

**FOR LEASE**



KISLAK BUILDING  
7900 MIAMI LAKES DRIVE WEST, MIAMI LAKES, FL

**KISLAK BUILDING**

# THE KISLAK ORGANIZATION

Established in 1906, the privately held Kislak Organization has established an impressive and respected track record that stands the test of time. From its Miami Lakes, Florida, headquarters, the firm invests and operates nationwide on behalf of the Kislak family and its partners. Strong relationships, commitment to quality and attention to detail are cornerstones of the company's culture, and are evident in every facet of the business – multifamily and commercial real estate ownership, asset management and brokerage. For more than a century, Kislak has remained focused on excellence.

The Kislak Organization moved into its headquarters at 7900 Miami Lakes Drive in 1986. With its unique architecture and interior design, the building is a distinctive South Florida landmark.

VREG is offering an opportunity to lease in this corporate headquarters building. This iconic three story office building has been the home of the Kislak Organization for more than 30 years. The Property is located within the most prominent business corridor along Miami Lakes Drive and Palmetto Frontage Road with uninterrupted building frontage providing excellent signage from both street level view and the expressway.

The building is serviced by two elevators, one passenger and one service that can be easily converted for passenger use, an open three story atrium lobby and surface parking for 289 cars. Built in 1986 and extensively renovated in 2017, including interior and exterior paint, reconfigured and updated floor plans, common areas and restrooms, new roof installed in 2014, refurbished elevators, resealing of all windows, freshly seal coated and striped parking lot and driveways with lush landscaping. The building's major tenant (Popular Bank) will be vacating approximately 25,661 square feet of space upon completion of the bank's new South Florida headquarters next door scheduled to occur at Q4/2022. The bank's retail branch will remain on the ground floor with a long term lease.



**KISLAK  
BUILDING**

# LEASE OPTIONS & PROPERTY HIGHLIGHTS

## ➤ First Floor (Ground Floor) Pricing

Up to 20,700 SF Available:  
Lease Rate: \$30 PSF Full Service

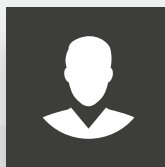
## ➤ Second & Third Floor

Up to 17,965 SF Available:  
Lease Rate: \$30 PSF Full Service

## ➤ Property Highlights

- For Lease
- 72,516 Rentable SF
- Lot Size: 217,797 SF
- Year Built: 1986
- Market: Miami-Dade County
- Submarket: Miami Lakes
- Parking Ratio: 4/1,000
- Total On-Site Parking: 289
- Floors: 3
- Elevators: 2

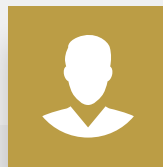
## CONTACT INFORMATION



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President

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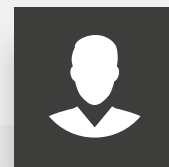
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**Raul Estrada**  
Sales Associate

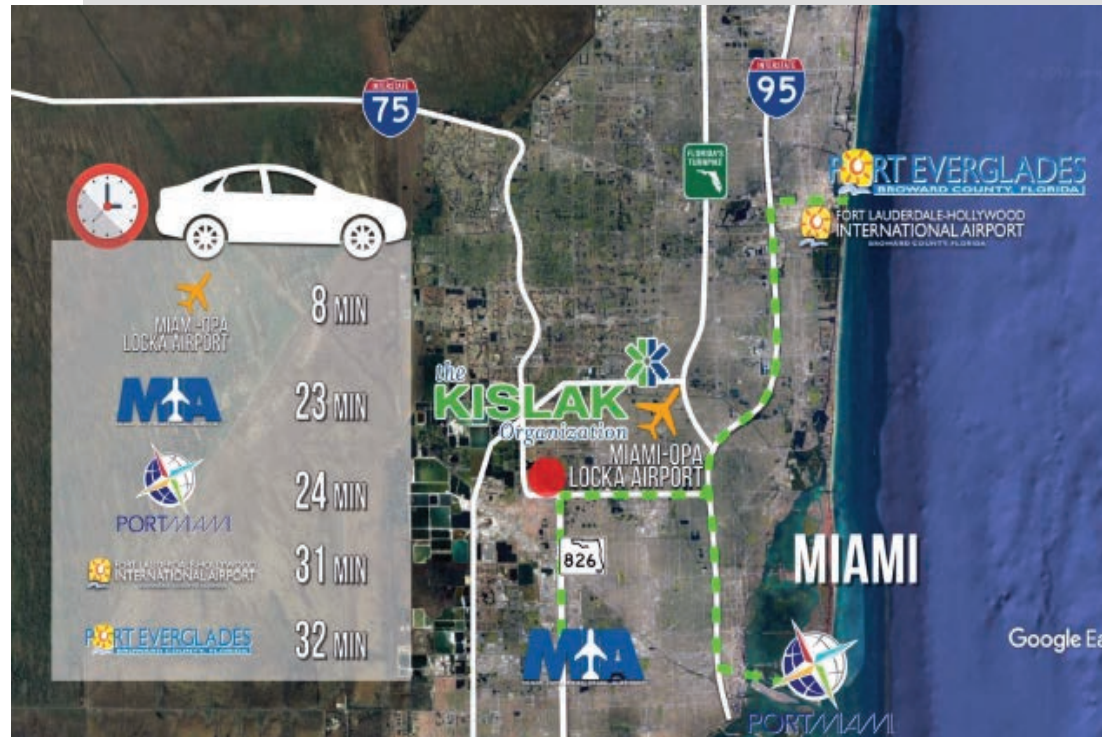
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# PROPERTY DETAILS

## Capital Improvements

- Fresh Landscaping
- Modern Paint Scheme
- Sealed Windows
- Updated Windows
- Updated Restrooms
- Updated Common Areas
- New Roof Completed in 2014
- Refurbished Elevators
- Updated Mechanicals
- New Flooring and Fixtures
- Freshly Painted Suites



# FIRST FLOOR



# SECOND FLOOR



# THIRD FLOOR



OWNED & MANAGED BY:



LISTING BY:



FOR ADDITIONAL INFORMATION           

**Contact us now!**

(305) 817-8899 

[www.vivogroup.net](http://www.vivogroup.net) 

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