



## PRESENTED BY:

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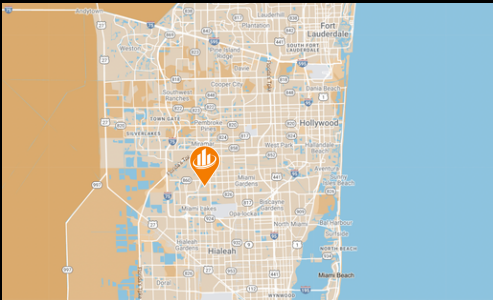
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## MIAMI GARDENS PROFESSIONAL CENTRE

HIALEAH, FL

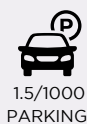
**\$30.00 / PSF**



## 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





## PROPERTY SUMMARY

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

