

RED 57

MEDICAL & PROFESSIONAL SUITES

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

FOR LEASE

Presented By,

BERT CHECA

Principal

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OSCAR PEDRO MUSIBAY

Vice President

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COMMERCIAL REAL ESTATE SERVICES

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[@leesouthflorida](https://www.instagram.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 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
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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

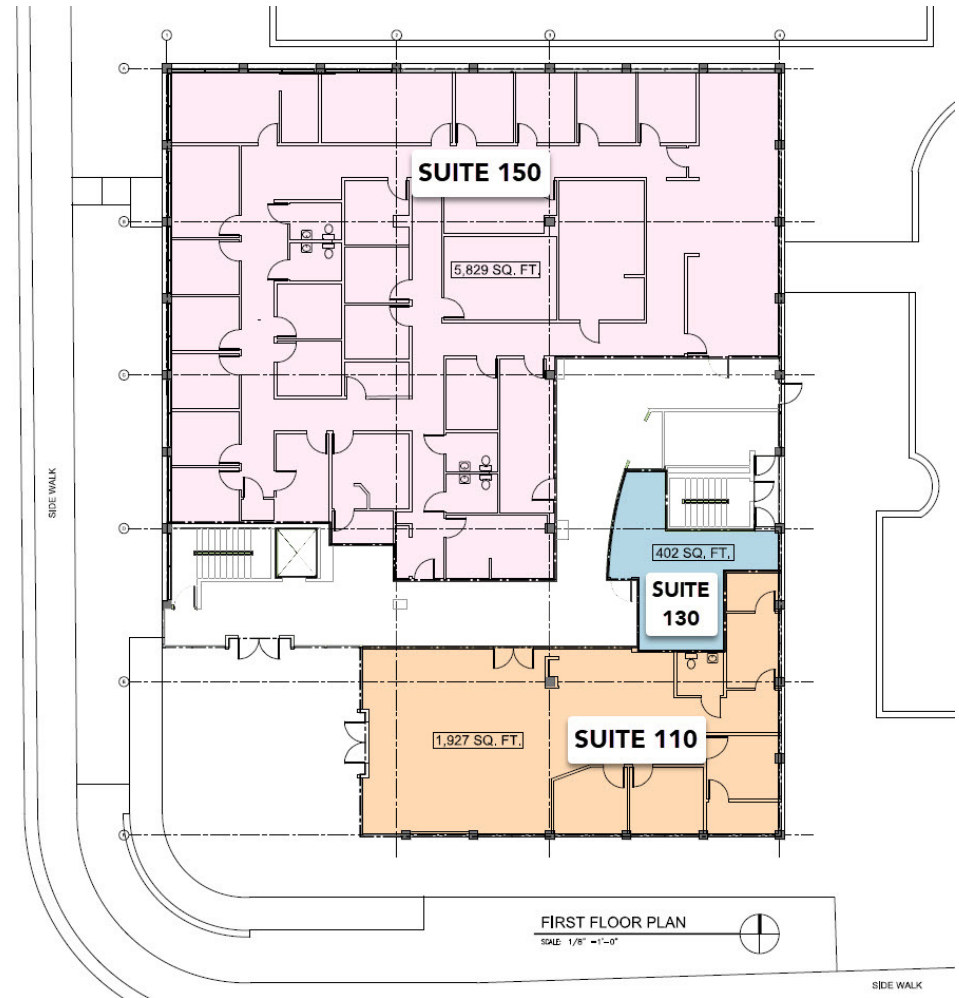
PROPERTY DETAILS

PROPERTY INFORMATION		LOCATION INFORMATION	
PROPERTY TYPE	Office	STREET ADDRESS	701-707 NW 57th Ave
PROPERTY SUBTYPE	Mixed-Use Redevelopment	CITY, STATE, ZIP	Miami, FL 33126
ZONING	T6-8-O	COUNTY	Miami-Dade County
LOT SIZE	1.55 Acres	MARKET	South Florida
MAX HEIGHT	8 Stories, 12 Stories w/bonus	SUB-MARKET	Miami / Blue Lagoon
MAX DENSITY	150 du/ac, 1000 du/ac w/bonus	CROSS-STREETS	NW 157th Ave & NW 7th St
APN #	01-3131-029-0010 01-3131-030-0040	SIGNAL INTERSECTION	Yes
CORNER PROPERTY	Yes	NEAREST HIGHWAY	SR 836 Dolphin Expy (0.5 mi)
TRAFFIC COUNT	65000	NEAREST AIRPORT	Miami Int'l Airport (8 min)
TRAFFIC COUNT STREET	NW 57th Ave & NW 7th St	PARKING & TRANSPORTATION	
BUILDING INFORMATION		PARKING TYPE	Surface
BUILDING SIZE	31,407 SF	PARKING RATIO	4.65
TENANCY	Multiple	NUMBER OF PARKING SPACES	146
NUMBER OF FLOORS	3		
AVERAGE FLOOR SIZE	10,469 SF		
YEAR BUILT	1987		

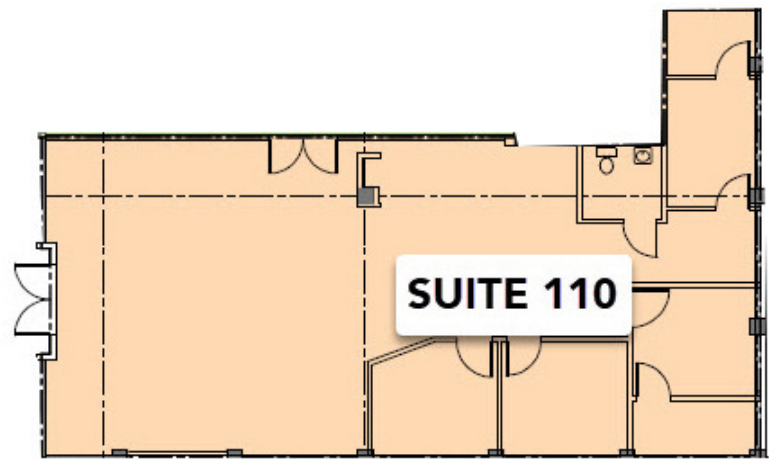
GROUND FLOOR

AVAILABLE SPACES

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



SUITE 110



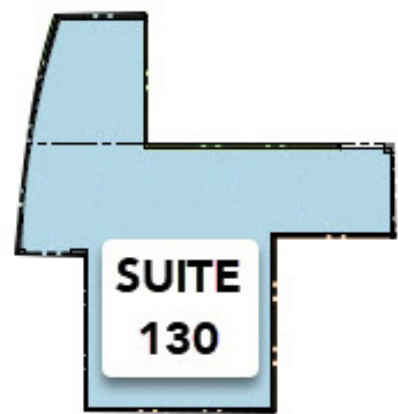
AVAILABLE SPACES

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

SUITE 110 PHOTOS



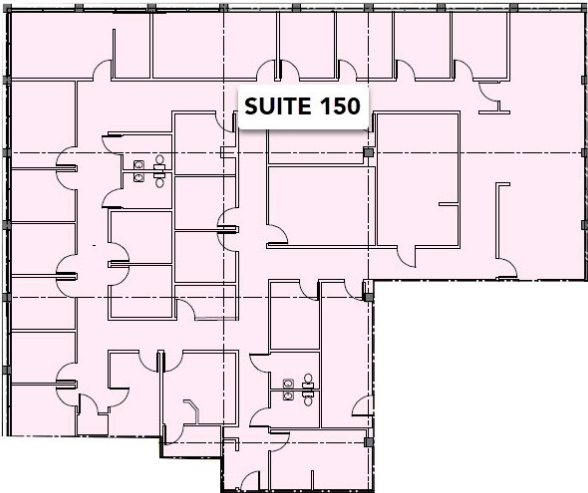
SUITE 130



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

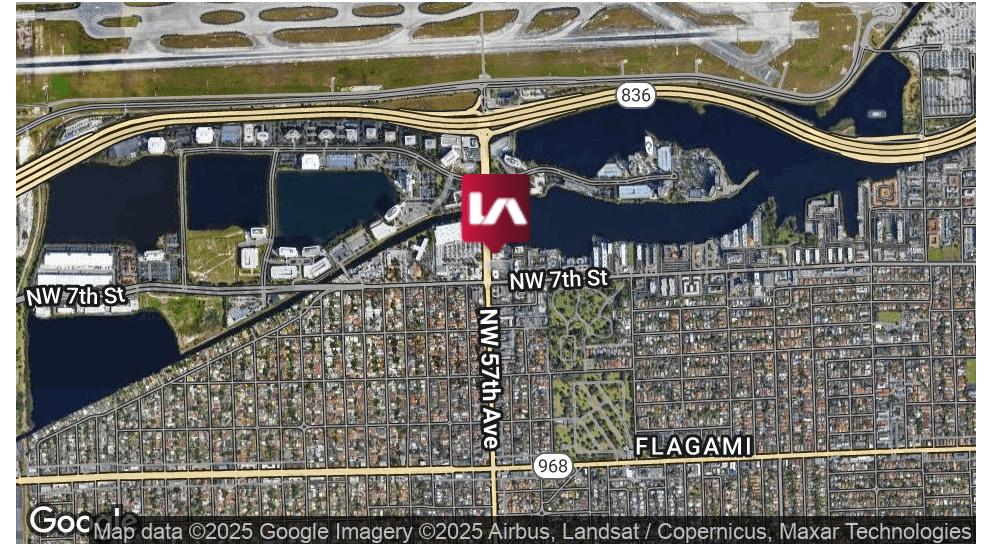
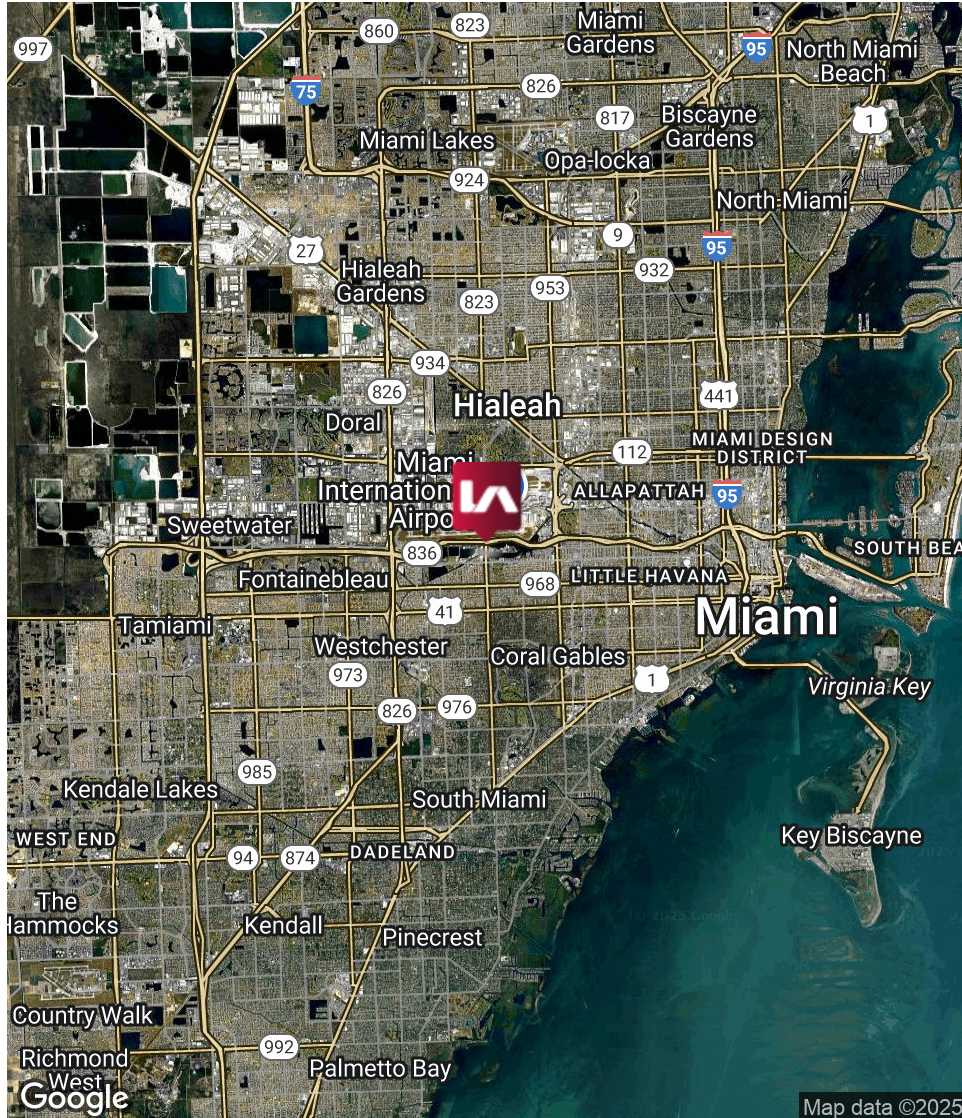
SUITE 150 PHOTOS



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.

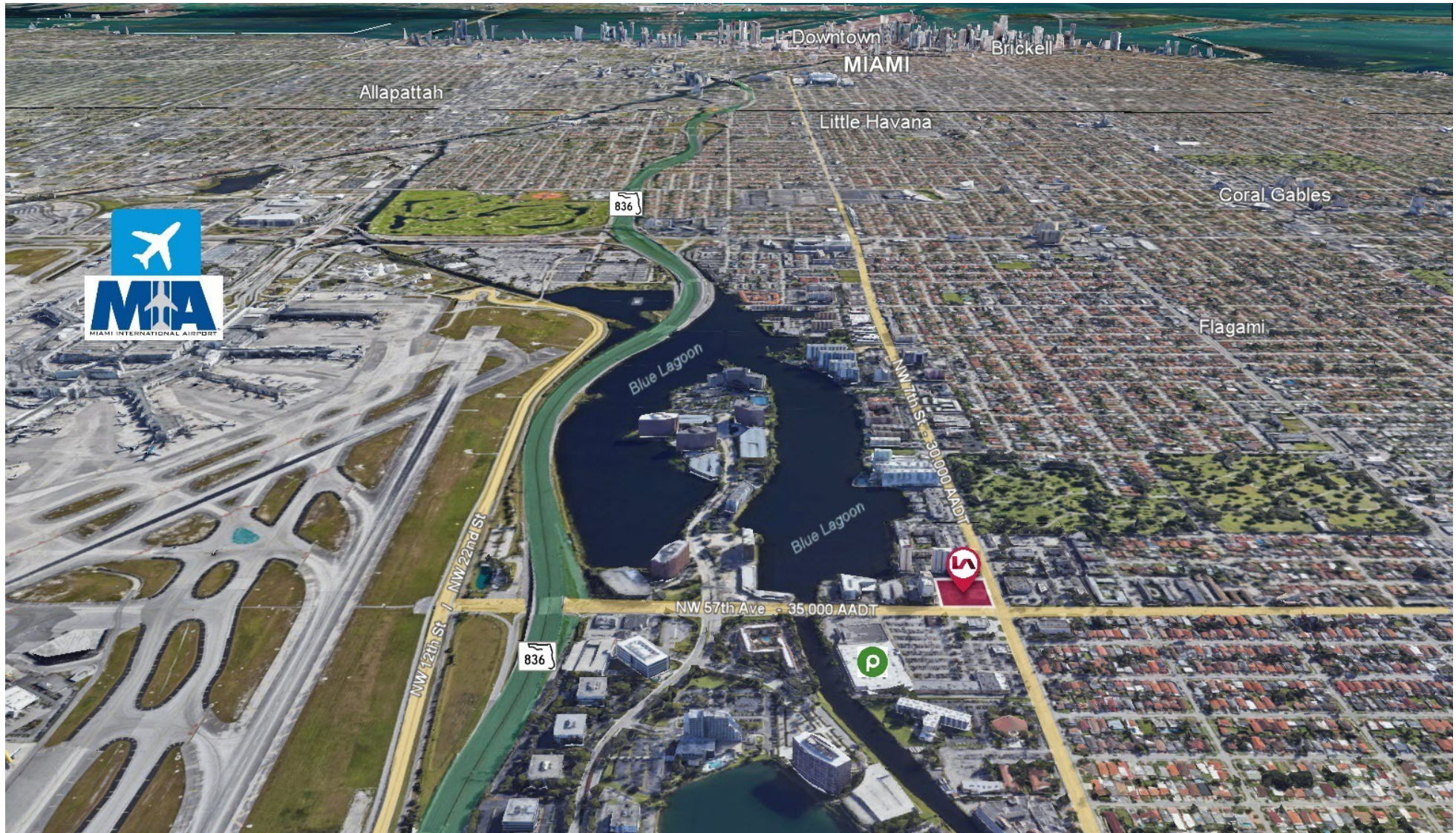
CITY INFORMATION

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)

This aerial map illustrates the Miami International Airport (MIA) area, highlighting key transportation hubs and surrounding amenities. The map includes the following callouts and features:

- Transportation Hubs:**
 - MIA (Miami International Airport):** Located at the top of the map.
 - Blue Lagoon:** A body of water situated to the right of the airport.
- Business and Amenity Callouts:**
 - Airpark Plaza:** A cluster of businesses including Burlington, GameStop, Gardino's, TRUIST, UPS, TD, and FirstWatch.
 - HYATT:** A hotel located near the airport.
 - LENNAR:** A residential development.
 - Starbucks, Panera, Tropical CAFE, and Kraken Market:** Various food and beverage options.
 - Hampton Inn:** A hotel.
 - tru:** A lifestyle center.
 - HOMESWOOD SUITES by Hilton:** A hotel.
 - Burger King and Chevron:** A fast-food restaurant and gas station.
 - CVS pharmacy:** A pharmacy.
 - Wendy's, Pollo Tropical, and McDonald's:** Additional food and beverage options.
- Streets and Traffic:**
 - NW 12th St / NW 22nd St:** A major road running horizontally across the top.
 - NW 57th Ave:** A major road running vertically through the center.
 - NW 7th St:** A major road running horizontally across the bottom.
 - 836:** A road number indicating a major thoroughfare.
 - 35,000 AADT:** A traffic volume indicator for NW 57th Ave.
 - 30,000 AADT:** A traffic volume indicator for NW 7th St.

WELL-CONNECTED TO MAJOR BUSINESS DISTRICTS



DEMOGRAPHIC PROFILE

KEY FACTS

138,727
Total Population

\$85,507
Average Household Income

45.8
Median Age

2.6
Average Household Size

EDUCATION

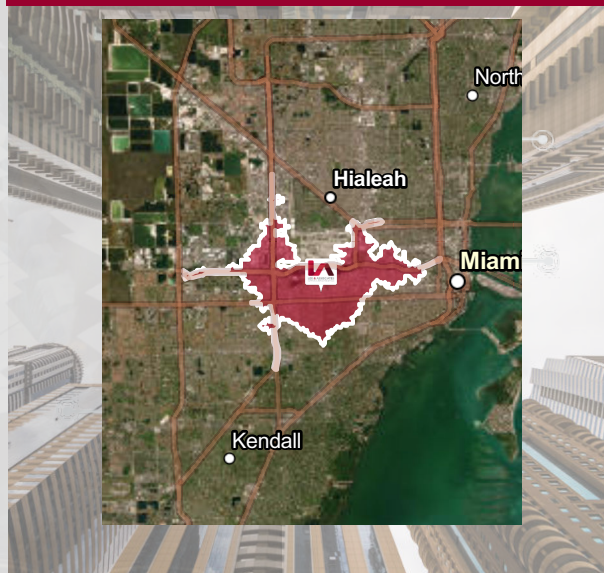
19%
No High School Diploma

28%
High School Graduate

22%
Some College

31%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS



59%
White Collar

25%
Blue Collar

16%
Services

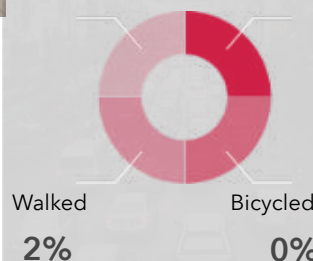
1.0%

Unemployment Rate

COMMUTING TRENDS

3%
Took Public Transportation

9%
Carpooled



NEARBY AMENITIES



558

Number of Restaurants

2,260
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
182,307

Daytime Population: Workers
117,008

Daytime Population: Residents
65,299

BUSINESSES



13,320

Total Businesses



110,913

Total Employees



24,006,222,020

Total Sales

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



EMPLOYMENT TRENDS



59%
White Collar

24%
Blue Collar

17%
Services

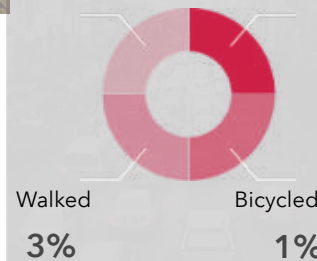
1.4%

Unemployment Rate

COMMUTING TRENDS

5%
Took Public Transportation

9%
Carpooled



NEARBY AMENITIES



2,466
Number of Restaurants

9,855
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
788,620

Daytime Population: Workers
509,137

Daytime Population: Residents
279,483

BUSINESSES



57,541
Total Businesses



455,166
Total Employees



94,970,169,586
Total Sales

DEMOGRAPHIC PROFILE

KEY FACTS

1,290,854
Total Population

\$103,545
Average Household Income

42.5
Median Age

2.5
Average Household Size

EDUCATION

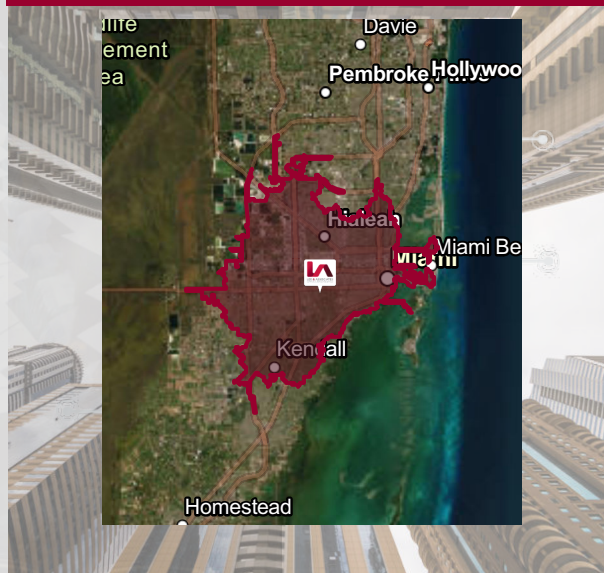
17%
No High School Diploma

25%
High School Graduate

20%
Some College

38%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



EMPLOYMENT TRENDS



63%
White Collar

21%
Blue Collar

15%
Services

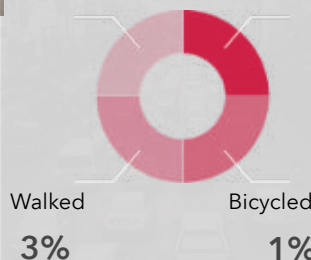
1.4%

Unemployment Rate

COMMUTING TRENDS

4%
Took Public Transportation

8%
Carpooled



NEARBY AMENITIES



4,944

Number of Restaurants

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

18,082

Retail Businesses

