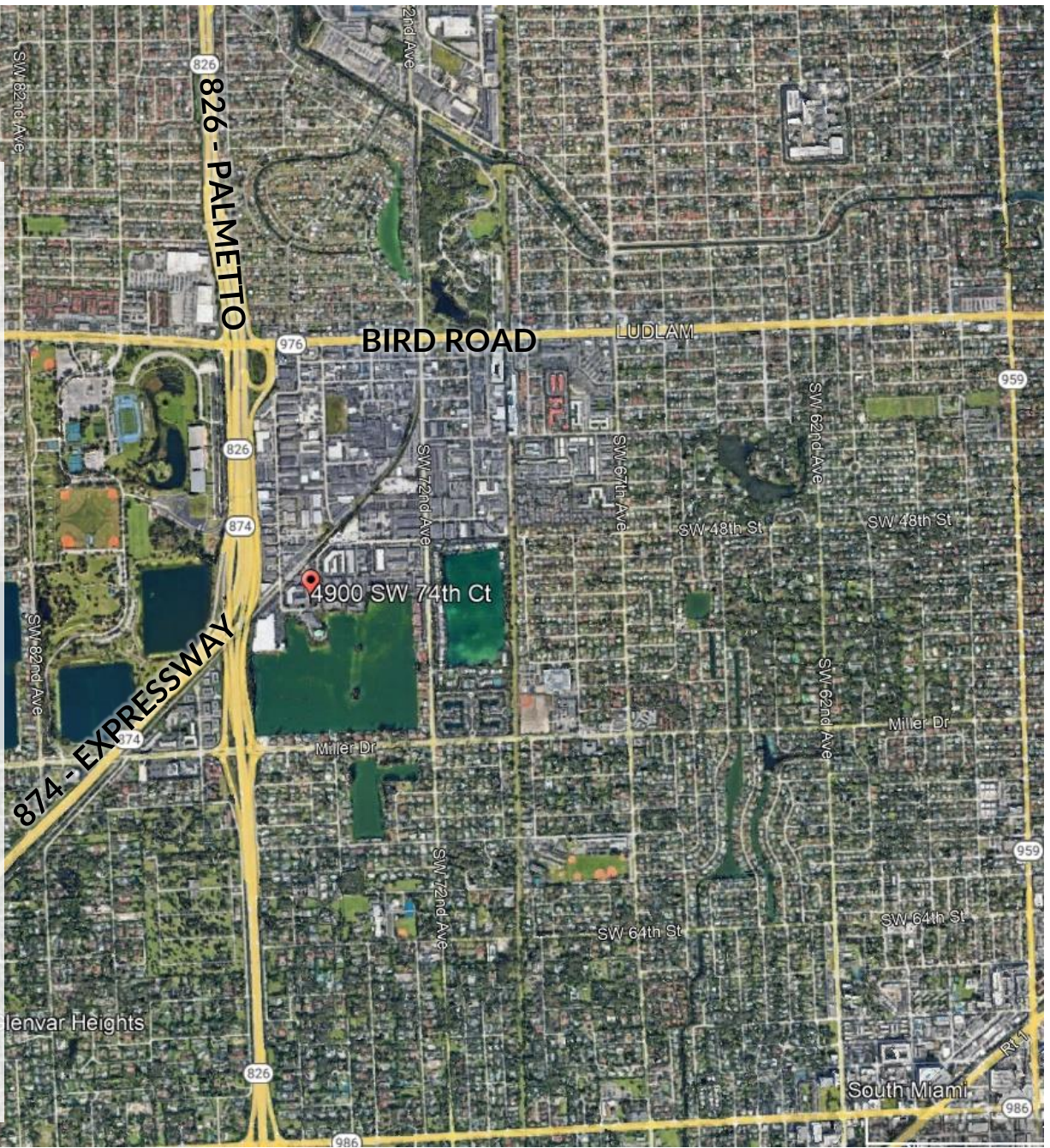
## Bird Road

Arts and Industrial District

This exceptional office condominium association is situated in the highly sought-after Bird Road Arts & Industrial District, offering a unique blend of creative energy and industrial functionality. Nestled in the heart of Miami, FL - perfect for businesses looking to thrive in a dynamic, up-and-coming area known for its mix of art studios, galleries, and innovative companies.

### Key Features:

- Modern office space with flexible layouts to suit a variety of professional needs.
- Bright, open interiors with large windows allowing ample natural light throughout the day.
- Conveniently located in an area with easy access to major highways (including US-1 and SR-826), making commuting simple for clients and employees alike.
- Surrounded by a community of artists, entrepreneurs, and industrial businesses, offering endless networking opportunities.
- The district's creative atmosphere is perfect for startups, design firms, tech companies, and other forward-thinking businesses.
- Close proximity to restaurants, cafes, and retail spaces for breaks and after-work outings.
- This office condo presents a rare opportunity to establish your business in one of Miami's most eclectic and growing areas. Whether you're an artist, a tech startup, or a professional office, this space provides the perfect environment for creativity, productivity, and success.



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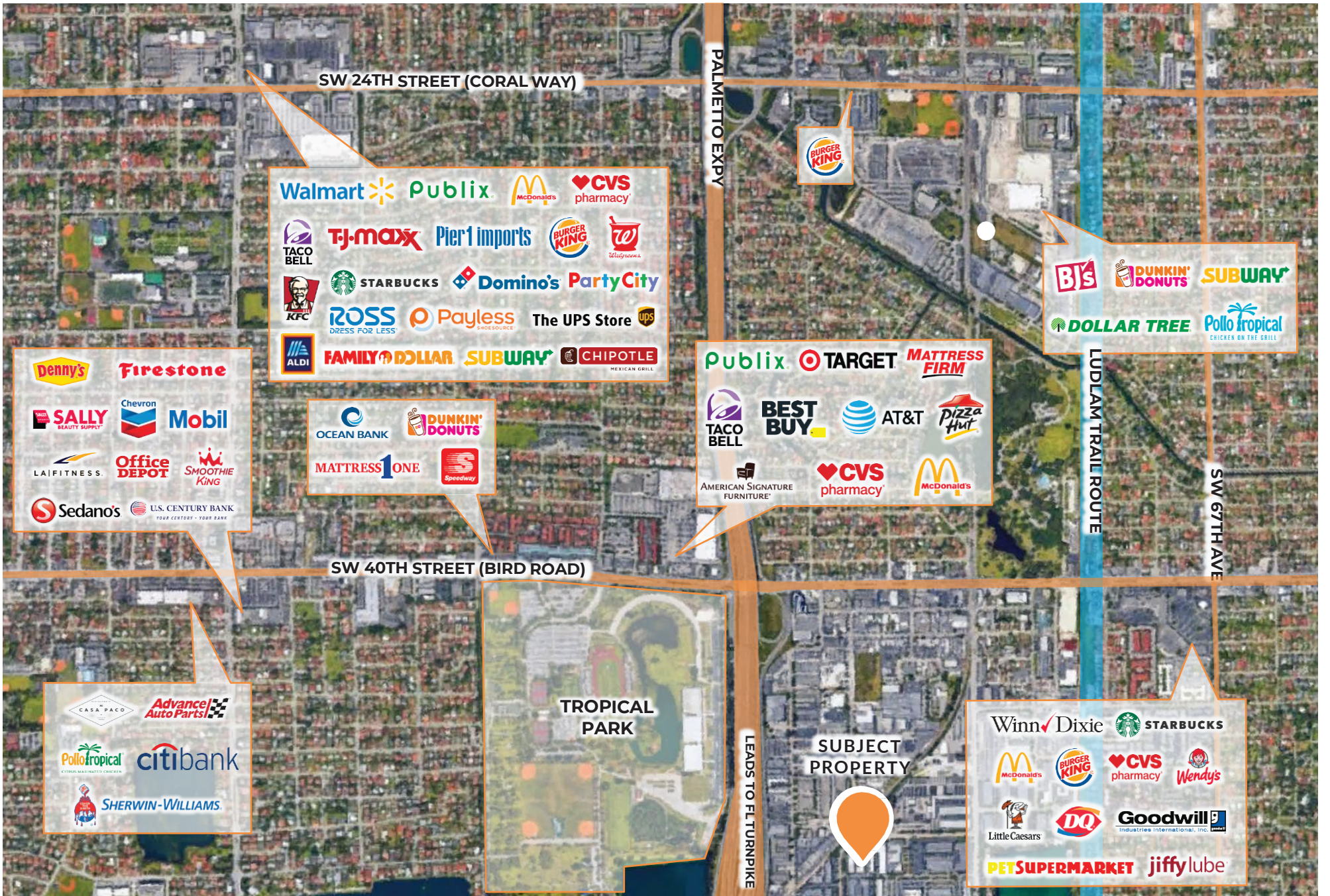
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SW 24TH STREET (CORAL WAY)

PALMETTO EXPY

Walmart \* Publix McDonald's CVS pharmacy  
 TACO BELL TJ-maxx Pier 1 imports BURGER KING WENDY'S  
 STARBUCKS Domino's Party City  
 KFC ROSS DRESS FOR LESS Payless SHOE SOURCE The UPS Store UPS  
 ALDI FAMILY DOLLAR SUBWAY CHIPOTLE MEXICAN GRILL



B's DUNKIN' DONUTS SUBWAY  
 DOLLAR TREE Pollo Tropical CHICKEN ON THE GRILL

LUDLUM TRAIL ROUTE

Denny's Firestone  
 SALLY BEAUTY SUPPLY Chevron Mobil  
 LAIFITNESS Office DEPOT SMOOTHIE KING  
 Sedano's U.S. CENTURY BANK YOUR CENTURY - YOUR BANK

OCEAN BANK DUNKIN' DONUTS  
 MATTRESS 1 ONE Speedway

Publix TARGET MATTRESS FIRM  
 TACO BELL BEST BUY AT&T Pizza Hut  
 AMERICAN SIGNATURE FURNITURE CVS pharmacy McDonald's

SW 67TH AVE

SW 40TH STREET (BIRD ROAD)



TROPICAL PARK

LEADS TO FL TURNPIKE

SUBJECT PROPERTY



CASA PACO Advance! Auto Parts  
 Pollo Tropical citibank  
 SHERWIN-WILLIAMS

Winn-Dixie STARBUCKS  
 McDonald's BURGER KING CVS pharmacy Wendy's  
 Little Caesars DQ Goodwill INDUSTRIES INTERNATIONAL, INC.  
 PET SUPERMARKET jiffylube

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