

**Leasing  
Brochure**

**16870 NE 19th Avenue, North  
Miami Beach, FL 33162**

**+/- 2,000 SF Available**

# **North Miami Medical**

**16870-16880 NE 19th Avenue, North Miami Beach**

**Turnkey Medical Office**

**Advisors:**

**Saira Marin, Advisor**  
(561)584-4603 | [Saira.Marin@svn.com](mailto:Saira.Marin@svn.com)

**Fuje Ara, Advisor**  
(954)235-5309 | [Fuje.Ara@svn.com](mailto:Fuje.Ara@svn.com)

Presented By:   
COMMERCIAL PARTNERS



# Property Summary



## Offering Summary

<b>Lease Rate:</b>	\$34 NNN + \$8.04
<b>Building Size:</b>	6,500 SF
<b>Available SF:</b>	2,000 ±
<b>Lot Size:</b>	0.48 AC
<b>Zoning:</b>	MU/TC
<b>Submarket</b>	Northeast Dade

## Property Overview

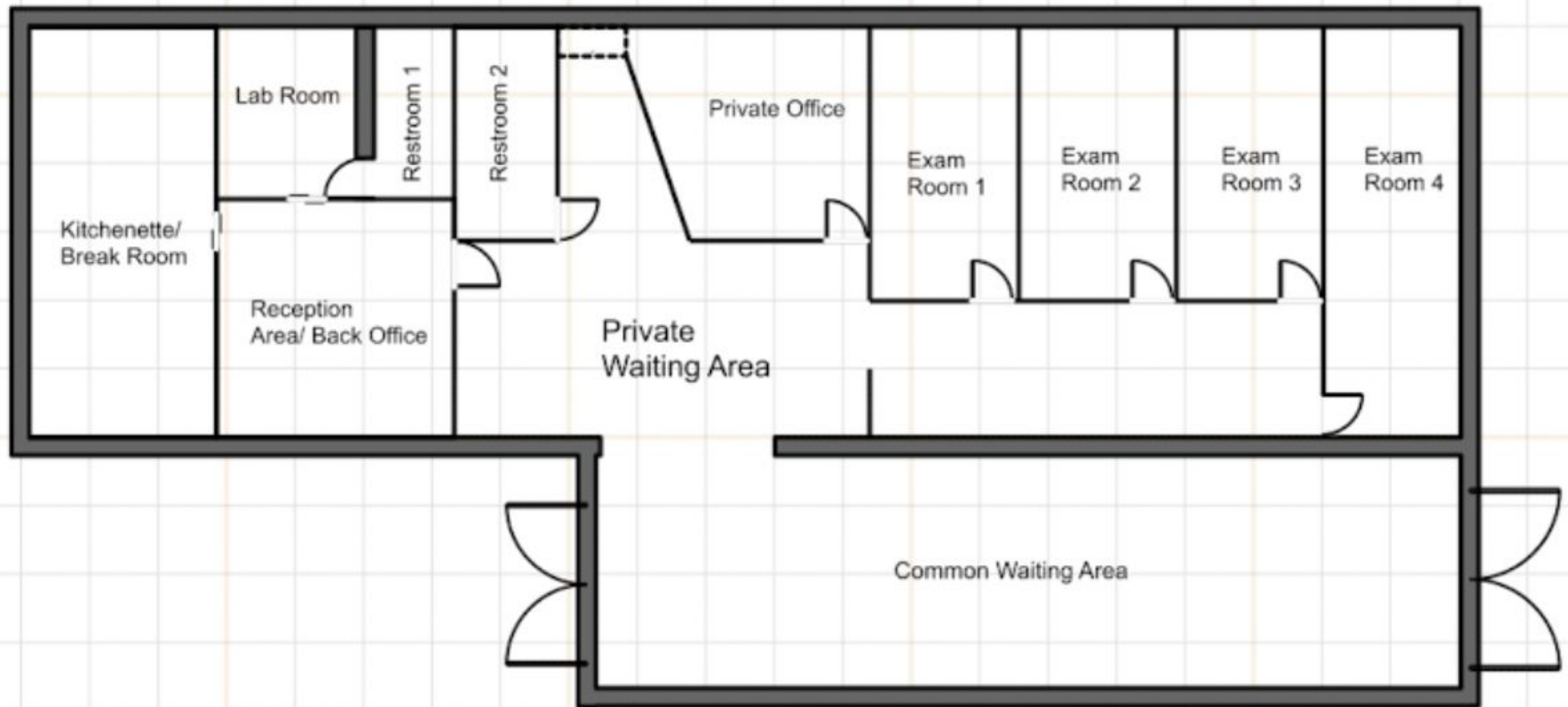
This commercial property is located at 16870 NE 19th Avenue, North Miami Beach, FL and is available for sublease. The property offers +/- 2,000 Square feet with five total rooms, a reception area, a lab room, and a break room with fully equipped appliances. The property can be used for medical/cosmetic/aesthetic use, and is suitable for various businesses.



# PROPERTY Highlights

- This property is conveniently located in the bustling North Miami Market, situated east of I-95 and near neighboring cities of Miami Gardens, Aventura, and Miami Beach.
- Located in the North Miami Market, this property is easily accessible and highly visible with 20,200 AADT. It is situated in a thriving commercial area, providing a convenient location for customers and employees.
- This property includes a front desk reception area, a kitchen/break room, one central office, five rooms, two restrooms, a lab, and a shared fully furnished lobby/waiting area. The building offers over 20 shared parking spaces and an ADA-compliant ramp.
- This turnkey medical office is completely built out, and is available for immediate occupancy.
- Nearby landmarks include the North Miami Beach Building Department, Julius Littman Performing Arts Theater, North Miami Beach Police Department, North Miami Beach City Hall, Victory Park, and NOVA Southeastern University.

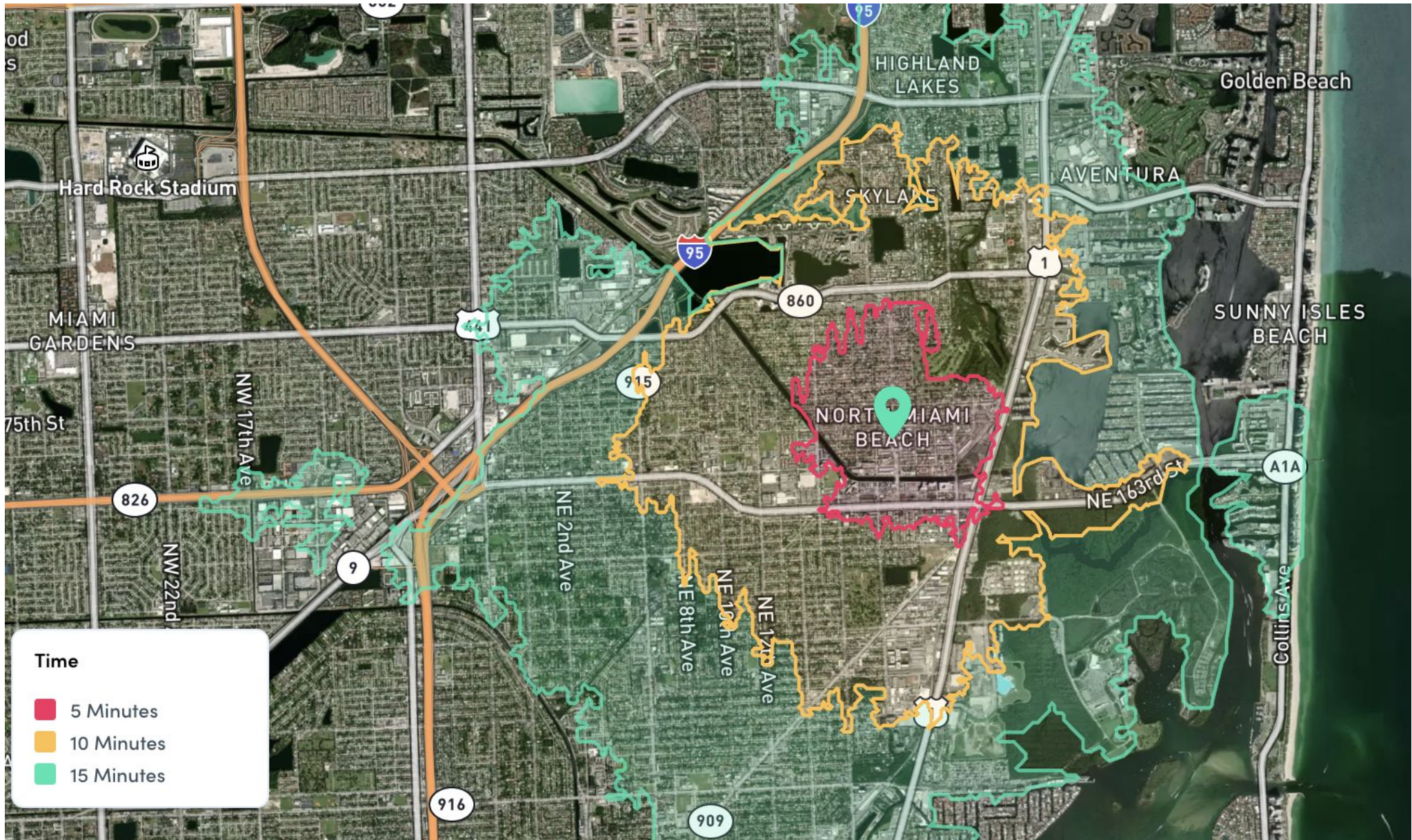
# Floor Plan



*\*This floorplan is provided for intentional purposes only and is not to scale. While every effort has been made to ensure accuracy, this floorplan may not be exact or complete. The use of this floor plan is at your own risk and no liability is assumed for any errors or omissions.*

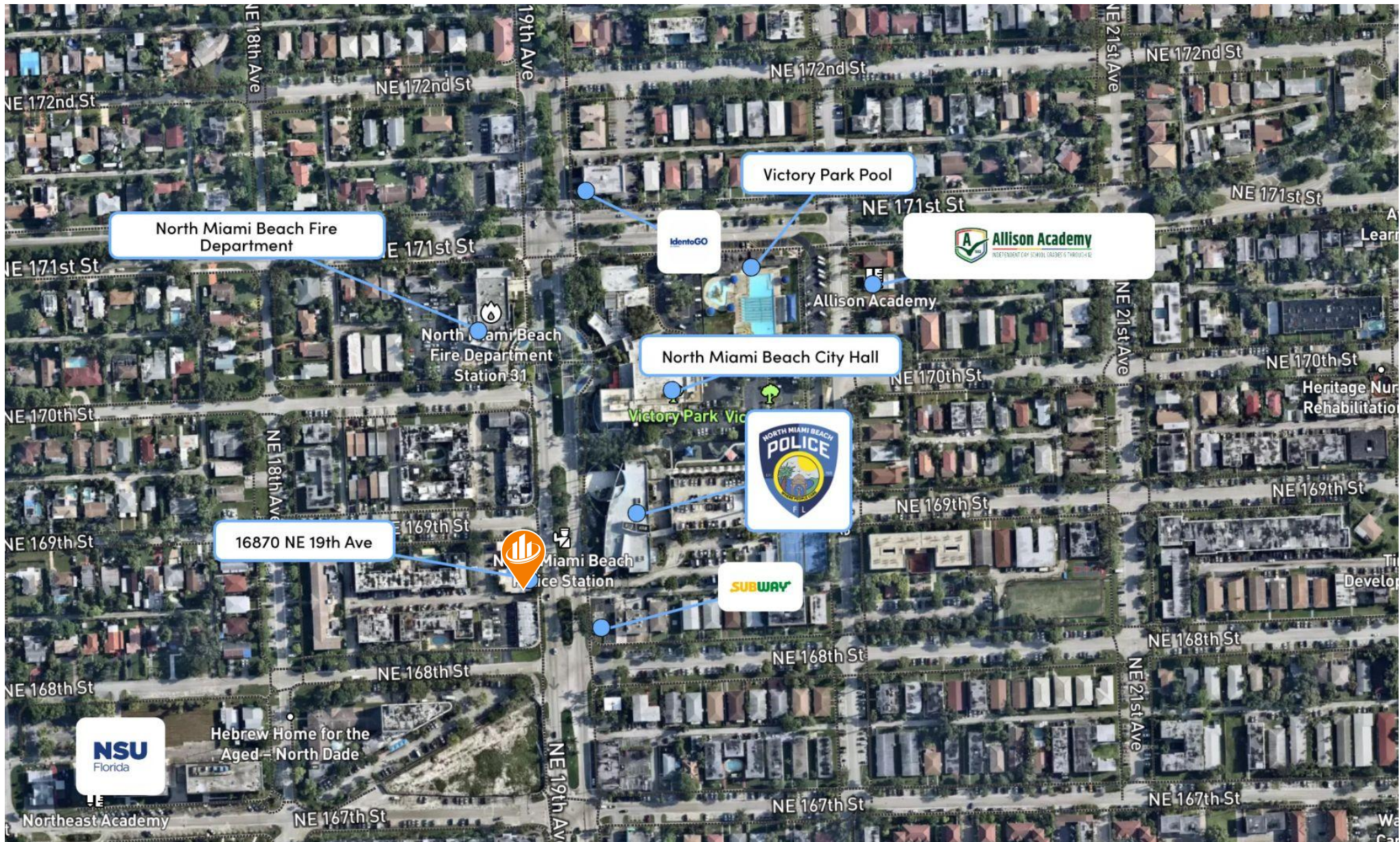


# LOCATION MAP



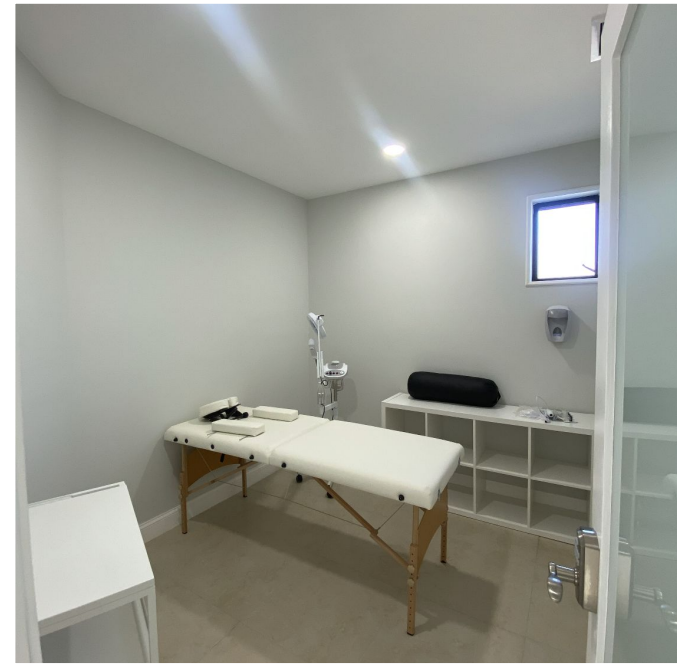
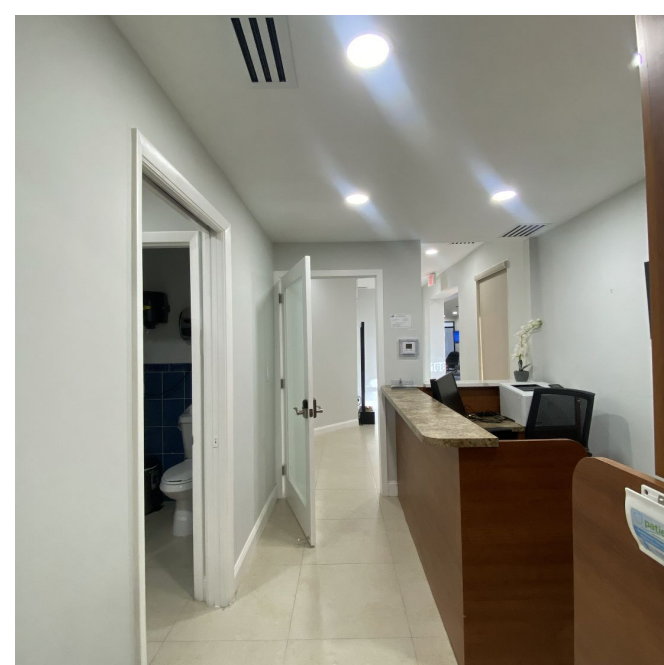
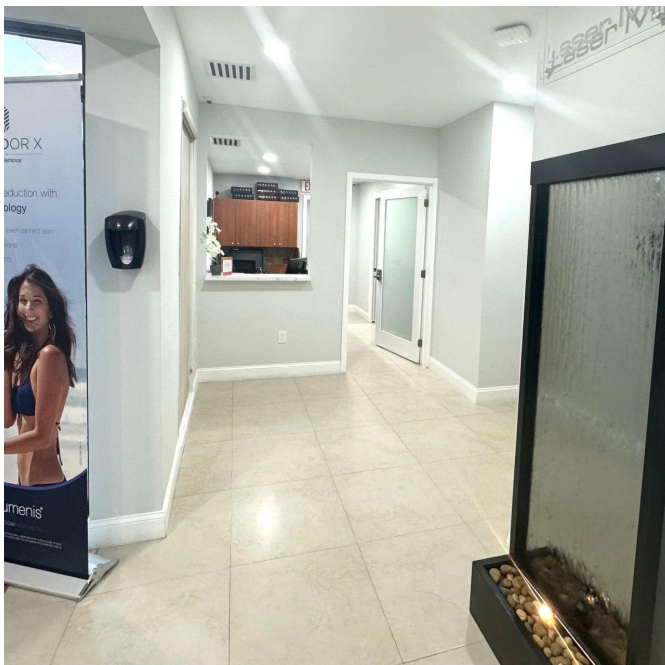
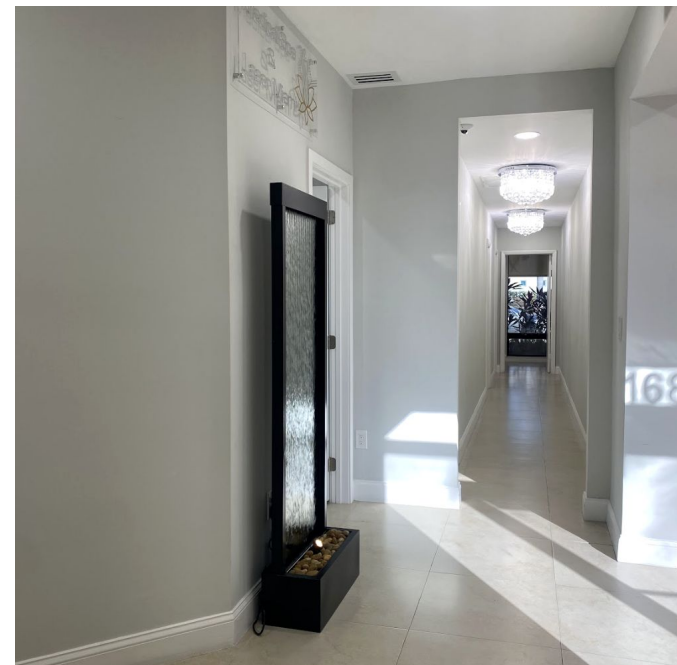
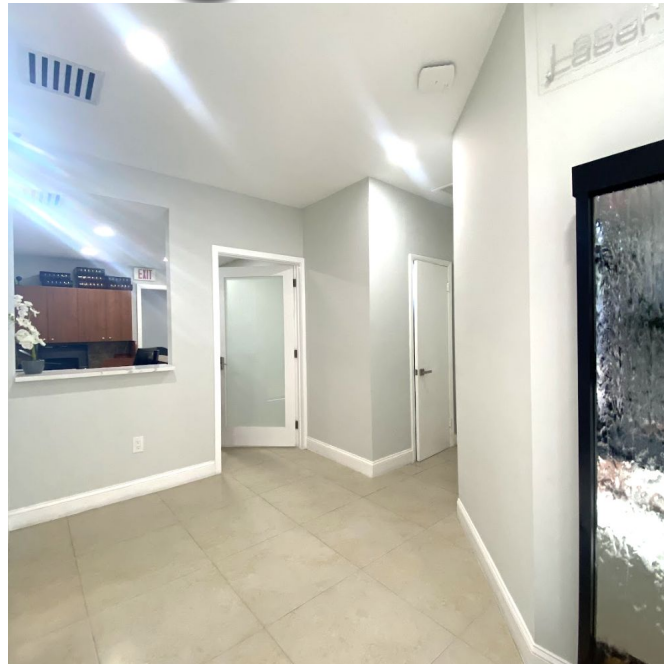


# Retailer Map



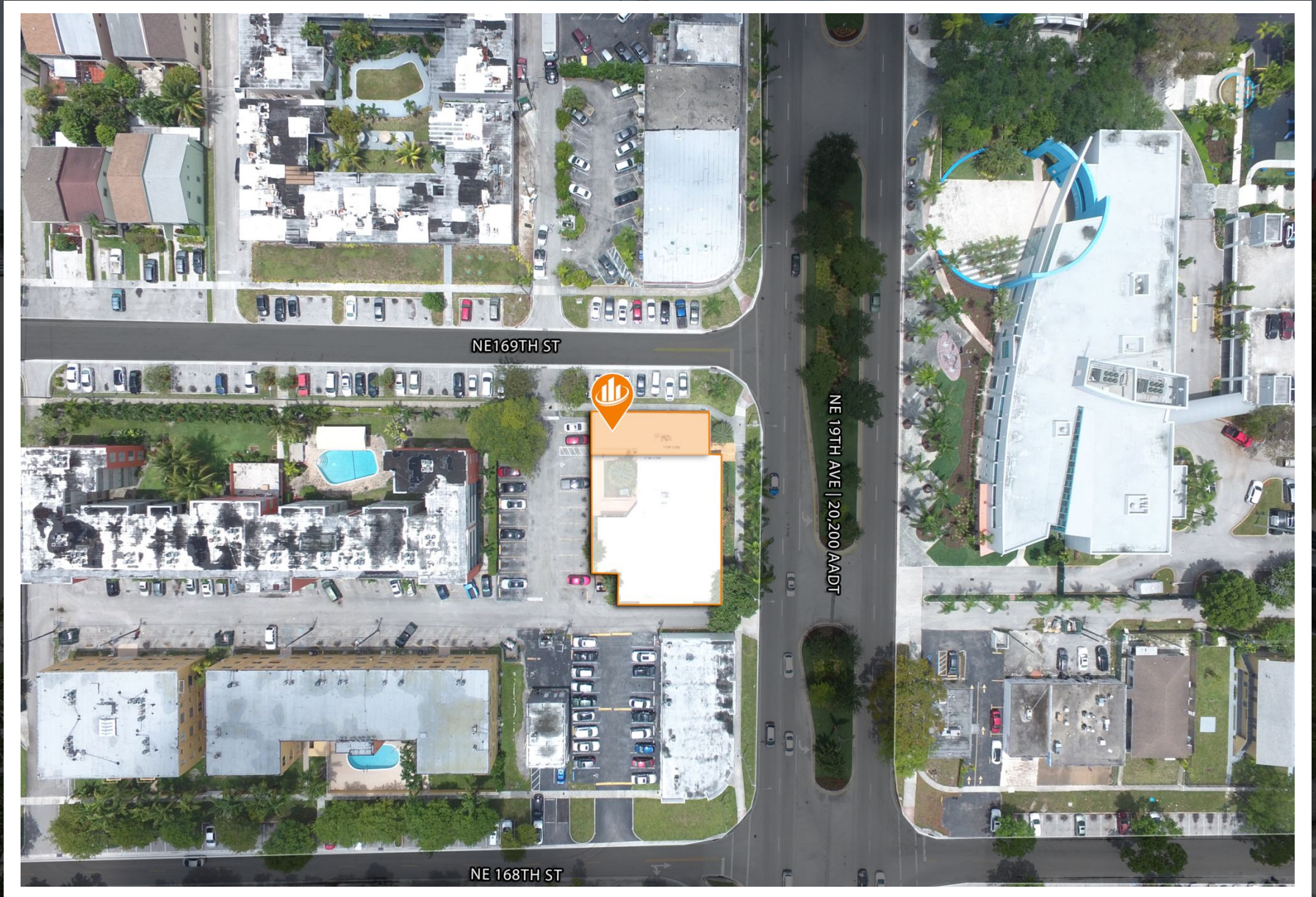


# Property Images





# AERIAL Map



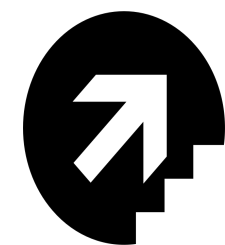


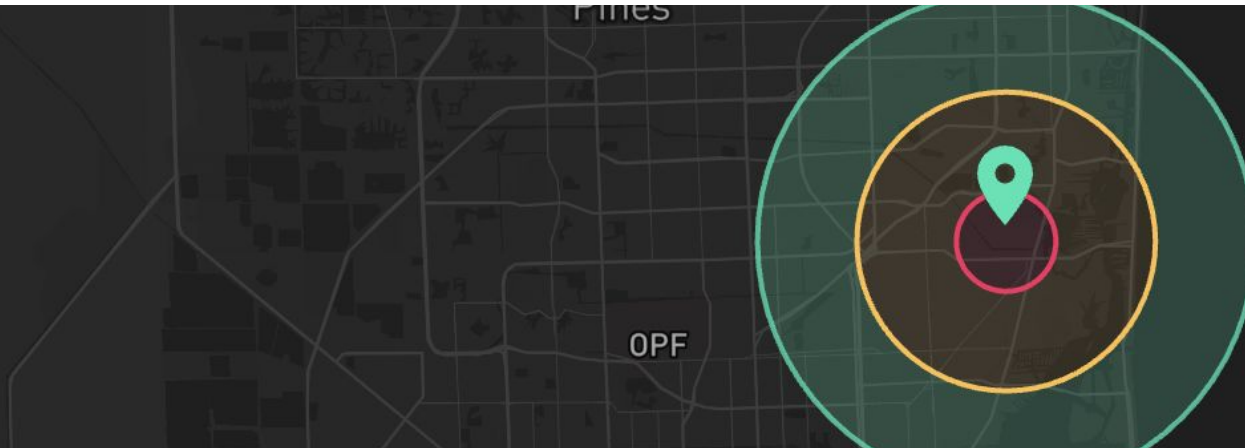
# DEMOGRAPHICS


within a 5-mile radius

**\$491.5k**  
 Average Home Value

 Average Household Income  
**\$82.8k**

 **1.4%**  
Five Year Projected Growth



 **42**  
Average Age

**439,880**  
 Total Population

Total **167,156**  
Households  






COMMERCIAL PARTNERS

DELIBERATELY **DIFFERENT**

**SARASOTA**

2044 CONSTITUTION BLVD  
SARASOTA, FL

**PORT CHARLOTTE**

4161 TAMiami TRAIL  
SUITE 501  
PORT CHARLOTTE, FL

**FORT MYERS**

1617 HENDRY ST  
SUITE 400  
FORT MYERS, FL

**BOCA RATON**

1800 NW CORPORATE BLVD  
SUITE 100  
BOCA RATON, FL

**WEST PALM BEACH**

2101 VISTA PARKWAY  
SUITE 284  
WEST PALM BEACH, FL 33411

**MIAMI**

3250 NE 1ST AVE  
SUITE 305  
MIAMI, FL