



**7657- 7667 NW 50 ST  
MIAMI, FL 33166**

**PRIME PALMETTO  
EXPRESSWAY OFFICE**



**SCAN FOR INFO**

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1761 W FLAGLER ST, MIAMI, 33135**



**\$1,600,000 / \$28/SF/YEAR NNN**

Prime Palmetto Expressway office opportunity available for lease or purchase, offering 2,000 SF expandable to 4,000 SF, ideal for professional or medical users. Located along 50th Street just off the Palmetto Expressway, the property benefits from heavy daily traffic counts, delivering exceptional exposure to thousands of commuters. With easy access to Miami's major corridors, this location provides strong connectivity across the region. A partially leased configuration allows for reduced carrying costs while planning occupancy, and flexible terms include a \$28/SF/year NNN lease or attractive sale options—making this an excellent investor or owner-user opportunity in a growing corridor.

**Building Size ... 4,000 Sq Ft  
Zoning ... IU-2**



## **SPACE FOR:**

- Professional Office
- Medical / Healthcare
- Insurance or Financial Services
- Legal Office