

# FURNISHED OFFICE SUBLEASE

5200 Blue Lagoon Dr.

**REDUCED ASKING PRICE**



## BUILDING FEATURES

- Premier class A office building in Blue Lagoon.
- Panoramic views of the Lakes of Blue Lagoon.
- State of the art conferencing & new fitness facilities.
- Energy Rated building.
- Parking ratio of 3.0/1000. Covered parking structured.
- Complimentary Wi-Fi connected common areas.
- Fantastic location near Miami International Airport
- Convenient access via 836/826 freeways.



**GONZALO RIOJA**

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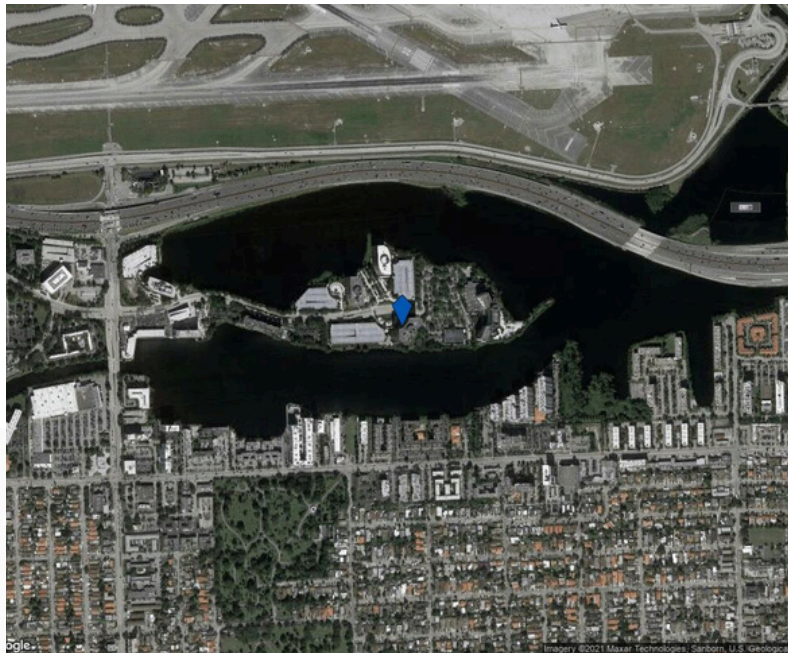


**WILSHIRE**

ADVISORY GROUP

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## 5200 Blue Lagoon Dr. - 1,812 RSF



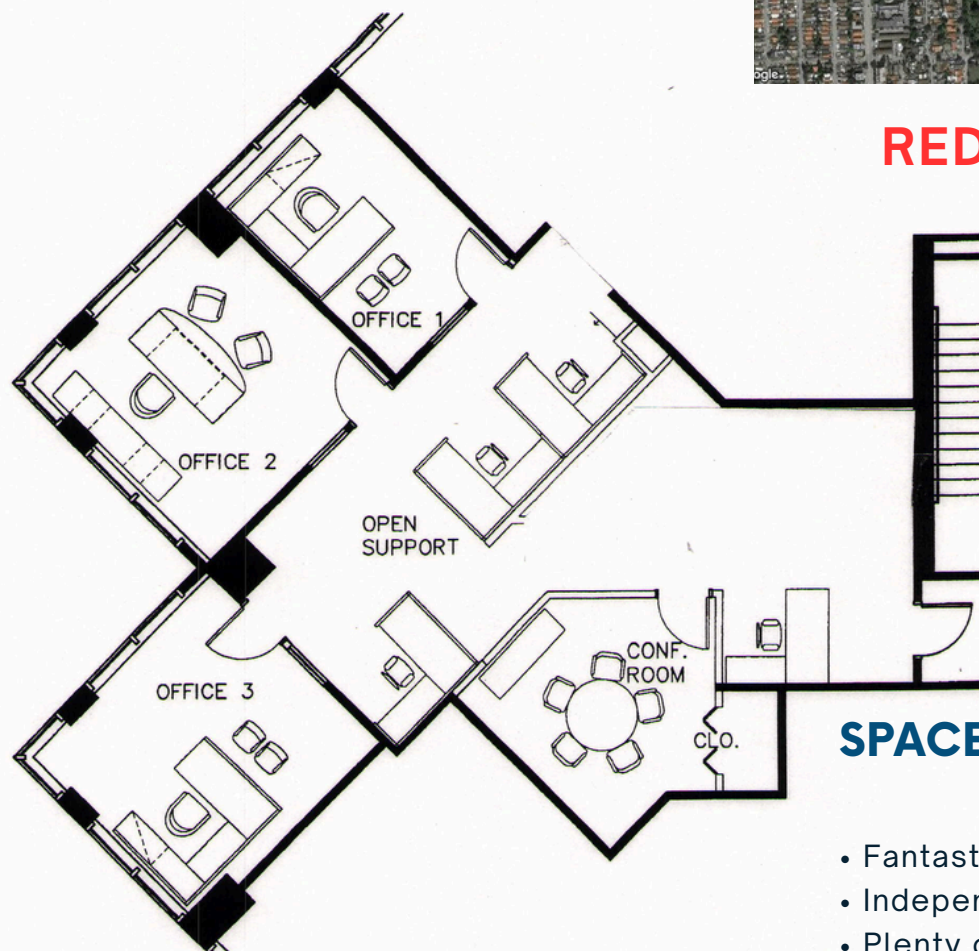
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Available -1,812 RSF

Asking Rent: **\$20.00 NNN**

Term: Negotiable

(through July 2027)



### SPACE FEATURES



- Fantastic lake views.
- Independent access, fully demised.
- Plenty of natural light.
- Efficient corner office space.
- Small conference room.
- Plug-and-Play space - ready to be occupied
- Furniture can be included.

