



# RED 57 MEDICAL & PROFESSIONAL SUITES

701-707 NW 57TH AVE,  
MIAMI, FL 33126

FOR LEASE

Presented By,

**OSCAR PEDRO MUSIBAY**

Vice President

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**BERT CHECA**

Principal

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COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305-235-1500 | [leesouthflorida.com](http://leesouthflorida.com)



@leesouthflorida

# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates is proud to present Red 57 - Medical & Professional Suites in the Heart of Miami. This premier office building offers 31,407 square feet of professional space, with available suites ranging from 500 SF to 10,800 SF. Tenants enjoy abundant natural light through expansive window lines and the convenience of 146 surface parking spaces, providing an excellent 4.65/1,000 SF parking ratio for both employees and visitors.

Ideally located at the high-traffic intersection of NW 7th Street and 57th Avenue, Red 57 offers exceptional accessibility. Anchored by Great Florida Bank, the property is just minutes from the 836 Expressway and Miami International Airport. Its strategic location near Coral Gables, Coconut Grove, Brickell, West Miami, and Doral positions it at the heart of Miami's most dynamic business and residential corridors.



For more information, please contact one of the following individuals:

## MARKET ADVISORS

### BERT CHECA

Principal  
786.473.9227  
bcheca@lee-associates.com

### OSCAR PEDRO MUSIBAY

Vice President  
786.348.9257  
omusibay@lee-associates.com

## PROPERTY HIGHLIGHTS



### RED 57:

- Office suites 500 SF to 10,800 SF
- 31,407 SF, 3-story office building
- Abundant natural light via great window lines
- Strong traffic counts: 65,000+ VPD collectively between NW 57th Ave & NW 7th St
- 146 surface parking spaces (4.65/1,000 SF ratio)



### Central Location:

- Strategically positioned at the high-traffic intersection of Northwest 7th Street and 57th Avenue
- Anchored by Great Florida Bank Directly across from Airpark Plaza, a Publix-anchored shopping center
- Proximity to Coral Gables, Coconut Grove, Brickell, West Miami, and Doral places it at the crossroads of Miami's premier business



### Accessibility

- Immediate access to Dolphin Expressway (SR 836)
- Just minutes from the Miami International Airport

# PROPERTY DETAILS

## PROPERTY INFORMATION

PROPERTY TYPE	Office
PROPERTY SUBTYPE	Mixed-Use Redevelopment
ZONING	T6-8-O
LOT SIZE	1.55 Acres
MAX HEIGHT	8 Stories, 12 Stories w/bonus
MAX DENSITY	150 du/ac, 1000 du/ac w/bonus
APN #	01-3131-029-0010 01-3131-030-0040
CORNER PROPERTY	Yes
TRAFFIC COUNT	65000
TRAFFIC COUNT STREET	NW 57th Ave & NW 7th St
BUILDING INFORMATION	
BUILDING SIZE	31,407 SF
TENANCY	Multiple
NUMBER OF FLOORS	3
AVERAGE FLOOR SIZE	10,469 SF
YEAR BUILT	1987

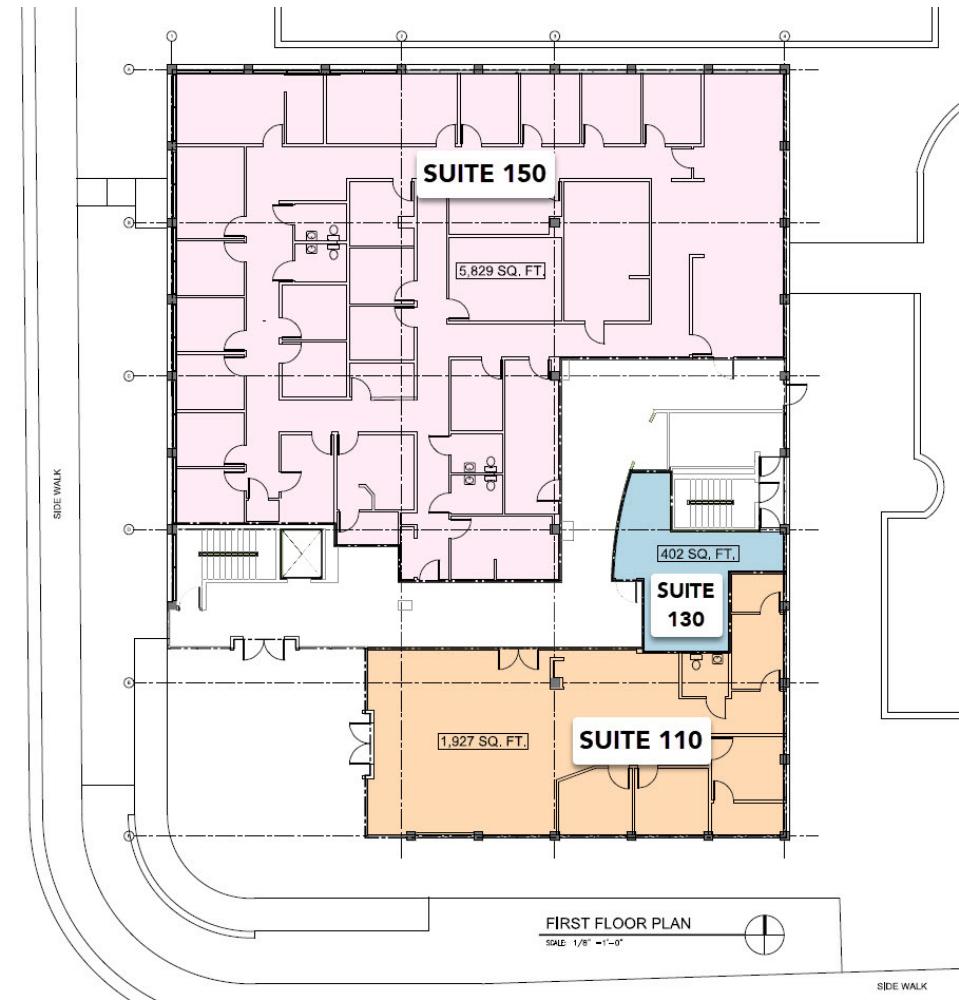
## LOCATION INFORMATION

STREET ADDRESS	701-707 NW 57th Ave
CITY, STATE, ZIP	Miami, FL 33126
COUNTY	Miami-Dade County
MARKET	South Florida
SUB-MARKET	Miami / Blue Lagoon
CROSS-STREETS	NW 157th Ave & NW 7th St
SIGNAL INTERSECTION	Yes
NEAREST HIGHWAY	SR 836 Dolphin Expy (0.5 mi)
NEAREST AIRPORT	Miami Int'l Airport (8 min)
PARKING & TRANSPORTATION	
PARKING TYPE	Surface
PARKING RATIO	4.65
NUMBER OF PARKING SPACES	146

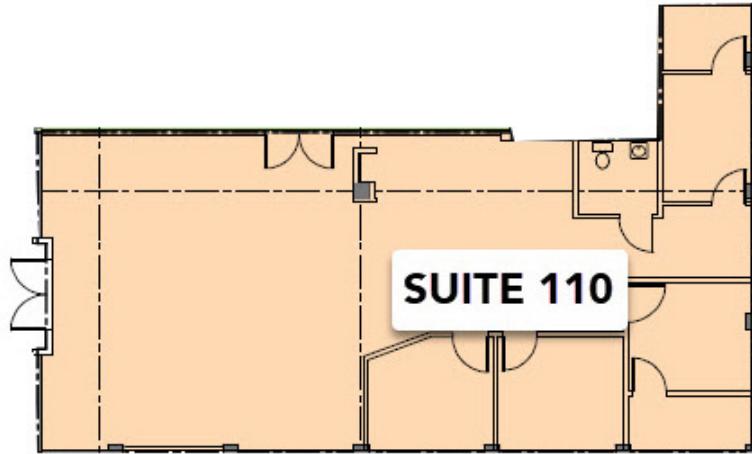
# GROUND FLOOR

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Ground Floor	Available	10,800 SF	Full Service	\$60.00 SF/yr



# SUITE 110



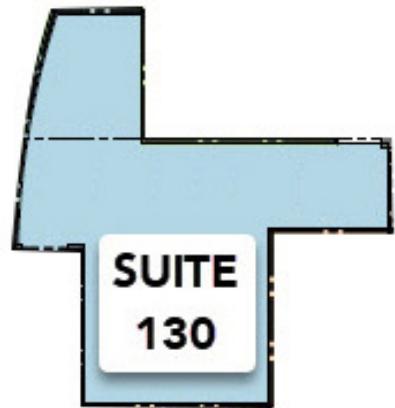
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 110	Available	2,380 SF	Full Service	\$45.00 SF/yr

# SUITE 110 PHOTOS



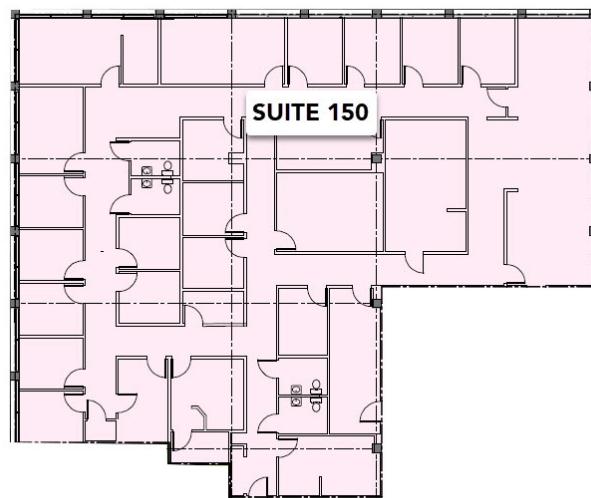
# SUITE 130



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 130	Available	500 SF	Full Service	\$45.00 SF/yr

# SUITE 150



## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 150	Available	7,285 SF	Full Service	\$45.00 SF/yr

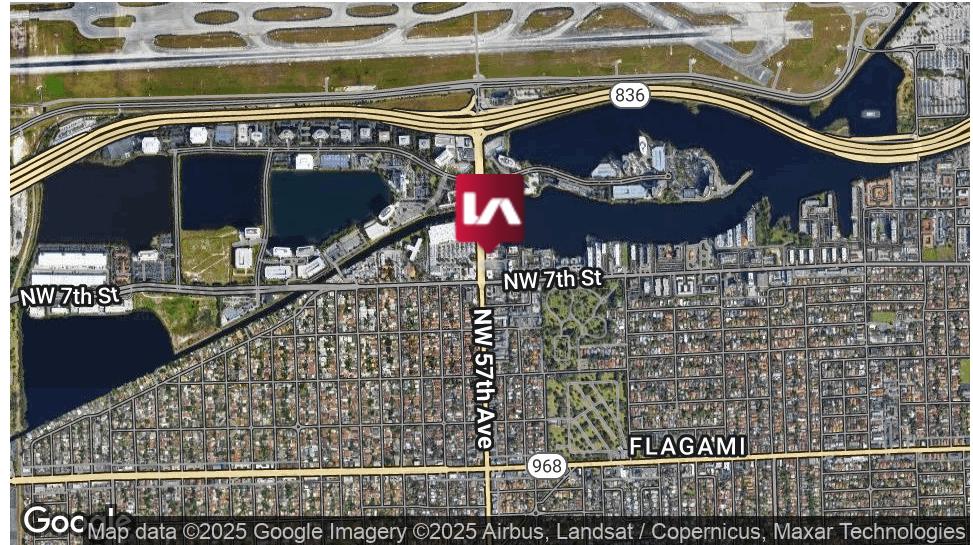
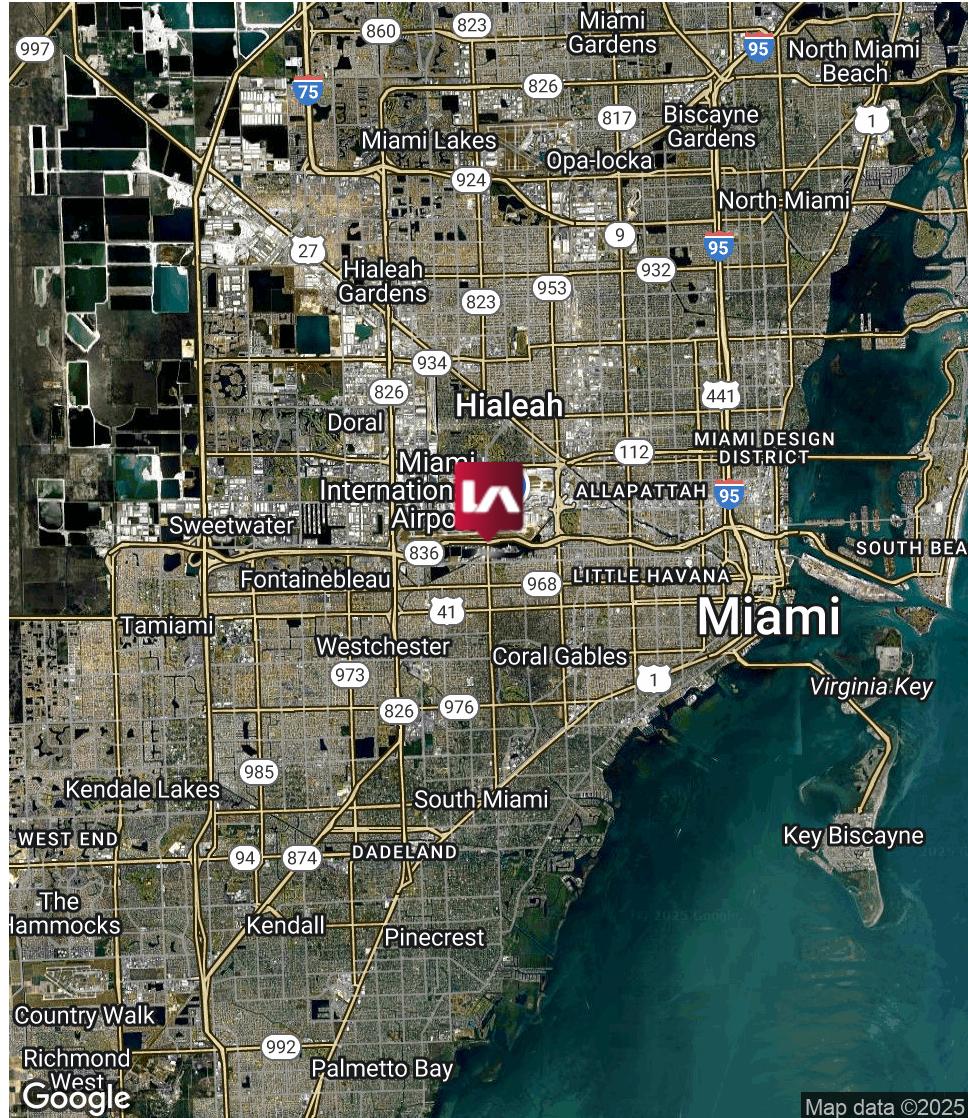
# SUITE 150 PHOTOS



# CLASS B OFFICE BUILDING



# REGIONAL MAP



## LOCATION OVERVIEW

The property is well-located in Miami's Blue Lagoon neighborhood just 12 minutes from Miami International Airport. Positioned just half a mile from the Dolphin Expressway (SR 836) ramps, this site provides exceptional accessibility to Miami International Airport (12 minutes), Downtown Miami, and Doral.

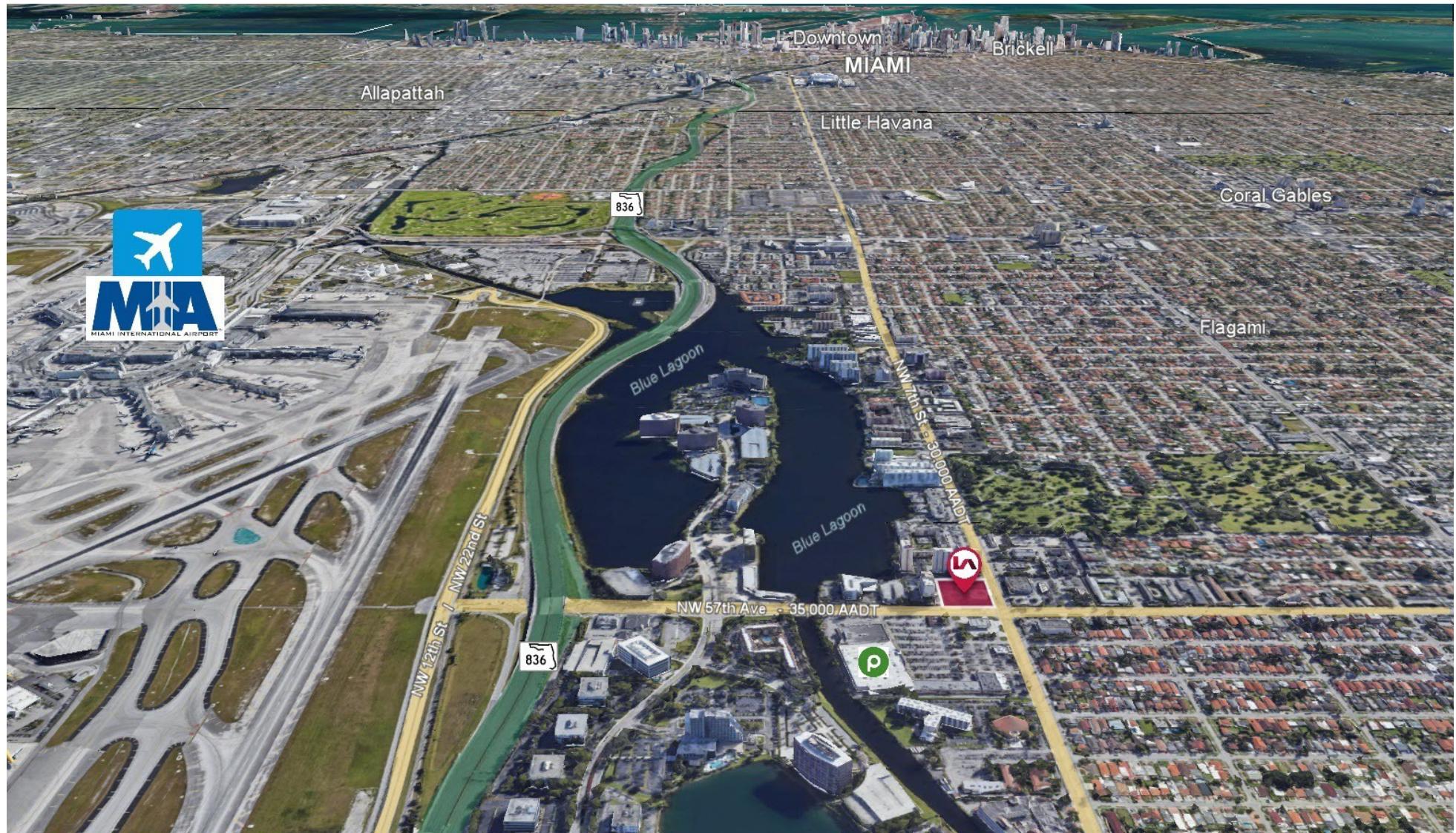
## CITY INFORMATION

TRAFFIC COUNT:	65,000
SUBMARKET:	Miami / Blue Lagoon
CROSS STREETS:	NW 157th Ave & NW 7th St
NEAREST HIGHWAY:	SR 836 Dolphin Expy (0.5 mi)
NEAREST AIRPORT:	Miami International Airport (8 min)

# THRIVING BUSINESSES IN BLUE LAGOON NEIGHBORHOOD

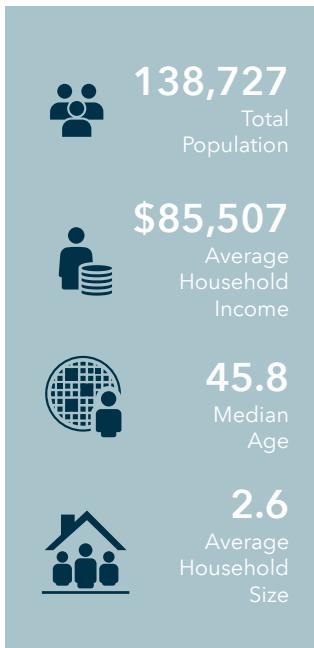


# WELL-CONNECTED TO MAJOR BUSINESS DISTRICTS



# DEMOGRAPHIC PROFILE

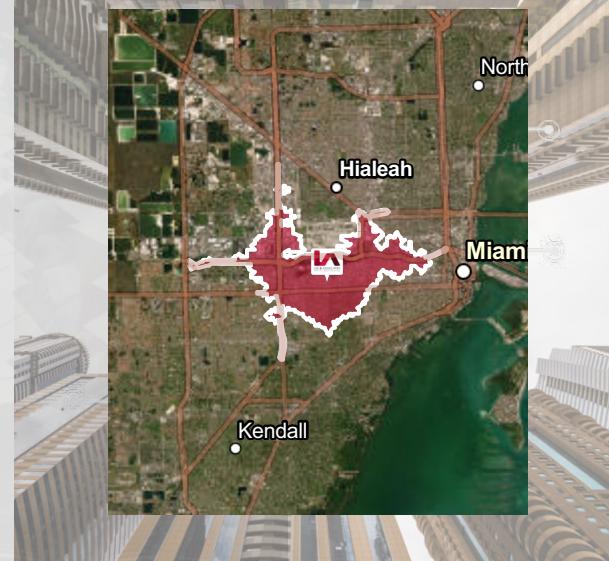
## KEY FACTS



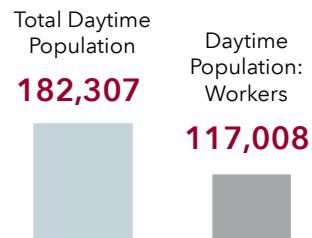
## EDUCATION

19%	No High School Diploma
28%	High School Graduate
22%	Some College
31%	Bachelor's/Grad/Prof Degree

## Drive time of 10 minutes



## DAYTIME POPULATION



## BUSINESSES



13,320  
Total Businesses



110,913  
Total Employees

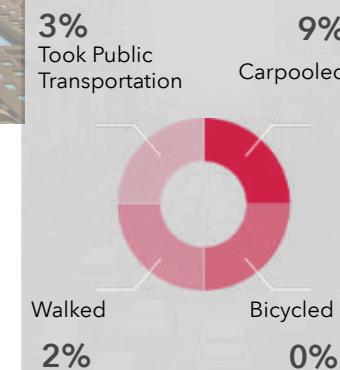


24,006,222,020  
Total Sales

## EMPLOYMENT TRENDS



## COMMUTING TRENDS



59%  
White Collar

25%  
Blue Collar

16%  
Services

## NEARBY AMENITIES



558  
Number of Restaurants



2,260  
Retail Businesses

# DEMOGRAPHIC PROFILE

## KEY FACTS

 **589,170**  
Total Population

 **\$89,881**  
Average Household Income

 **43.2**  
Median Age

 **2.5**  
Average Household Size

## EDUCATION

**20%**  
No High School Diploma

**26%**  
High School Graduate

**20%**  
Some College

**34%**  
Bachelor's/Grad/Prof Degree

## Drive time of 15 minutes



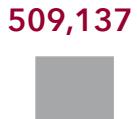
## DAYTIME POPULATION

Total Daytime Population

**788,620**



Daytime Population: Workers



Daytime Population: Residents



## BUSINESSES



**57,541**

Total Businesses



**455,166**

Total Employees



**94,970,169,586**

Total Sales

## EMPLOYMENT TRENDS

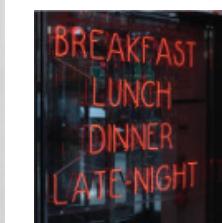


**59%**  
White Collar

**24%**  
Blue Collar

**17%**  
Services

## NEARBY AMENITIES



**2,466**

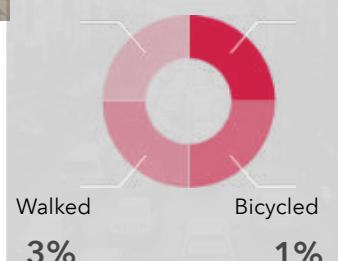
Number of Restaurants



## COMMUTING TRENDS

**5%**  
Took Public Transportation

**9%**  
Carpooled



Walked  
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# DEMOGRAPHIC PROFILE

## KEY FACTS

 1,290,854  
Total Population

 \$103,545  
Average Household Income

 42.5  
Median Age

 2.5  
Average Household Size

## EDUCATION

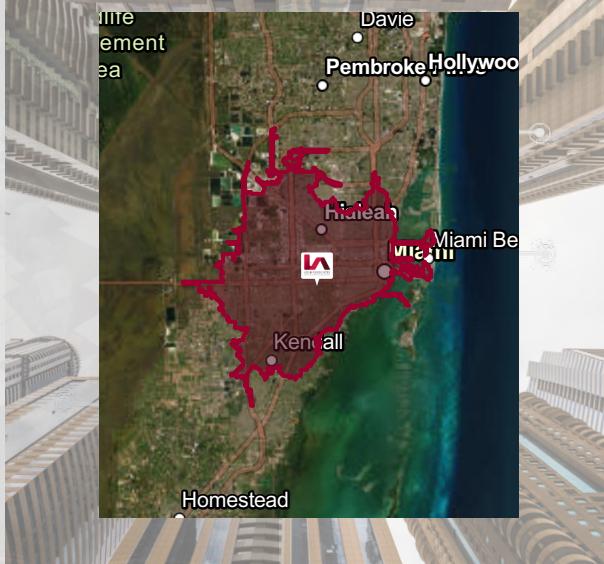
17%  
No High School Diploma

25%  
High School Graduate

20%  
Some College

38%  
Bachelor's/Grad/Prof Degree

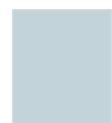
## Drive time of 20 minutes



## DAYTIME POPULATION

Total Daytime Population

**1,538,592**



Daytime Population: Workers  
**929,091**



Daytime Population: Residents  
**609,501**



## BUSINESSES



**106,011**

Total Businesses



**811,369**

Total Employees



**174,788,303,931**

Total Sales

## EMPLOYMENT TRENDS



63%  
White Collar

21%  
Blue Collar

15%  
Services

## NEARBY AMENITIES



**4,944**

Number of Restaurants



## COMMUTING TRENDS

4% Took Public Transportation

8% Carpoled

