

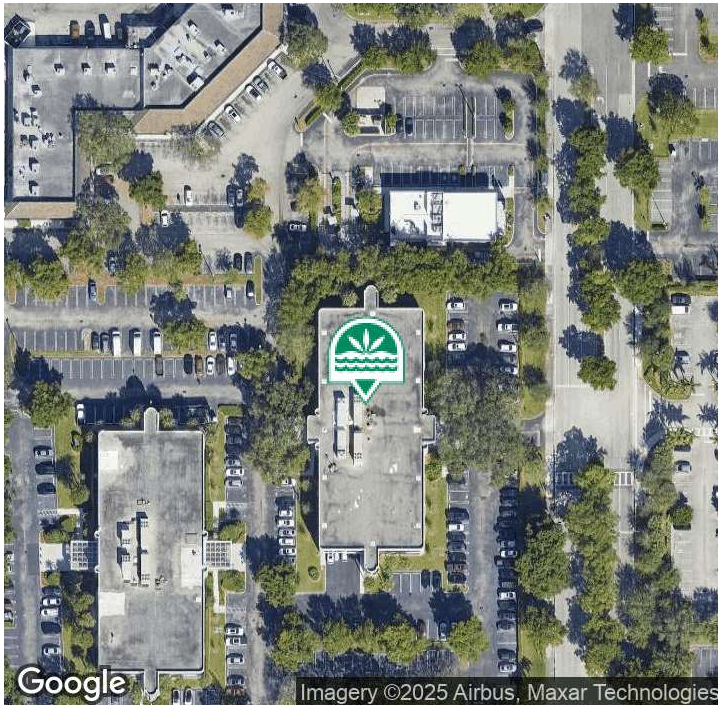
Office Building For Lease

Parkside I Office Building

15280 NW 79th Court
Miami Lakes, FL 33016



SUITE 102



PROPERTY DESCRIPTION

Parkside I is a two-story multi-tenant building fronting NW 79th Court which is the entry road into Miami Lakes Business Park West. The Building's architecture provides for very efficient floorplans. Located next to Miami Lakes Picnic Park West and Park Centre Shops, Parkside I is the perfect business location for employees to work and take advantage of the major amenities of the park. Parking is available at 4/1000 SF at no charge.

PROPERTY HIGHLIGHTS

- Active local ownership with on-site property management.
- Amenities within walking distance include restaurants, banks, childcare, and other service retail.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Cam/Taxes:	\$11.21 / \$2.59
Available SF:	1,420 SF
Building Size:	38,304 SF

For More Information Contact:

Philip Wyllie

Director of Leasing

954.257.7953

philipw@grahamcos.com

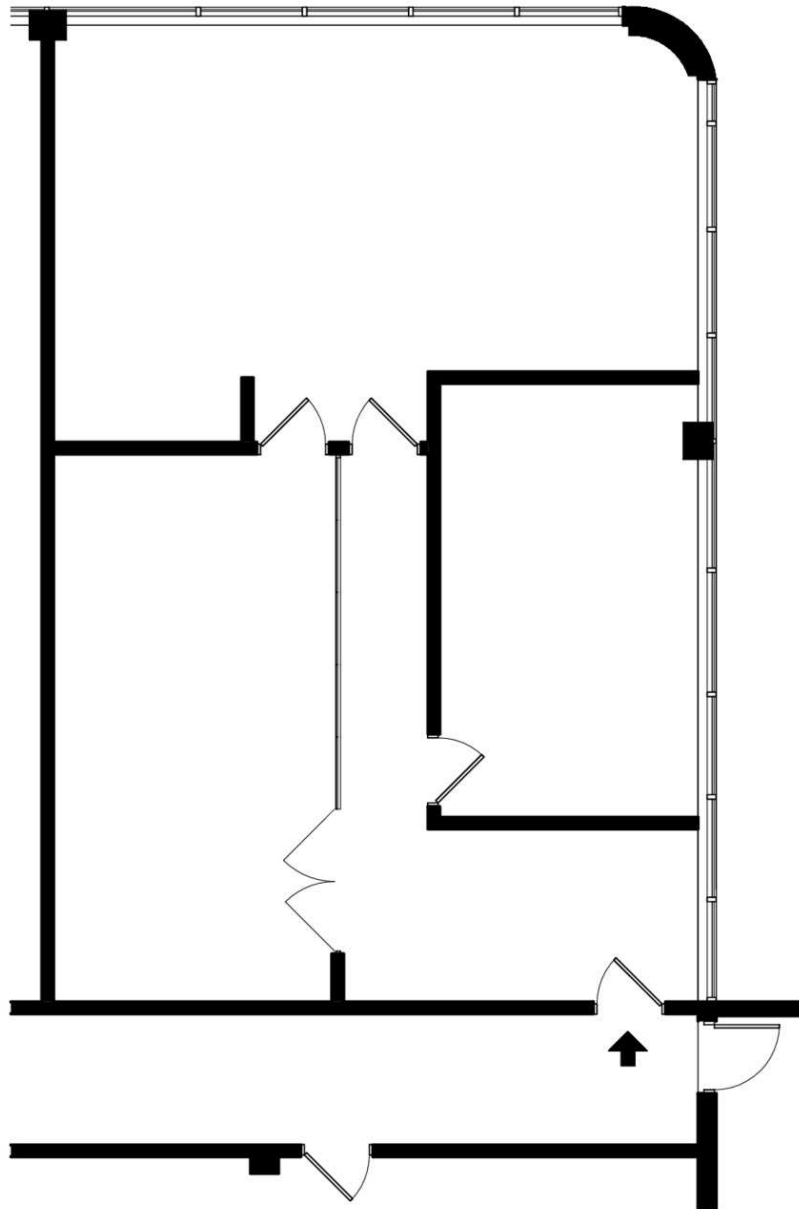
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FLOOR PLANS



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This aerial map illustrates the Lennar at Satori development, highlighted in orange, and its proximity to various local amenities. The map includes the following features:

- Development:** Lennar at Satori (orange highlighted area).
- Shopping and Dining:**
 - Royal Oaks Plaza:** Features logos for Anthony's, Outback Steakhouse, Cancun Grill, Winn-Dixie, JetStream, and Bank of America.
 - Park Centre Shops:** Features logos for Giardino's Gourmet Salads, Starbucks, Dunkin' Donuts, Chipotle, Regions, Burger King, and Latin American.
- Education:** KinderCare Learning Centers.
- Healthcare:** Baptist Health South Florida.
- Recreation:** Miami Lakes Golf Club.
- Infrastructure:**
 - Highways:** I-75 (Interstate 75) and SR 826 (Palmetto Expressway).
 - Local Roads:** NW 168th St, NW 164th St, NW 155th St, NW 148th St, NW 146th Ln, NW 145th St, NW 138th St, NW 87th Ave, NW 82nd Ave, NW 77th Ct, NW 79th Ct, NW 78th Ave, NW 77th St, NW 76th St, NW 75th St, NW 74th St, NW 73rd St, NW 72nd St, NW 71st St, NW 70th St, NW 69th St, NW 68th St, NW 67th St, NW 66th St, NW 65th St, NW 64th St, NW 63rd St, NW 62nd St, NW 61st St, NW 60th St, NW 59th St, NW 58th St, NW 57th St, NW 56th St, NW 55th St, NW 54th St, NW 53rd St, NW 52nd St, NW 51st St, NW 50th St, NW 49th St, NW 48th St, NW 47th St, NW 46th St, NW 45th St, NW 44th St, NW 43rd St, NW 42nd St, NW 41st St, NW 40th St, NW 39th St, NW 38th St, NW 37th St, NW 36th St, NW 35th St, NW 34th St, NW 33rd St, NW 32nd St, NW 31st St, NW 30th St, NW 29th St, NW 28th St, NW 27th St, NW 26th St, NW 25th St, NW 24th St, NW 23rd St, NW 22nd St, NW 21st St, NW 20th St, NW 19th St, NW 18th St, NW 17th St, NW 16th St, NW 15th St, NW 14th St, NW 13th St, NW 12th St, NW 11th St, NW 10th St, NW 9th St, NW 8th St, NW 7th St, NW 6th St, NW 5th St, NW 4th St, NW 3rd St, NW 2nd St, NW 1st St.

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