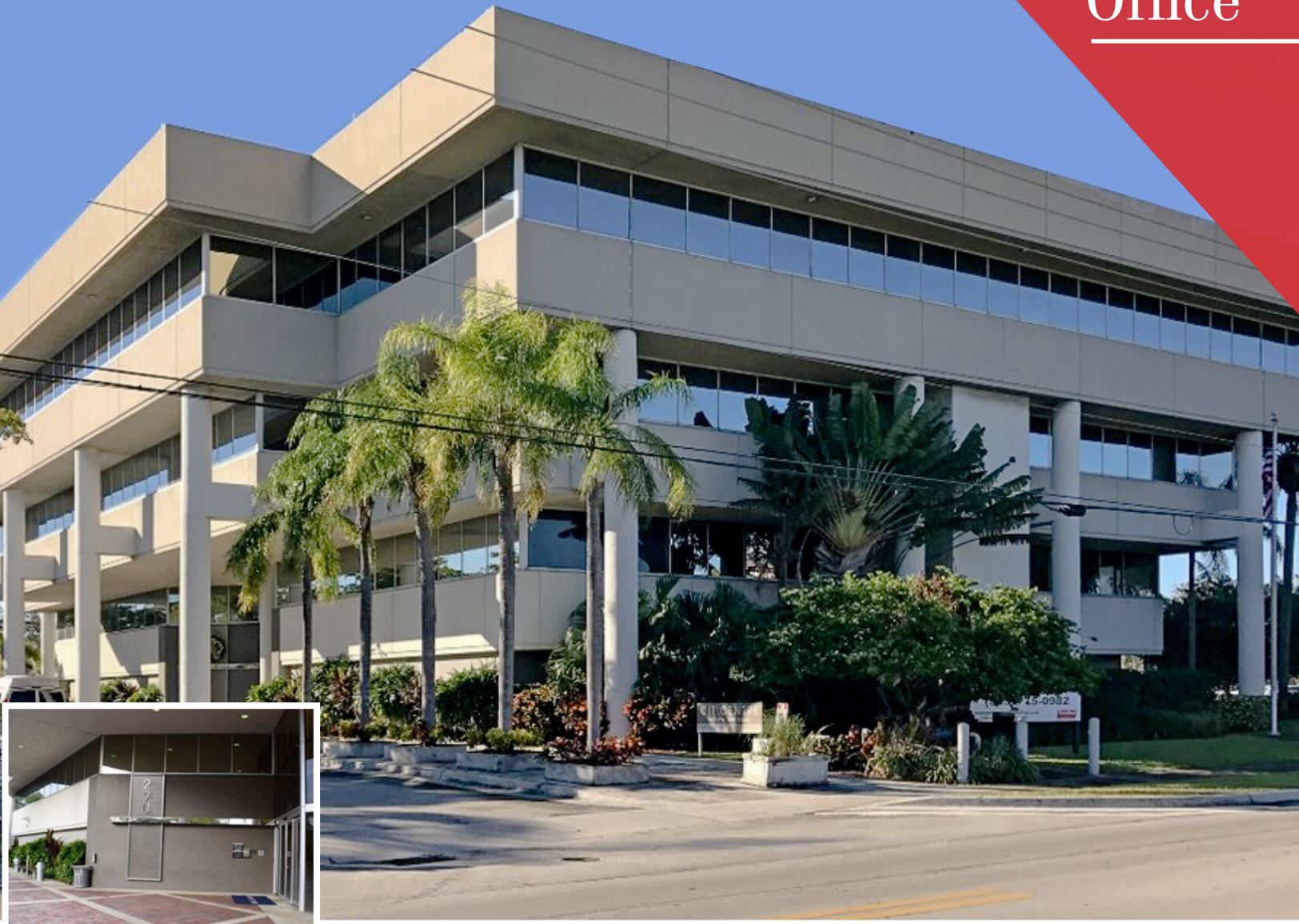


5% COMMISSION TO
COOPERATING BROKER

Office



CitiCentre Building

**OFFICES FROM 1,200 SF TO 6,720 SF
FOR LEASE**

290 NW 165th St | Miami, FL 33169

For More Information

Sherry Halstead

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shalstead@naimiami.com

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

CitiCentre Building

290 NW 165th St | Miami, FL 33169

Property Features

- Quality turnkey buildouts
- Plenty of natural light - window lined offices
- Efficient layouts
- Move-in ready
- Each suite is separately metered

Availability

**P600/P700	2,491 RSF	\$32.00 PSF*
P-600	1,200 RSF	\$32.00 PSF*
P-700	1,291 RSF	\$32.00 PSF*

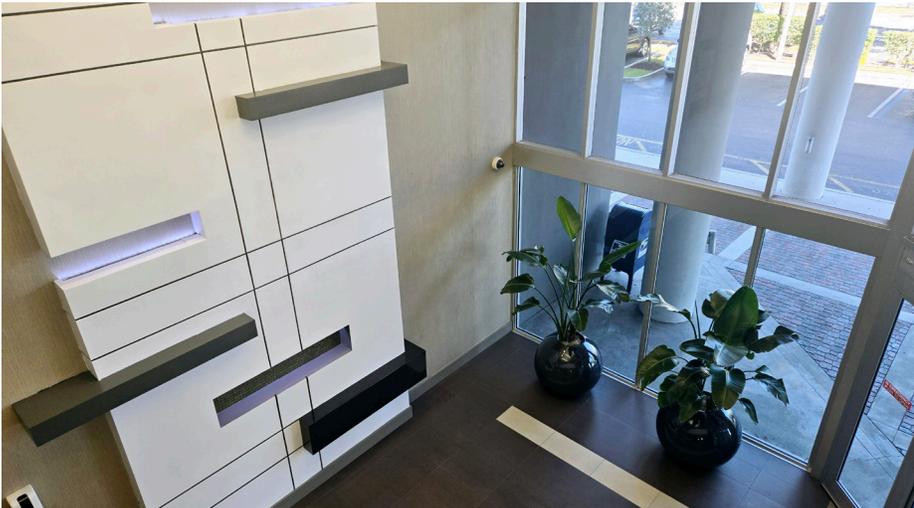
**PH 5	6,720 RSF	\$32.00 PSF*
PH 5A	2,384 RSF	\$32.00 PSF*
PH 5B	2,003 RSF	\$32.00 PSF*
PH 5C	2,333 RSF	\$32.00 PSF*

* Base rent is on a modified gross basis, electricity is separately metered

** Suites can be combined or leased separately

Recent Upgrades

- Lobby has been painted and refreshed
- Hallways repainted, new ceiling tiles and light fixtures
- Elevator areas and interior cabs have been upgraded
- Covered parking area is painted and pressure washed
- Parking area is newly sealcoated

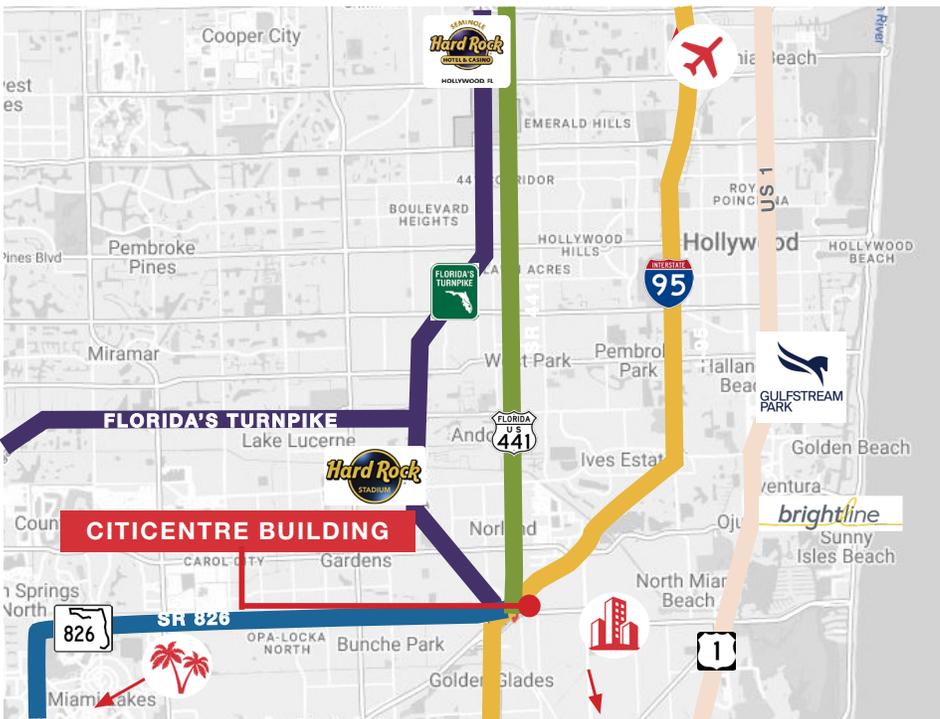


CitiCentre Building

290 NW 165th St | Miami, FL 33169

Location Features

- Responsible long term ownership/ management
- Recently upgraded hallways, lobby, and elevator cabs
- On-site security and property manager
- Includes upgraded exterior lighting and building monitoring
- Strategically located with easy access to I-95, Florida's Turnpike, SR 826, and SR 441
- Minutes from Tri-Rail Park and Ride lots

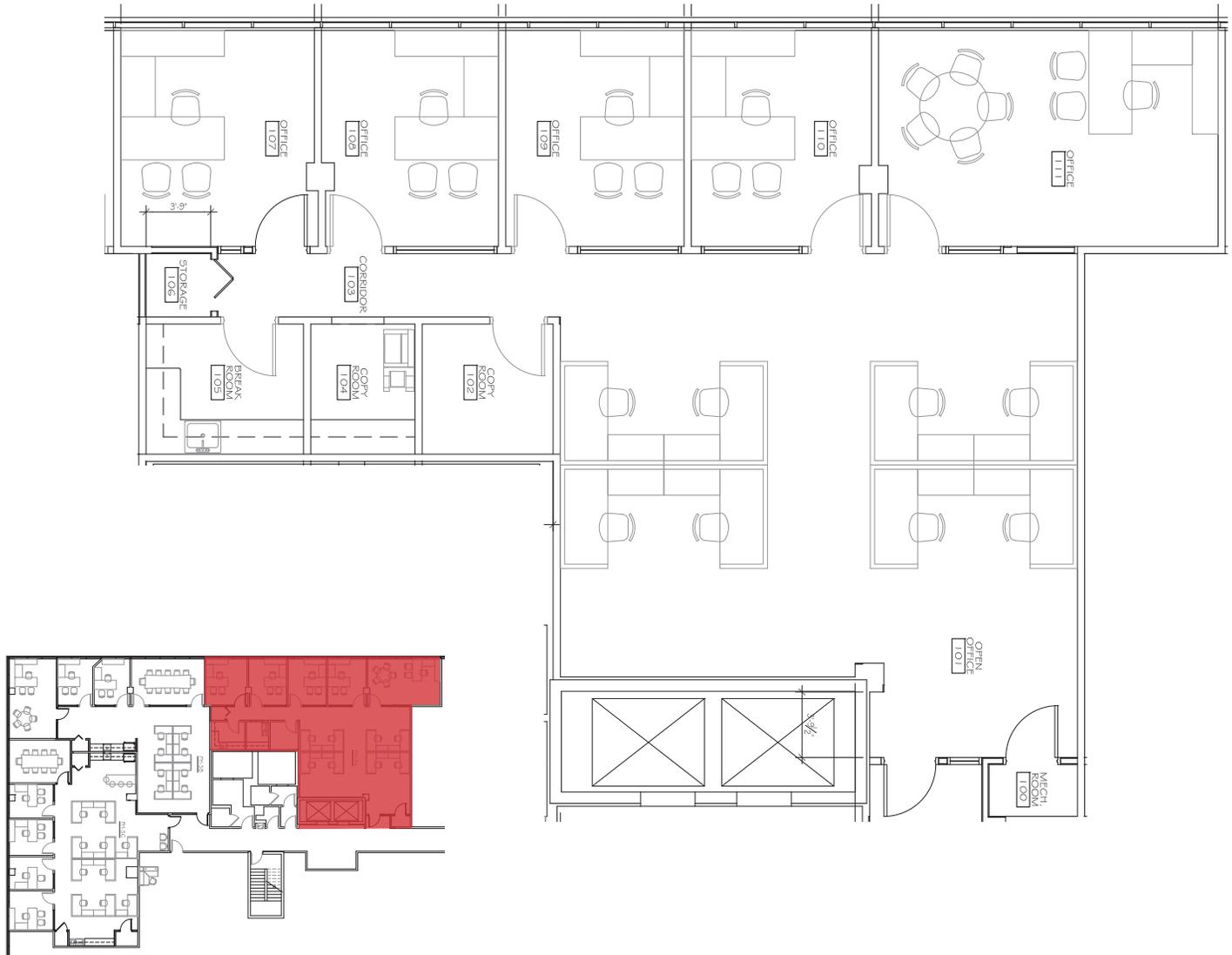


	MIAMI INTERNATIONAL AIRPORT ± 13.4 Miles 21 Minutes
	DOWNTOWN MIAMI ± 11.4 Miles 18 Minutes
	FORT LAUDERDALE-HOLLYWOOD INTERNATIONAL AIRPORT ± 15.2 Miles 18 Minutes

Floor Plan - PH 5A

290 NW 165th St | Miami, FL 33169

2,384 RSF

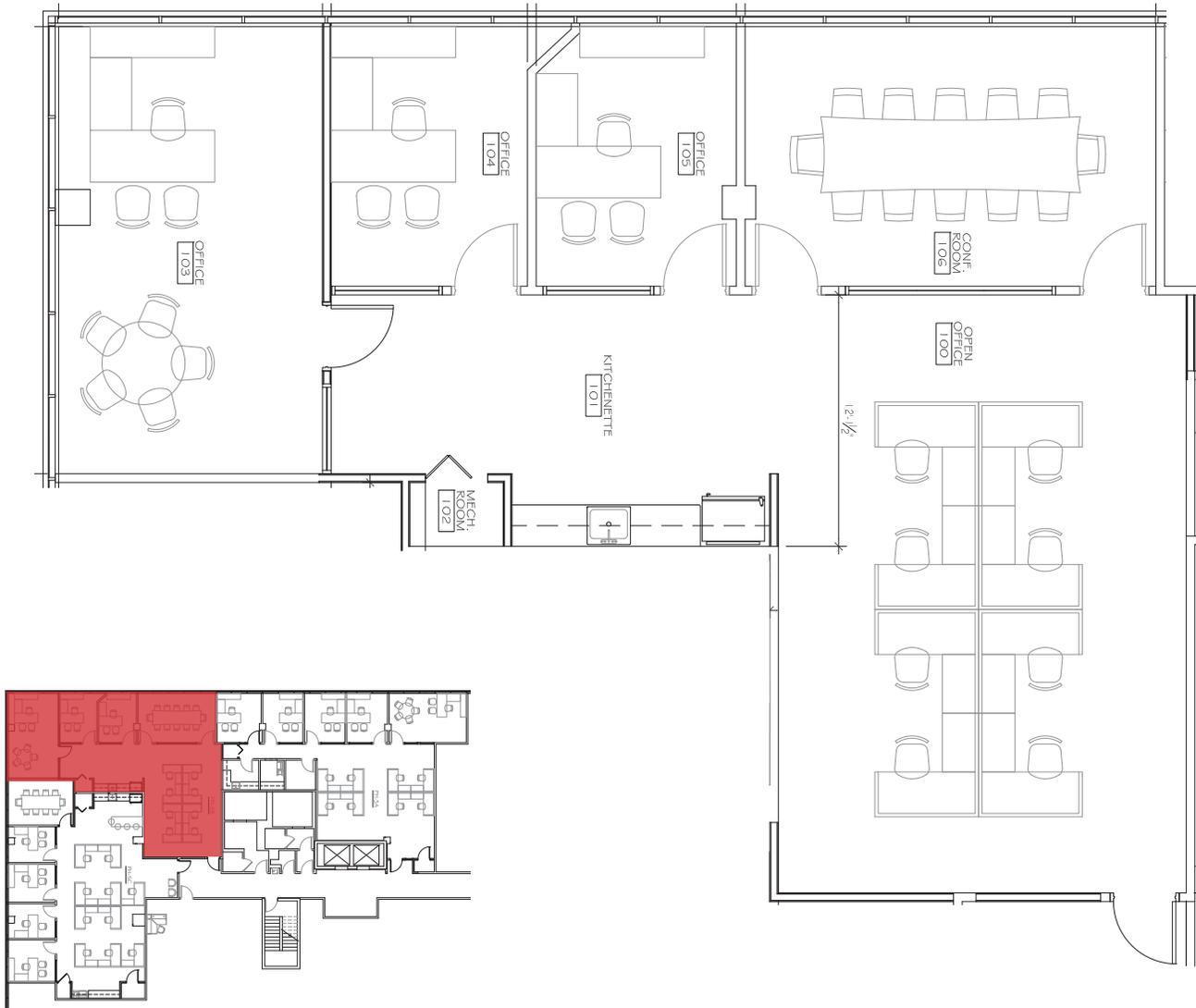


- Four (4) offices on window line
- Two (2) small interior admin offices
- Conference room on window line
- Bullpen area for eight (8) people
- Breakrooms
- IT closet/storage

Floor Plan - PH 5B

290 NW 165th St | Miami, FL 33169

2,003 RSF



- Two (2) small & One (1) large offices on window line
- One (1) large conference room on corner of window line
- Bullpen area for eight (8) people
- Open kitchenette area

Floor Plan - PH 5C

290 NW 165th St | Miami, FL 33169

2,333 RSF



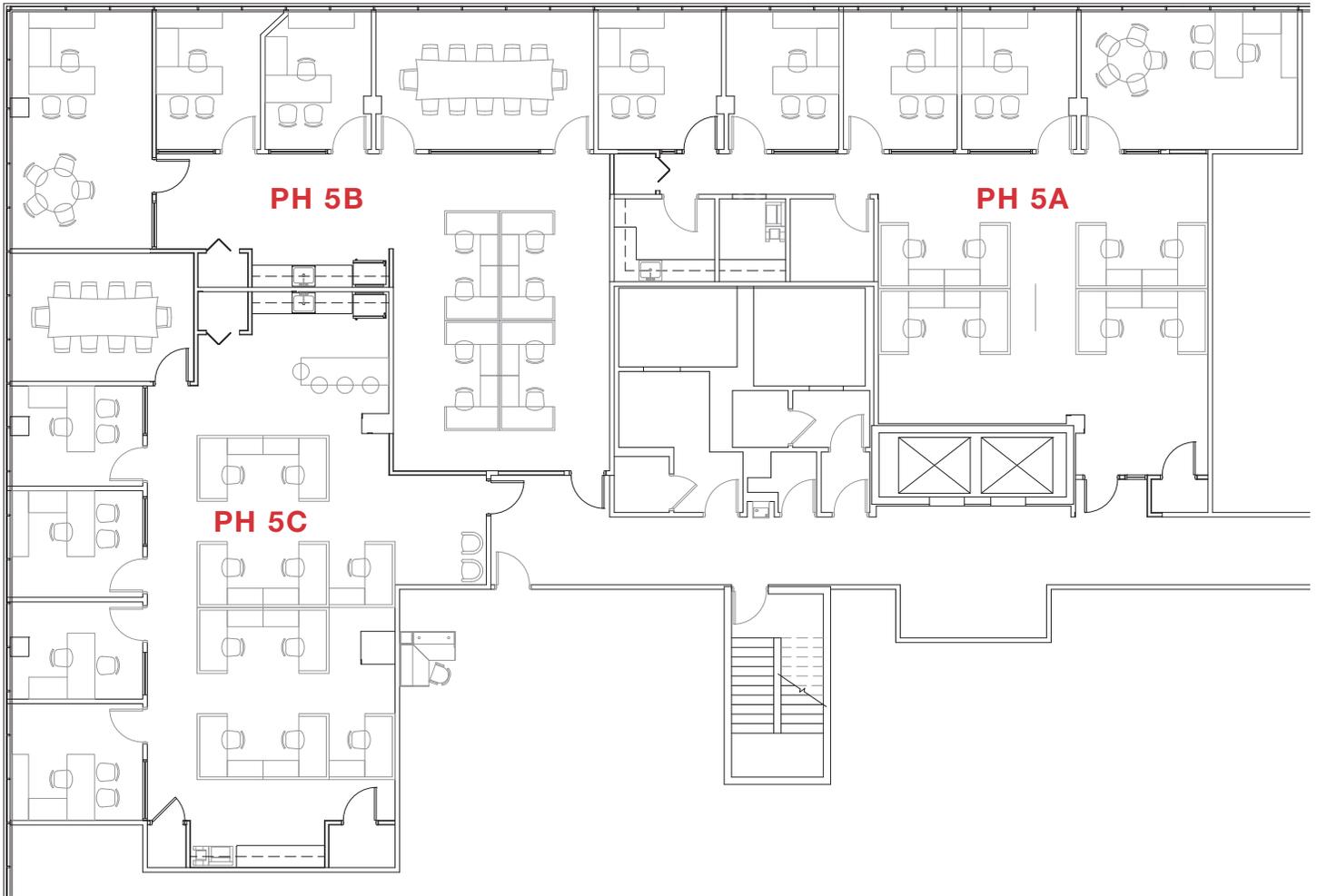
- Small reception area
- Four (4) offices on window line
- Conference room
- Open area to seat 10 people
- Open kitchenette
- Storage closet
- IT closet

Floor Plan - PH 5

290 NW 165th St | Miami, FL 33169

PH 5A, PH 5B, & PH 5C

Up to 6,720 RSF



For More Information

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