



SUNSET  
MEDICAL

Medical Space  
**Immediately Available**



6262 SUNSET DR | MIAMI, FLORIDA

**CBRE**



Sunset Medical, located in the heart of South Miami’s medical district, is the most recognizable building on Sunset Drive. On the corner of the South Miami Baptist Hospital campus and totaling 104,000 SF, the building offers 6 floors of vacancy with reserved parking access on every floor.

BUILDING FEATURES



RARE MEDICAL SPACE AVAILABLE

Vacancy of 43,064 SF now available for the first time in a decade.



BUILDING ANCHORED BY CREDIT TENANT

Prime location at the confluence of the prestigious South Miami/Coral Gables markets.



MEDICAL TENANCY OPPORTUNITY

Location adjacent to the South Miami Hospital campus and at the core of the South Miami medical market. Convenient walking distance to the Larkin Hospital.



GARAGE PARKING

Competitive advantage of a 3.78/1,000 parking garage, with ample on-street parking as well. Direct entry from garage to floors 1 through 6 – design preferred by tenants. Adjacent to two parking South Miami Hospital garages open to the public, additional visitor parking options for 6262 Sunset.



SIGNAGE

Available building signage along the heavily traveled Sunset Drive.



RATE

\$45.00 NNN / SF  
\$16.00 CAM (net of electric)



EFFICIENT OPERATIONS – SEPARATE ELECTRIC METER

Utilities are separately metered allowing tenants to control their power usage and cost and pay directly to utility provider.



GENERATORS & ON HOSPITAL POWER GRID

Ensuring secure power and business continuity. South Miami/Coral Gables markets.



AFFLUENT DEMOGRAPHICS OF CHOICE

3-Mile Average Household Income: \$134,215 | 3 Mile Population: 111,078 residents Ideal population depth, expanding to 353,074 residents with an AHHI of \$105,440 within 5 miles.



EXTENSIVE NEARBY AMENITIES

The immediate area offers an extraordinary depth of dining and shopping options.



EASE OF ACCESS IS COMPETITIVE ADVANTAGE

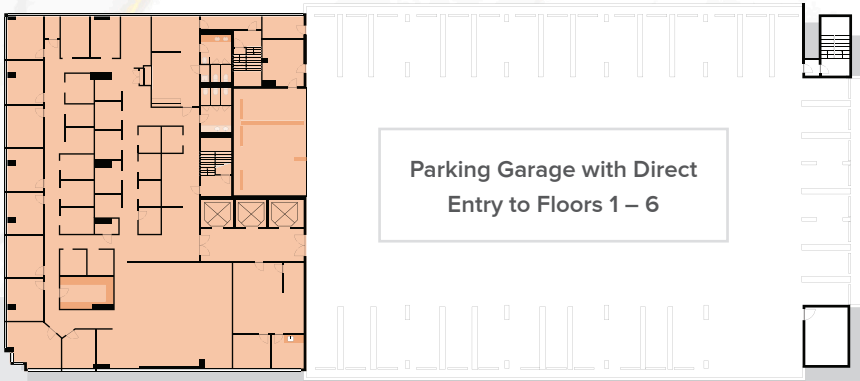
Exceptional access choices for tenants. A Sunset Drive convenient median cut at entrance to the Property. Also, several east and south street exits connecting directly with U.S. Highway One. Transit Oriented Development is favored by tenants and investors, 6262 Sunset Drive is within walking distance of the Metrorail.



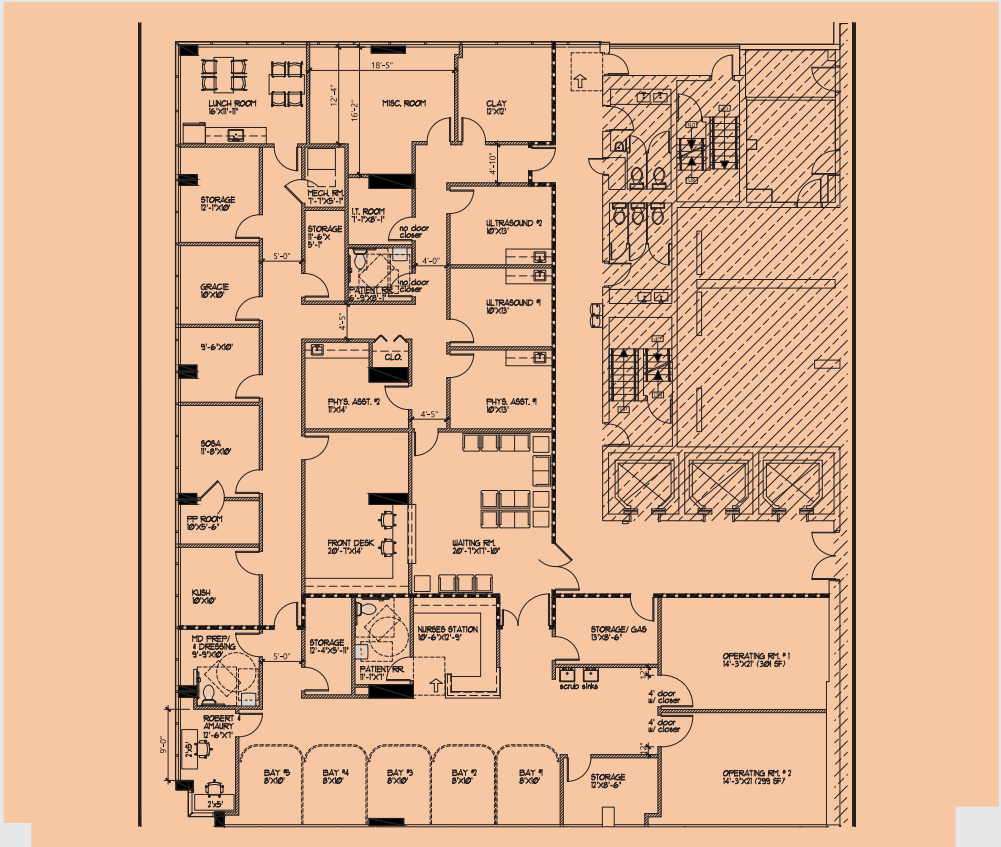


 View Property Video

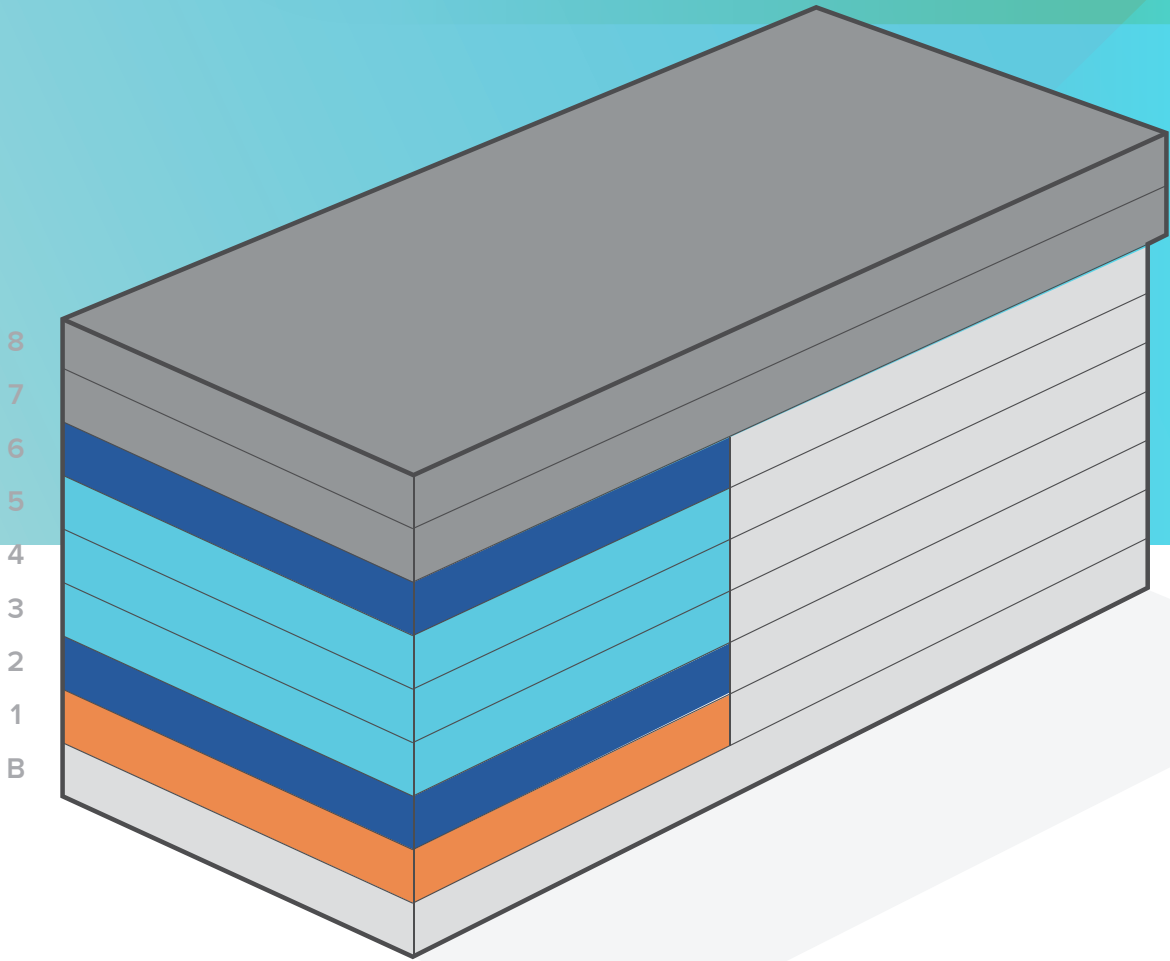
# Availabilities







Sixth Floor  
Single Tenant Spec  
**7,920 rsf**



## STACKING PLAN



			
Single Tenant Availability	Multi-Tenant Availability	Ground Floor	Direct Floor Entry Parking
Floor 6 7,920 SF	Floors 1, 3 & 4 1,218 - 6,000 SF	Floor 1 1,218 & 1,895 SF	B – 6 3.78/1,000 Spaces

# Location & Access







## SUNSET MEDICAL

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# CBRE

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