

Contact:

ALEX CABRERA
THE CRE GROUP

Phone : 305 909 0077

License : SL3463678

Email : alex.cabrera@expcommercial.com



FOR LEASE

PROFESSIONAL OFFICE

Miami- Kendall

Class A buildings are the highest quality of commercial real estate and are typically used for medical and professional office spaces. This particular building is a great example of a **Class A building, offering 60% medical space and 40% professional office space.** The unit is an open space ready for business. It is conveniently located close to highway access, with plenty of parking spaces available. The surrounding area is full of entertainment options.

The building itself is modern and well-maintained, with high-end finishes and amenities. It has a spacious lobby, multiple elevators, and plenty of natural light.

The building also has a variety of safety features, such as fire alarms, ESFR sprinklers, 24/7 security.

- 24 Hour Access Controlled Access - Property Manager on Site - Security System - 24/7 - Central Heating - DDA Compliance - High Ceilings - 3 Elevators - Natural Light - Partitioned Offices - Plug & Play - Reception area - Tenant AC control - Parking Ratio 6.58 /1000 - **Also available for SALE.** price upon request. call for more info. 305 909 0077

8501 SW 124th Ave
Suite 212-B
Miami, FL. 33183

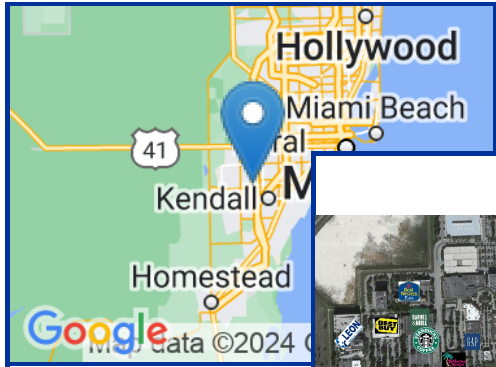
ANNUAL RENT:

\$37.00 /SF. NNN

RSF: 1,254 Sq. Ft.



CRE | BROKERED BY **exp**
 THE CRE GROUP | COMMERCIAL



Contact:

Alex Cabrera
 Phone: 305 909 0077
 License: SL3463678
 Email: alex.cabrera@expcommercial.com

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.