



Cutler Bay Town Center

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Cutler Bay Town Center

\$35.00 - \$40.00 /SF/YR

Ground-floor retail and bank space paired with upper-level professional office suites are now available for lease at Cutler Bay Town Center. Well-maintained, this multi-story professional building recently completed the county's 40-year certification, showcasing brand-new roofing, updated concrete work,...

- High-visibility ground-floor space offers an ideal launch point for new businesses seeking strong street presence and daily traffic exposure.
- Recently passed Miami-Dade's 40-year certification with brand-new roofing, updated concrete work, a freshly painted exterior, and enhanced restrooms.
- Flexible office configurations allow growing companies to customize space that evolves with their operational needs, including full-floor options.
- Thriving Cutler Bay location within the new Southplace City Center redevelopment, providing built-in exposure from patrons and residents.
- Excellent direct access to US Highway 1 and the Florida Turnpike, ensuring convenient connectivity for clients, employees, and vendors.



Rental Rate: \$35.00 - \$40.00 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: B

Rentable Building Area: 75,000 SF

Year Built: 1986

Walk Score ®: 76 (Very Walkable)

Transit Score ®: 51 (Good Transit)

Rental Rate Mo: \$3.33 /SF/MO

1st Floor Ste 110

Space Available	1,807 SF
Rental Rate	\$40.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office/Retail
Lease Term	1 Years

Suite 110 offers 1,807 square feet of highly visible ground-floor space with a private entrance and prominent signage opportunities, ideal for a bank, financial institution, retail store, or other customer-facing business.

1

3rd Floor Ste 330

Space Available	8,602 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Suite 330 offers 8,605 square feet of full-floor availability, customizable for educational use, a medical spa, a wellness center, a law firm, or a collaborative office environment, with open layouts and private suites adaptable to operational needs.

2

5th Floor Ste 510

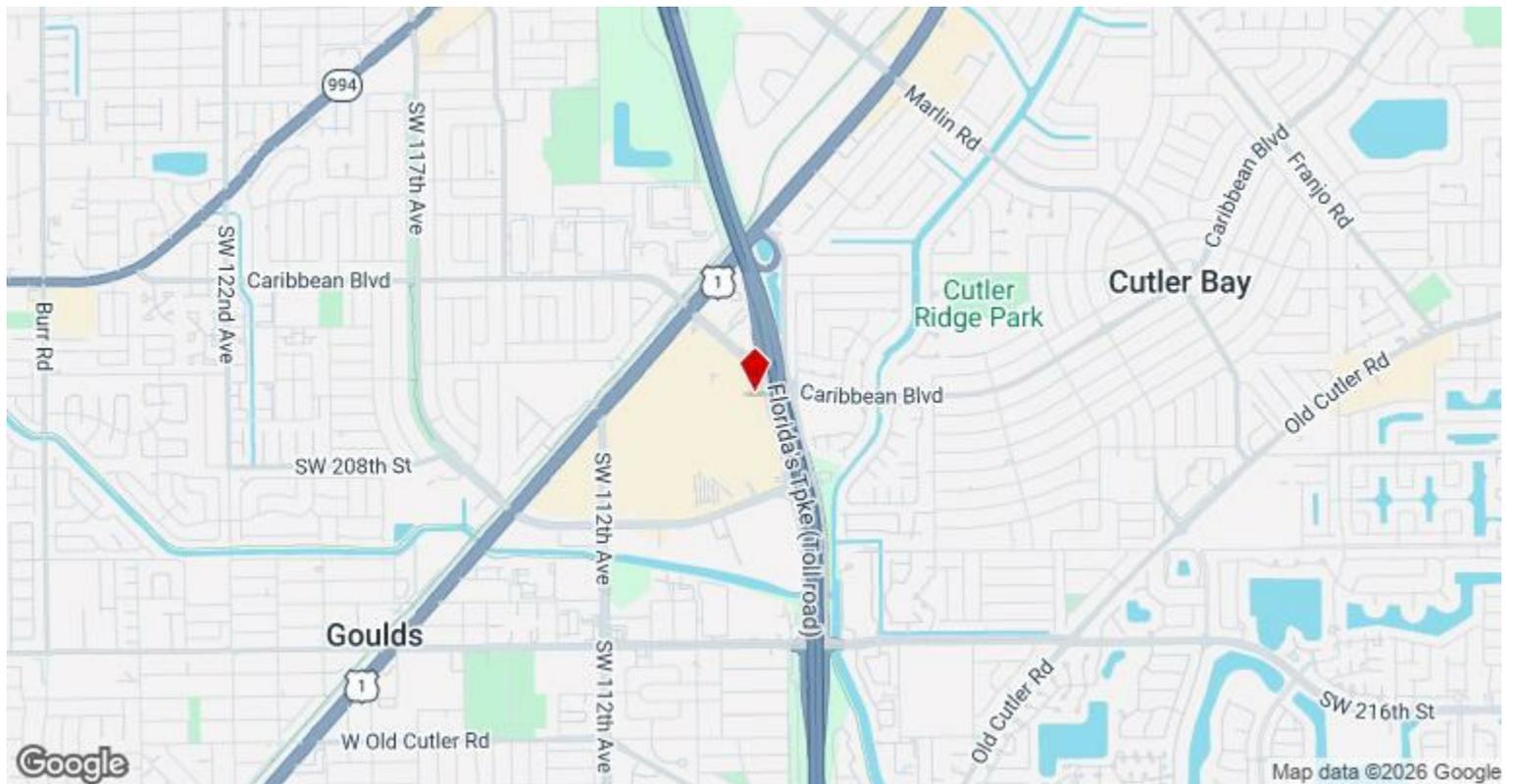
Space Available	3,878 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	3 Years

Suite 510 is a spacious 3,878-square-foot office suite with a welcoming entrance and a wide-open floor plan, offering maximum flexibility for a variety of professional uses. The layout is ideal for creating a collaborative workspace, showroom, or customized office build-out. Located within Cutler Bay Town Center, this suite provides excellent natural light, professional ambiance, and easy access for clients and staff.

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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Children's Home Society	-	
Florida Agency for Health Care Administration	-	
LabCorp	-	
RGIS	-	December 2022
Town of Cutler Bay	-	September 2009



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Ground-floor retail and bank space paired with upper-level professional office suites are now available for lease at Cutler Bay Town Center. Well-maintained, this multi-story professional building recently completed the county's 40-year certification, showcasing brand-new roofing, updated concrete work, a freshly painted exterior, and beautifully modernized bathrooms that elevate the property's overall appeal. Experienced management and upkeep draw businesses seeking a polished, reliable commercial setting.

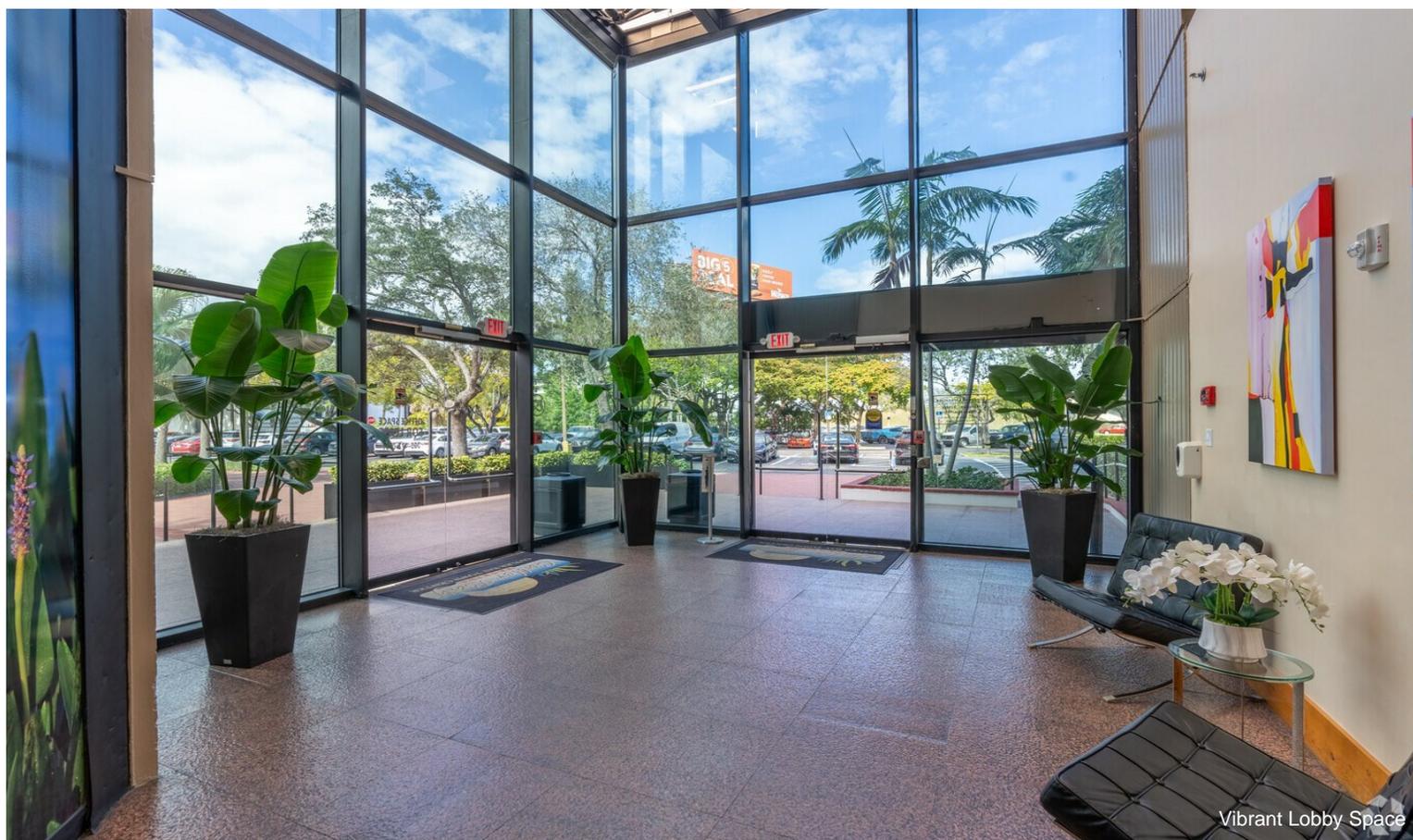
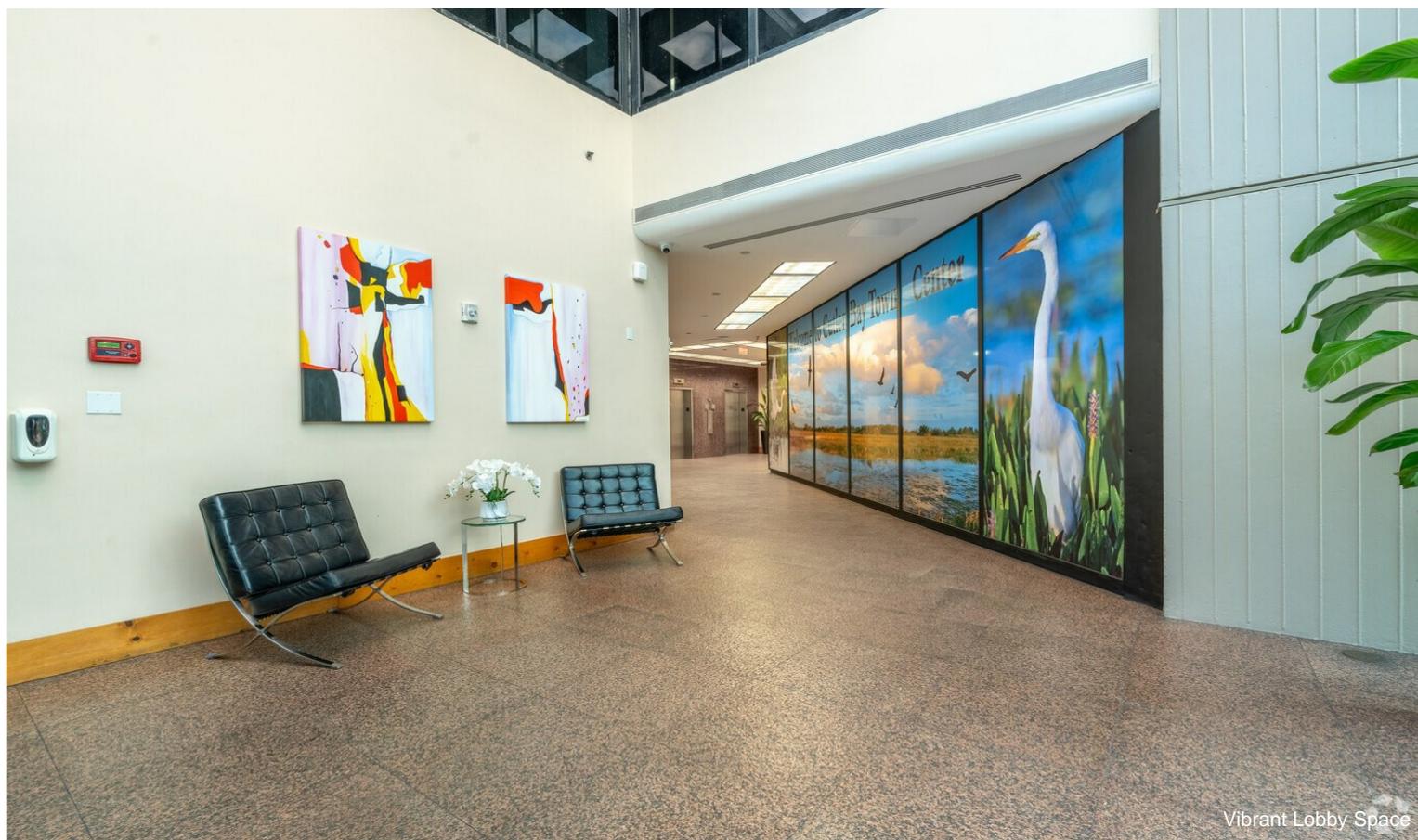
High-exposure ground-floor space features street-level access, a private entrance, and prominent signage opportunities, making it ideal for a bank, financial institution, retail store, or other customer-facing uses. Upper-level office space includes individual suites and full-floor opportunities, customizable for educational uses, medical spas, wellness centers, law firms, or collaborative office environments. Open layouts and private offices allow tenants to tailor spaces to specific operational needs.

At the intersection of Caribbean Boulevard and Cutler Ridge Boulevard, tenants at 10720 Caribbean Boulevard are within walking distance of Southland Mall as it transforms into Southplace City Center. Anchored by The Current at City Center, this dynamic mixed-use development will deliver more than 5,000 market-rate residential units, 500,000 square feet of retail, dining, and entertainment space, a 60,000-square-foot medical center, a 150-key hotel, and expansive green spaces, creating a built-in customer base and a true live-work-play environment.

Adjacent to Miami-Dade County's new Bus Rapid Transit (BRT) system, the site offers enhanced regional connectivity, complemented by nearby Target- and Walmart-anchored shopping plazas and Cutler Bay Town Hall. The surrounding trade area serves more than 76,000 households within a 5-mile radius, generating approximately \$2.5 billion in annual consumer spending. Direct access to US Highway 1 and the Florida Turnpike ensures seamless access for employees, clients, and visitors.

Reach out today to schedule a tour and to learn more about Cutler Bay Town Center.

Property Photos



Property Photos



Elevator Lobby



Professional Conference Room

Property Photos

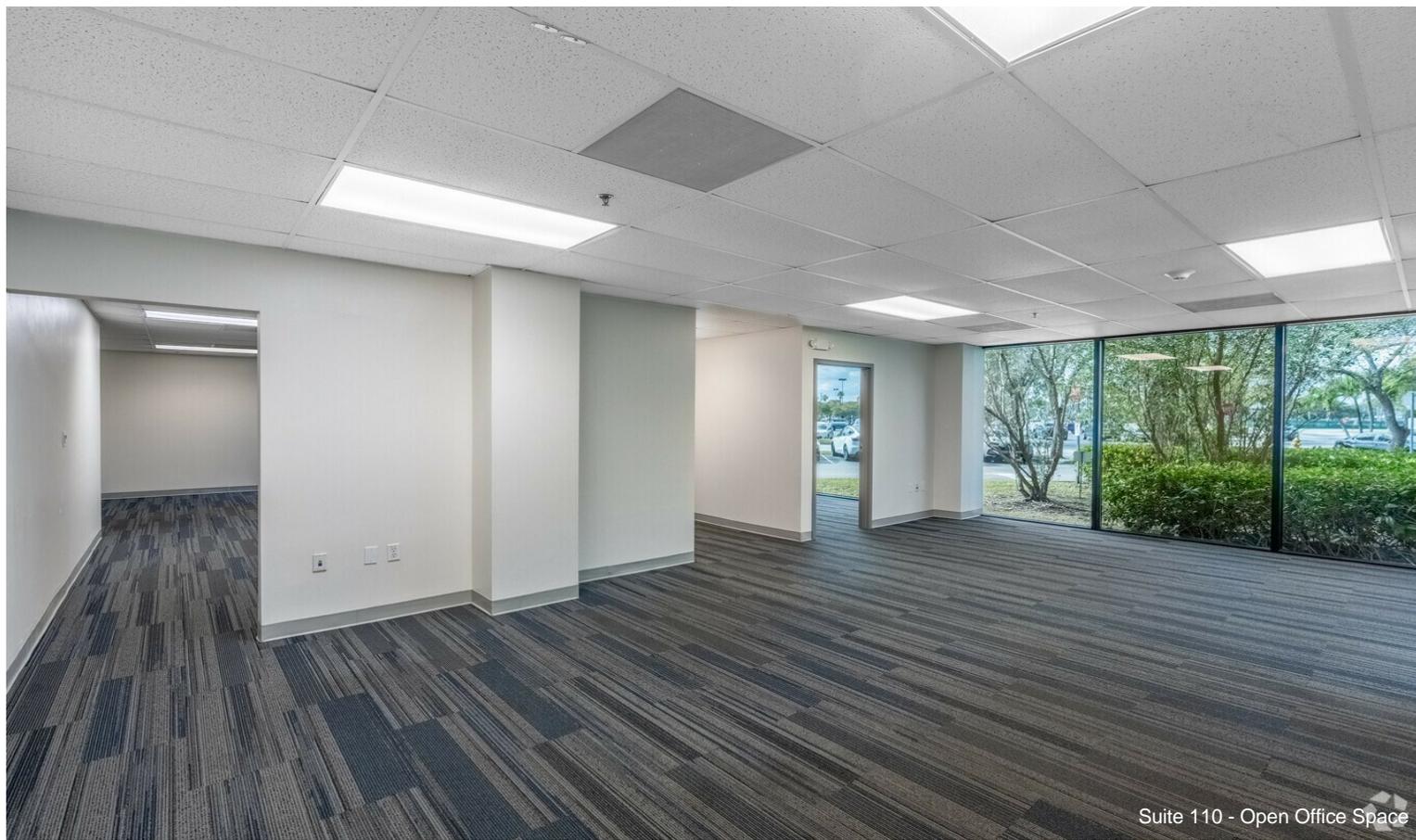


Suite 110 - Reception



Suite 110 - Admin Area/Desk

Property Photos



Property Photos



Property Photos



Suite 330 - Open Office Space



Suite 330 - Open Office Space

Property Photos



Property Photos



Suite 510 - Mixed-Use Space



Suite 510 - Vibrant Office Space

Property Photos



Near the New Southland Mall Transformation