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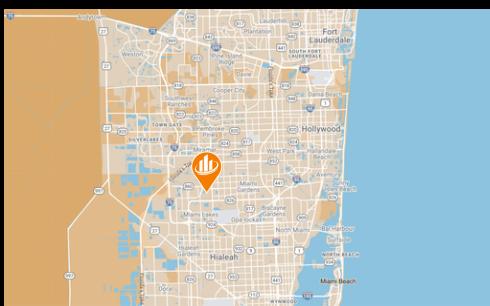
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MIAMI GARDENS PROFESSIONAL CENTRE

HIALEAH, FL

\$30.00 / PSF



OFFICE FOR LEASE

SVN Commercial Partners is pleased to offer a professional office lease opportunity at 18300 NW 62nd Ave, Hialeah, FL 33311, located on highly trafficked 62nd Avenue and Miami Gardens Drive, which sees over 34,000 vehicles daily. This well-maintained building features ample parking, elevator access, and prominent signage potential. The space includes a large conference room, spacious reception area, kitchen, seven offices (one for storage), and an ADA-compliant restroom. Strategically located within 3 miles of Miami-Opa Locka Executive Airport, the property offers easy access to Palmetto Expressway (SR 826) and I-95. Surrounded by key hubs like Hialeah Hospital, Palmetto General Hospital, and the Miami Lakes Business District, it ensures convenience and connectivity for professional or medical tenants.

PROPERTY FEATURES



2005
YEAR BUILT



1.5/1000
PARKING



ZONED
IU-C



1,576
SQFT



TRAFFIC
34,000 AADT



MUNICIPALITY
MIAMI-DADE
COUNTY



PROPERTY SUMMARY

ADDRESS:	18300 NW 62 AVE #200 HIALEAH, FL 33015
PARCEL:	30-2012-043-0050
CONDITION	Fully Built Out
PARKING	1.5/1,000
COUNTY:	MIAMI DADE COUNTY
MARKET:	HIALEAH
SQFT	1,576 SF
ZONING:	IU-C
PRICE:	\$30.00 + \$10.86 CAM
TRAFFIC COUNT:	34,000 AADT



COMPLETE HIGHLIGHTS

- Situated on highly trafficked 62nd Avenue and Miami Gardens Drive, with over 34,000 vehicles daily.
- Well-maintained property with ample parking, elevator access, and prominent signage opportunities.
- Includes a large conference room, spacious reception area, kitchen, seven offices (one for storage), and an ADA-compliant restroom.
- Located within 3 miles of Miami-Opa Locka Executive Airport, with easy access to Palmetto Expressway (SR 826) and I-95.
- Close to commercial hubs like the Miami Lakes Business District, major retail and dining centers, and hospitals such as Hialeah Hospital and Palmetto General Hospital.
- High visibility, great access, and proximity to business and residential areas make this property a standout opportunity in South Florida's thriving market.

FLOOR PLAN | 200

