

Leasing
Brochure

16870 NE 19th Avenue, North
Miami Beach, FL 33162

+/- 2,244 SF Available

North Miami Medical

16870-16880 NE 19th Avenue, North Miami Beach
Medical Office

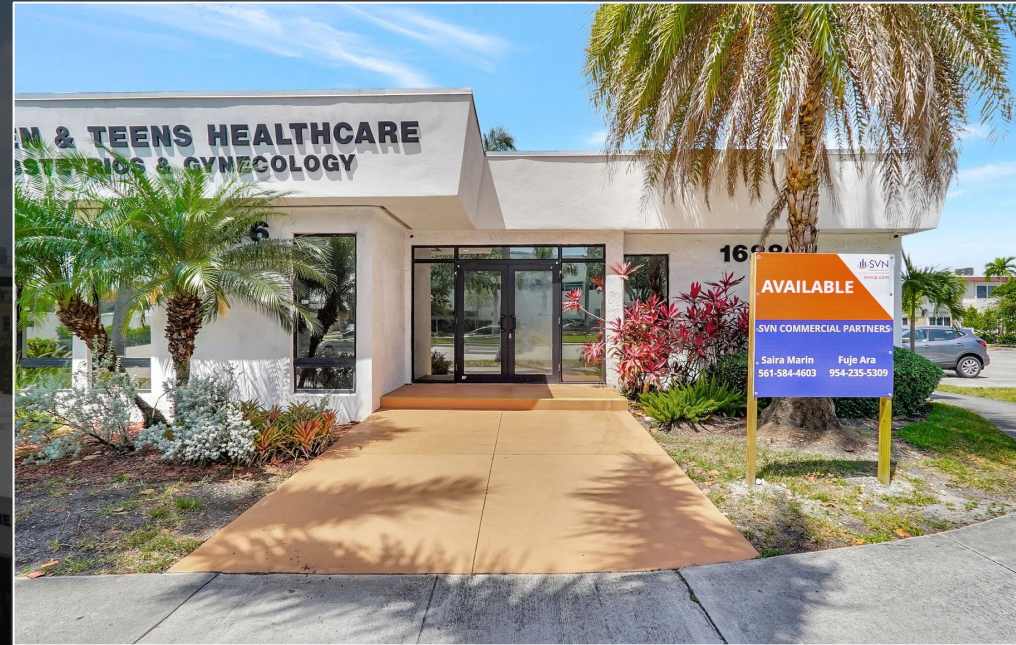
Advisors:

Saira Marin, Advisor
(561)584-4603 | Saira.Marin@svn.com

Fuje Ara, Advisor
(954)235-5309 | Fuje.Ara@svn.com

Presented By:  **SVN**
COMMERCIAL PARTNERS

Property Summary



Offering Summary

Lease Rate:	\$35 NNN + \$8.04
Building Size:	6,500 SF
Available SF:	2,244±
Lot Size:	0.48 AC
Zoning:	MU/TC
Submarket	Northeast Dade

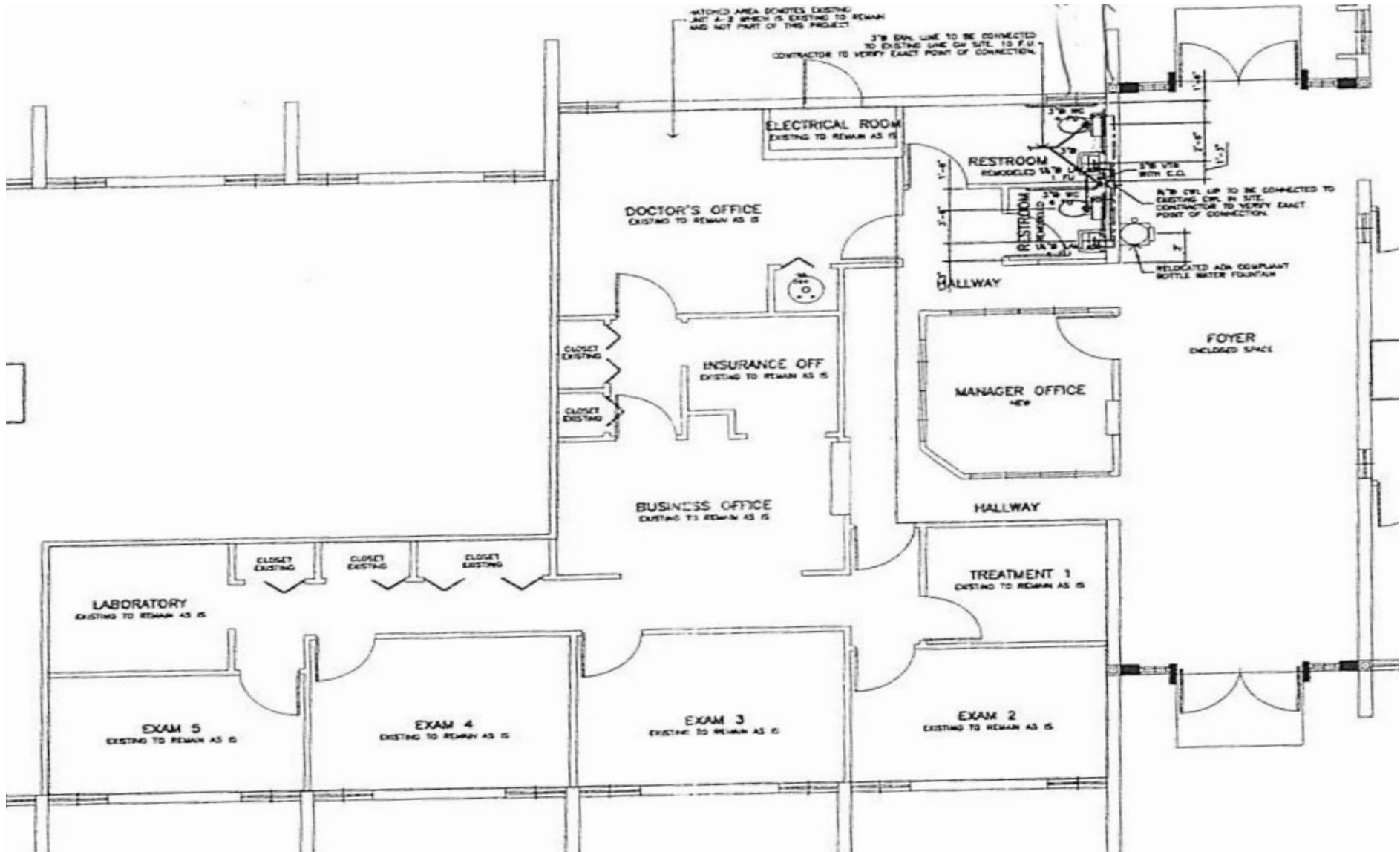
Property Overview

Located at 16870 NE 19th Avenue, North Miami Beach, FL, this commercial property for lease includes approximately +/- 2,244 square feet with a furnished common area, a reception area, six exam rooms, a sterilization room, a lab area, a kitchenette, two restrooms (one ADA compliant), and two private offices.

PROPERTY Highlights

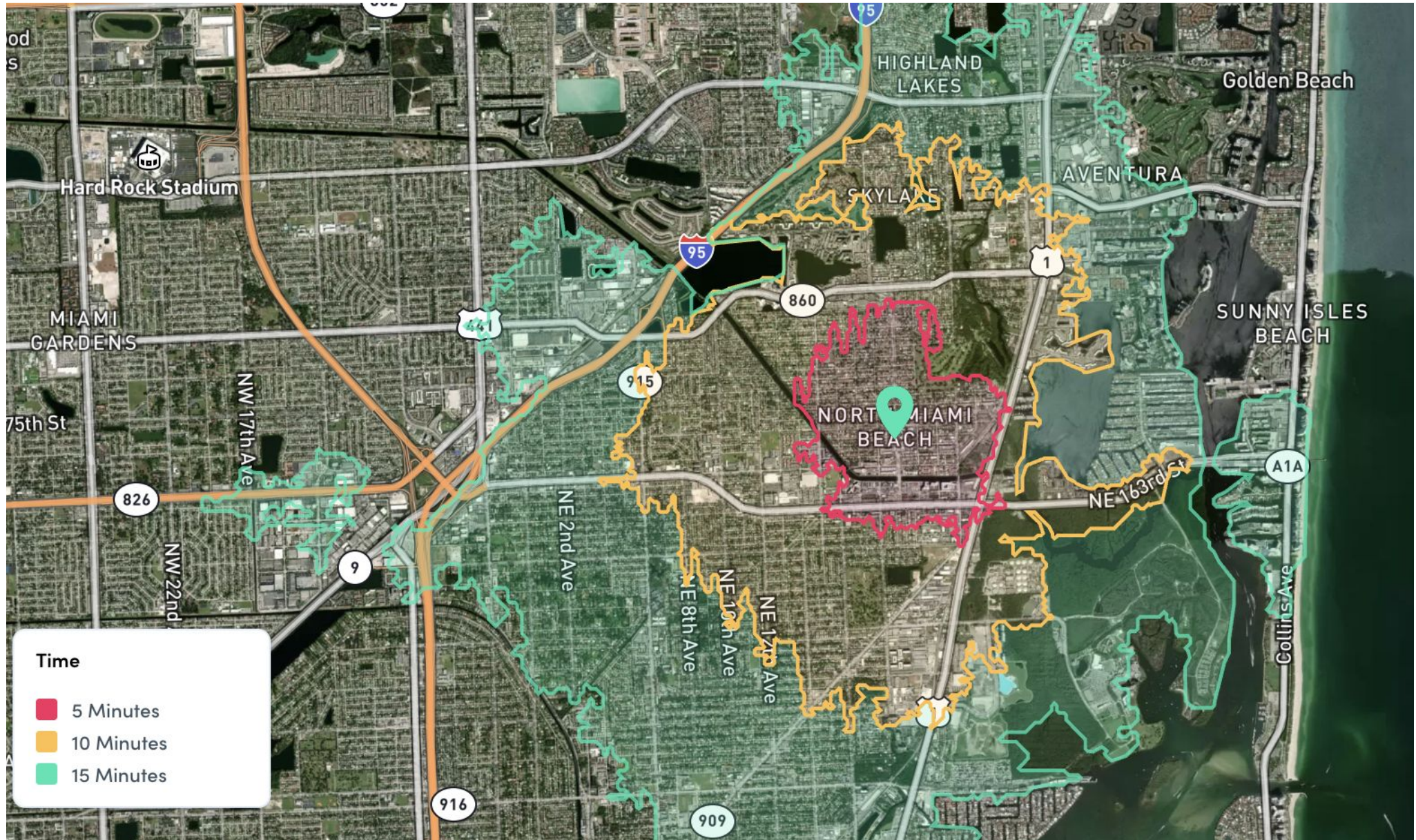
- This property is conveniently located in the bustling North Miami Market, situated east of I-95 and near neighboring cities of Miami Gardens, Aventura, and Miami Beach.
- Located in the North Miami Market, this property is easily accessible and highly visible with 20,300 traffic counts. It is situated in a thriving commercial area, providing a convenient location for customers and employees.
- This property includes a furnished common waiting area with a private reception, six exam rooms, one sterilization room with a washer/dryer, one lab area, a kitchenette, two restrooms (one ADA compliant) , and two offices. . The building offers over 20 shared parking spaces and an ADA-compliant ramp.
- This medical office is completely built out, and ready to occupy for any other medical use.
- Nearby landmarks include the North Miami Beach Building Department, Julius Littman Performing Arts Theater, North Miami Beach Police Department, North Miami Beach City Hall, Victory Park, and NOVA Southeastern University.

Site Plan

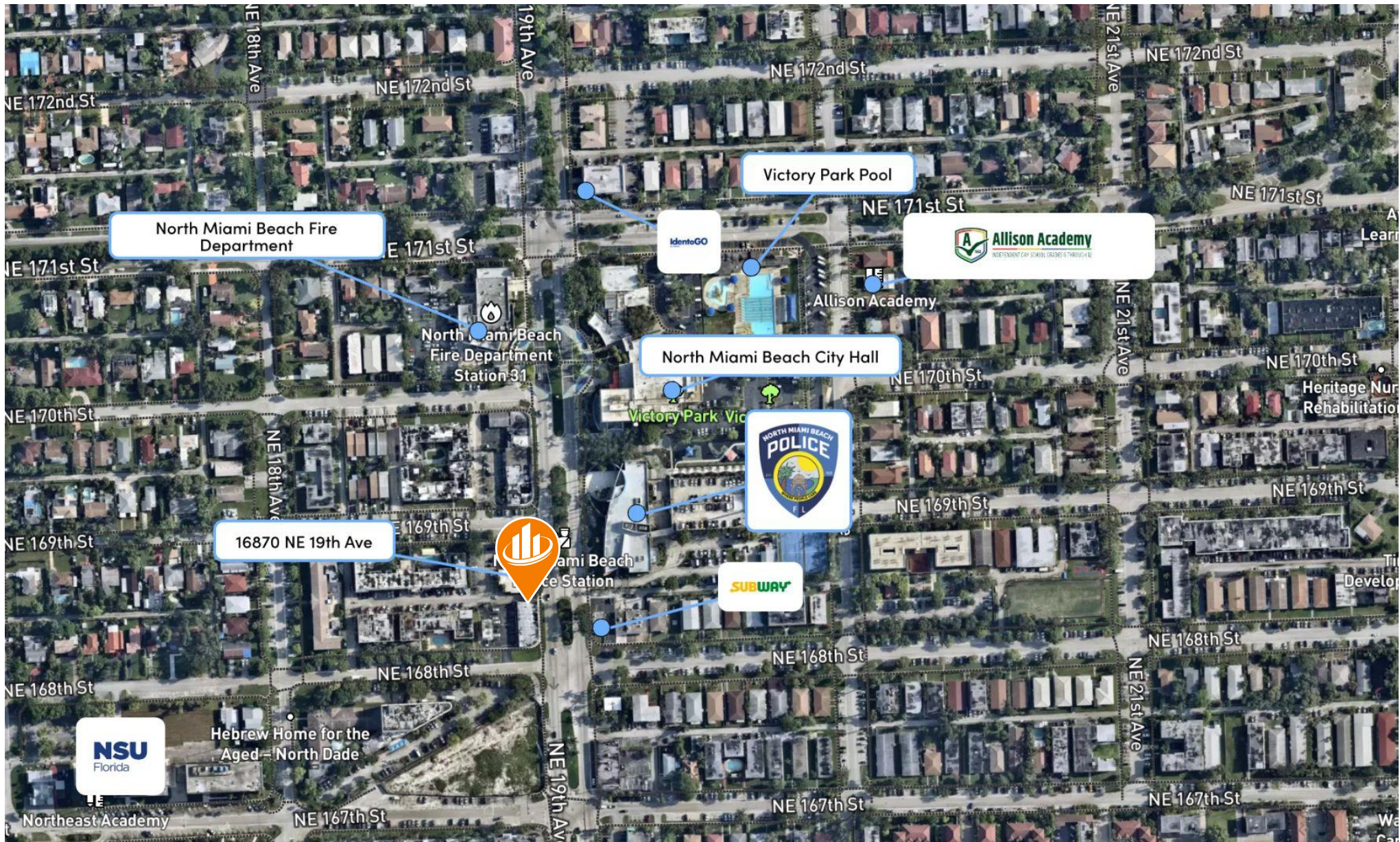


**This floorplan is provided for intentional purposes only and is not to scale. While every effort has been made to ensure accuracy, this floorplan may not be exact or complete. The use of this floor plan is at your own risk and no liability is assumed for any errors or omissions.*

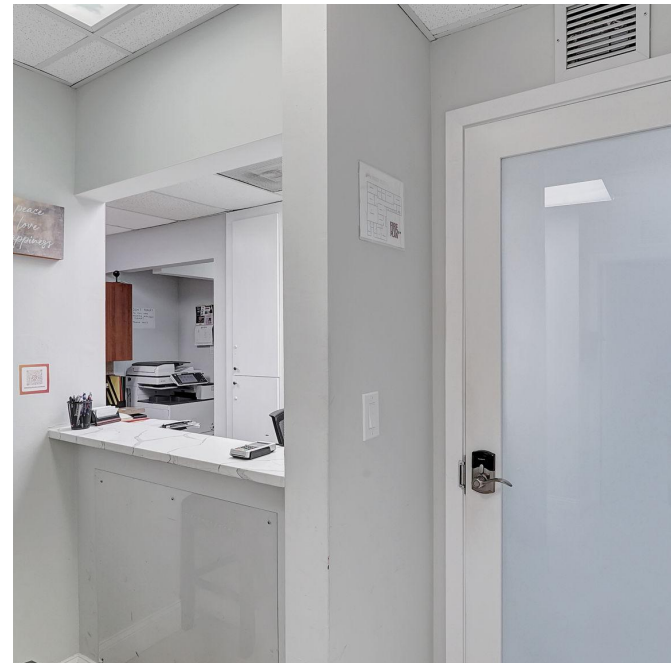
LOCATION MAP



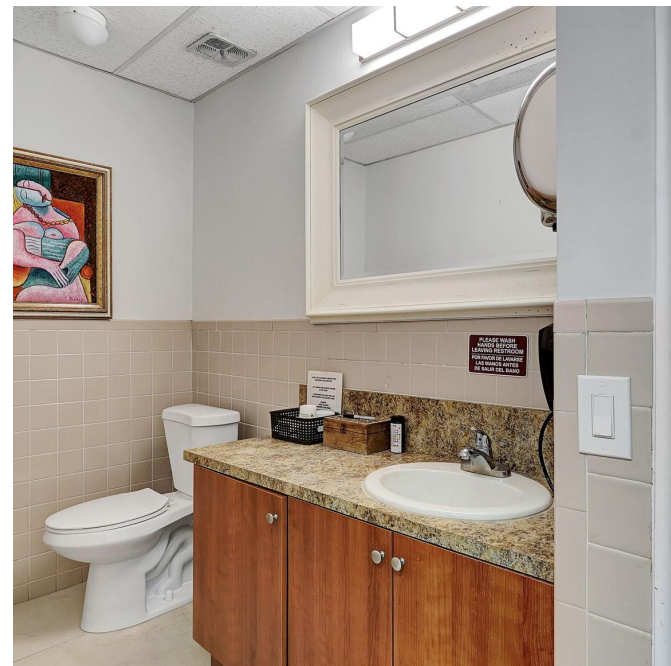
Retailer Map



Property Images



Property Images



DEMOGRAPHICS within a 5-mile radius

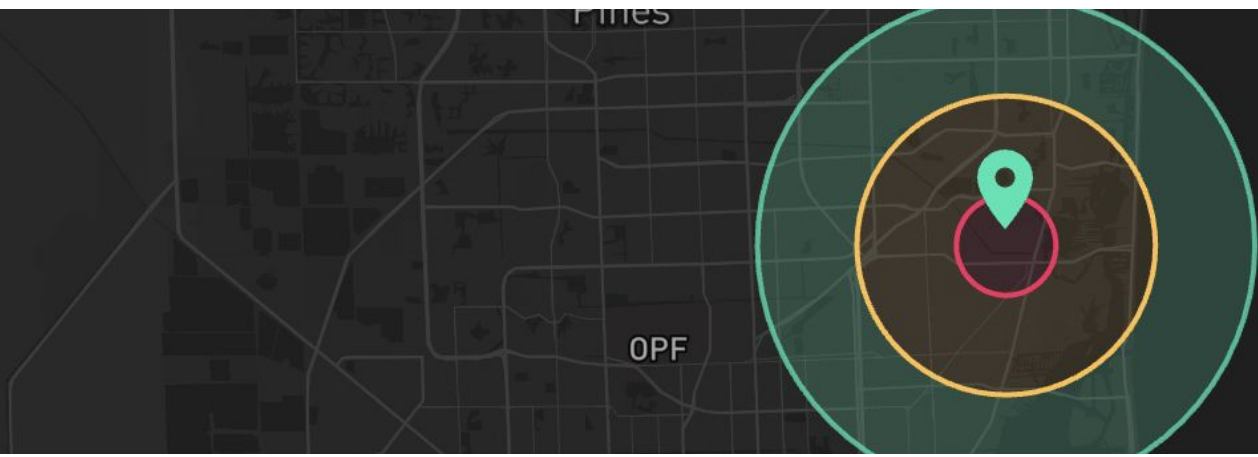
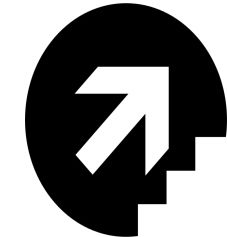
\$491.5k
Average Home Value



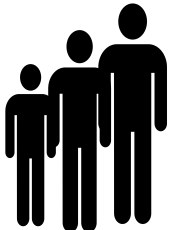
Average Household Income
\$82.8k



1.4%
Five Year Projected Growth



42
Average Age



439,880
Total Population



Total **167,156** Households





COMMERCIAL PARTNERS

DELIBERATELY DIFFERENT

SARASOTA

2044 CONSTITUTION BLVD
SARASOTA, FL

PORT CHARLOTTE

4161 TAMIAMI TRAIL
SUITE 501
PORT CHARLOTTE, FL

FORT MYERS

1617 HENDRY ST
SUITE 400
FORT MYERS, FL

BOCA RATON

1800 NW CORPORATE BLVD
SUITE 100
BOCA RATON, FL

WEST PALM BEACH

2101 VISTA PARKWAY
SUITE 284
WEST PALM BEACH, FL 33411

MIAMI

3250 NE 1ST AVE
SUITE 305
MIAMI, FL