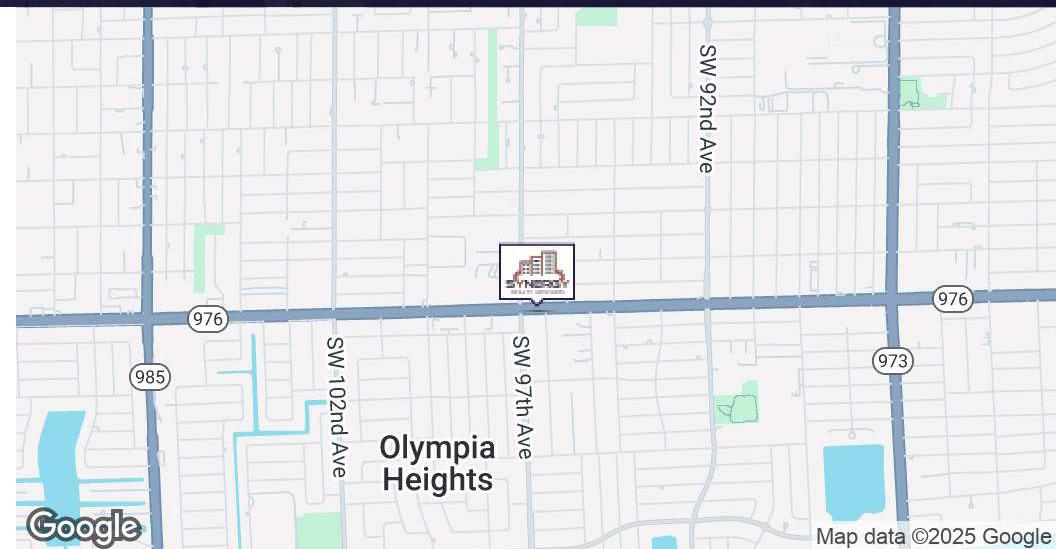


9601 & 9611-9621 SW 40TH ST



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Building Size:	7,331 SF
Available SF:	2,560 - 4,771 SF
Lot Size:	32,550 SF
Number of Units:	2
Year Built:	1957
Zoning:	BRCUAD-Bird Road Corridor Urban Center Area District

PROPERTY OVERVIEW

Synergy Realty Advisors proudly presents 9611 & 9601 SW 40th St in Miami's high-traffic Bird Road corridor. 9611 SW 40th St offers 4,771 SF of medical office space with exam rooms, a lab, therapy, and X-ray rooms. 9601 SW 40th St is a 2,560 SF freestanding medical office with a wellness area, optical room, and storage. Both properties are move-in ready with existing medical infrastructure, making them ideal for medical professionals looking for a prime location. Don't miss this opportunity!

PROPERTY HIGHLIGHTS

- Available for Lease – Prime Medical Office Spaces
- 9611 SW 40th St: 4,771 SF medical office with 7 exam rooms, therapy & X-ray rooms, lab, kitchen, & multiple waiting areas
- 9601 SW 40th St: 2,560 SF freestanding medical office with optometry area, wellness space, optical room, kitchen & storage
- Move-in Ready | Fully Built-Out Medical Infrastructure
- High-traffic Bird Road corridor with excellent exposure
- Ample Parking: 29 spaces (9611) + 10 spaces (9601) + 8 rented spaces



9601 SW 40TH ST



SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

9601 Bird Road	Available	2,560 SF	NNN	\$40.00 SF/yr	<p>Presenting a prime medical office opportunity at 9601 SW 40th St, Miami, FL, 33165. This modern facility is ideal for healthcare professionals, featuring versatile office space suitable for medical, dental, or wellness practices. With high visibility, ample parking, and a strategic location, it offers the perfect setting to serve patients efficiently and grow your practice. 10 parking spaces plus 8 more rented from the neighbor</p> <ul style="list-style-type: none"> • Storage area • Large wellness area • Kitchen • Optometry area • Three exam rooms • Optical room • Two restrooms
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9611 - 9621 SW 40TH ST



SUITE

TENANT SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

9611-9621 Bird Road	Available	4,771 SF	NNN	\$40.00 SF/yr	<p>Presenting a prime medical office opportunity at 9611-9621 SW 40th St, Miami, FL, 33165. This modern facility is ideal for healthcare professionals, featuring versatile office space suitable for medical, dental, or wellness practices. With high visibility, ample parking, and a strategic location, it offers the perfect setting to serve patients efficiently and grow your practice.</p> <p>9611-9621 bird road</p> <ul style="list-style-type: none"> • 29 parking spaces • Two Waiting areas • Laboratory • Large Therapy room • X ray room • 7 exam rooms • Four A/Cs • Two entrances • Three restrooms & Kitchen
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9601 SW 40TH ST



ADDITIONAL PHOTOS

2,560 - 4,771 SF Of Office Space

9611-9621 SW 40TH ST

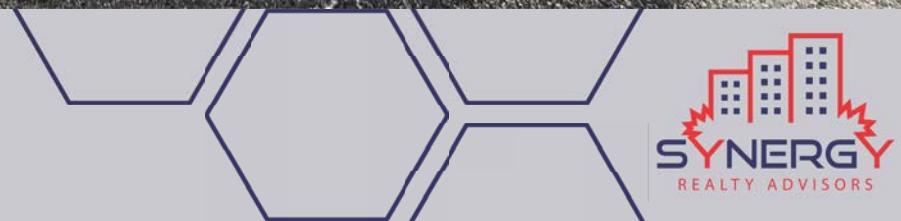


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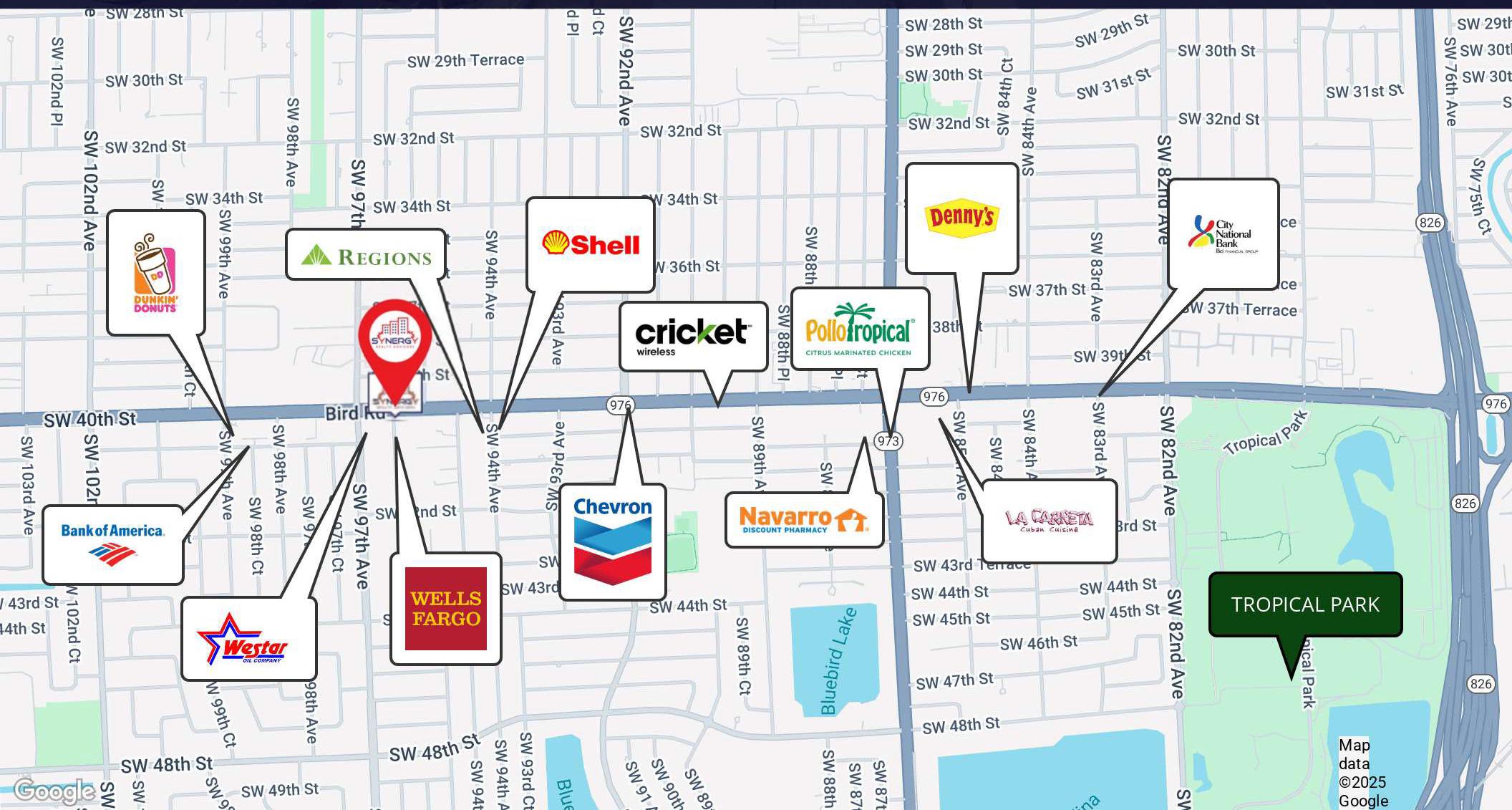
SYNERGY REALTY ADVISORS

1839 SW 27TH AVE, MIAMI, FL 33145

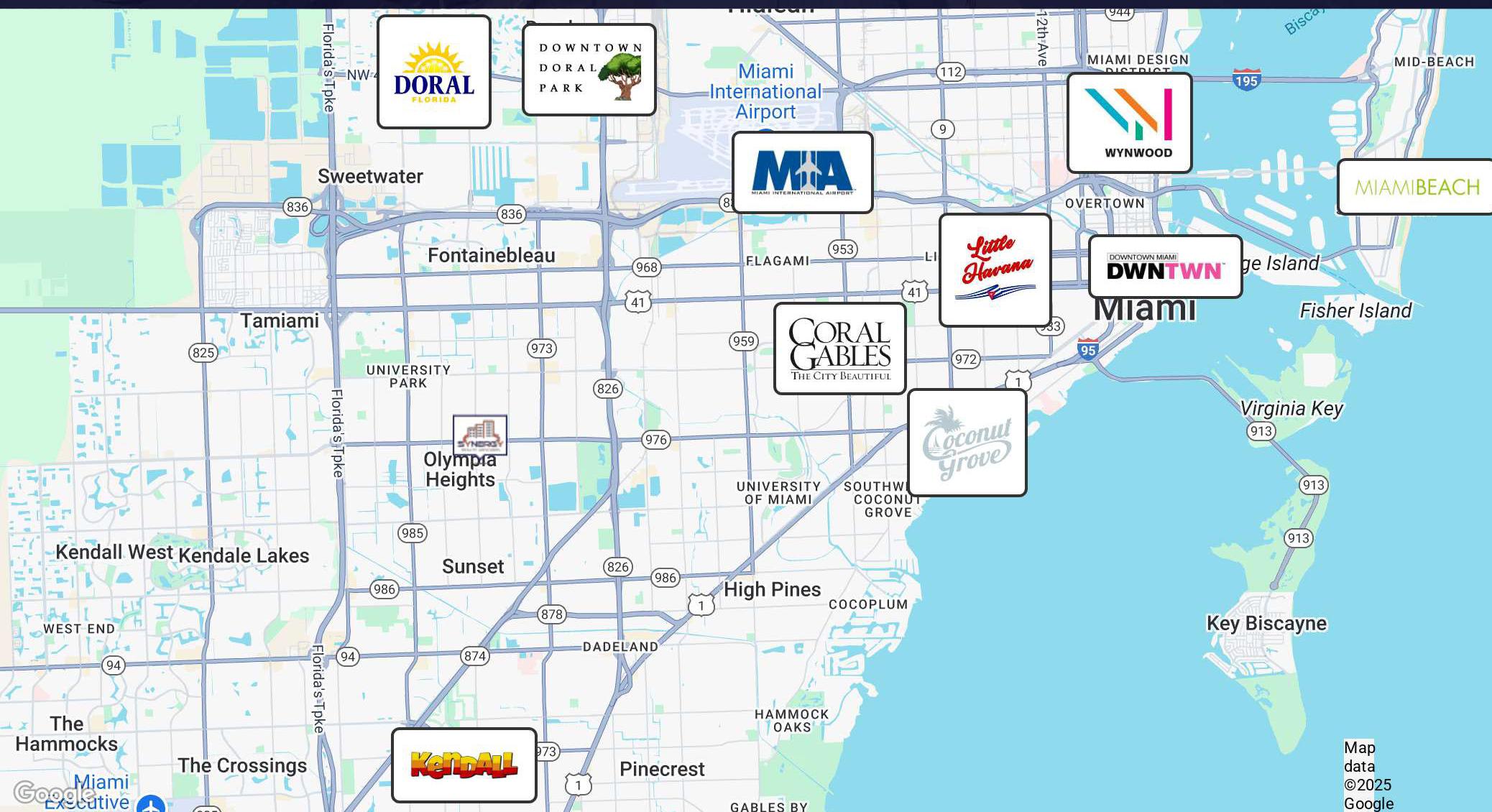
786.536.7287



9601 - 9611 SW 40TH ST



9601 - 9611 SW 40TH ST

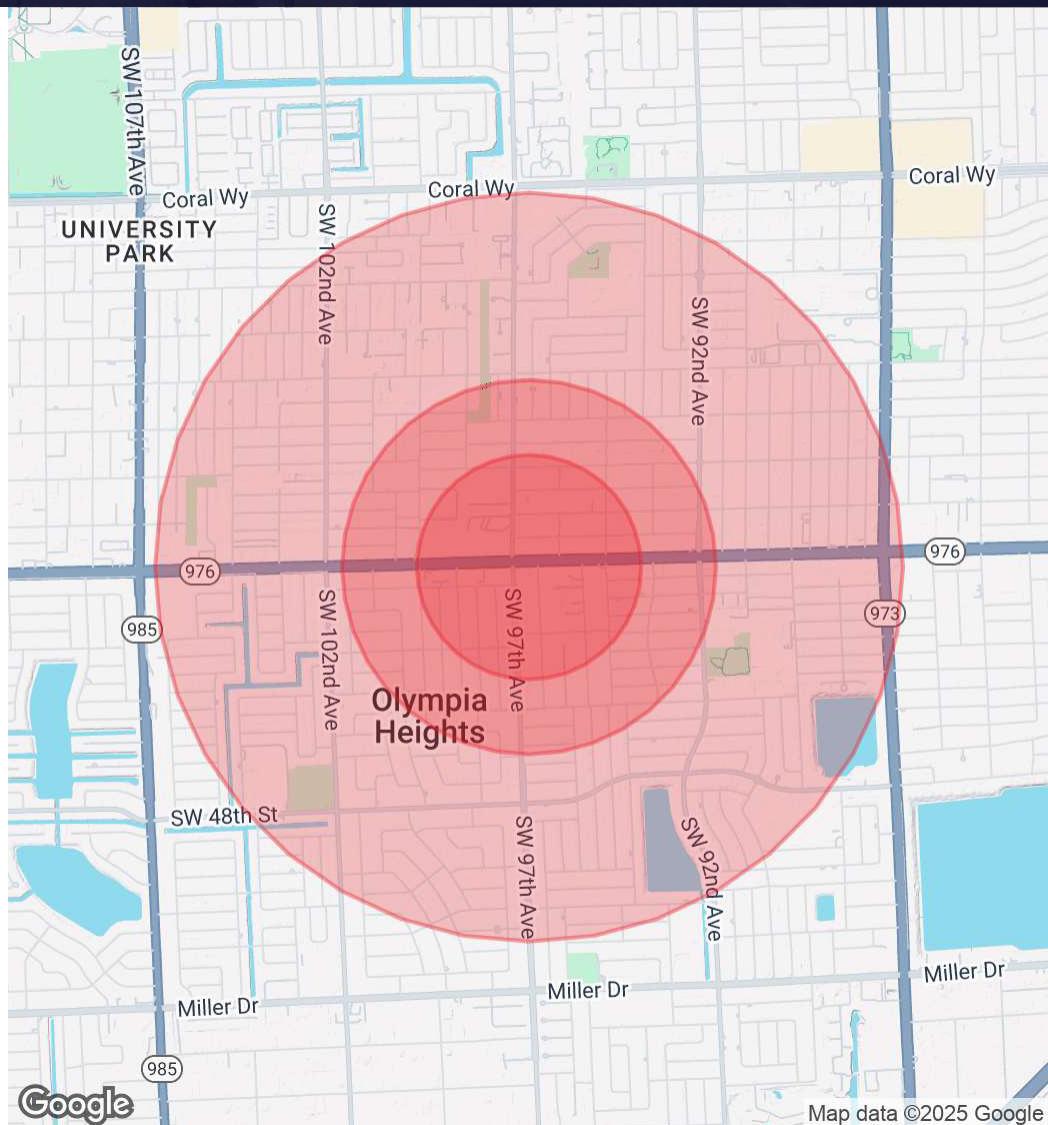


9601 - 9611 SW 40TH ST

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,815	6,500	22,846
Average Age	46	46	47
Average Age (Male)	44	44	44
Average Age (Female)	48	48	49

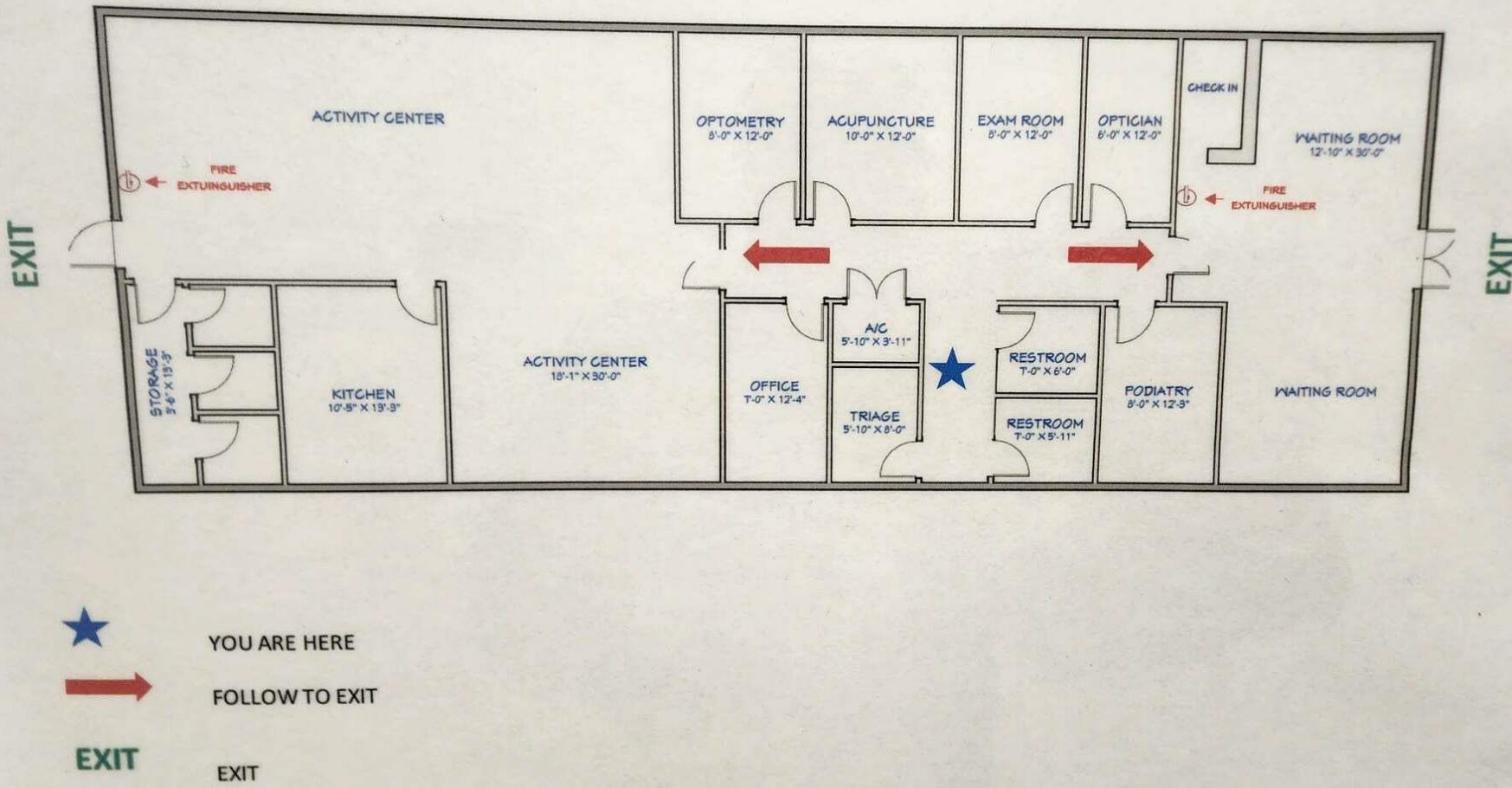
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	2,039	7,386
# of Persons per HH	3.2	3.2	3.1
Average HH Income	\$89,343	\$93,143	\$96,120
Average House Value	\$456,273	\$456,097	\$490,398

Demographics data derived from AlphaMap

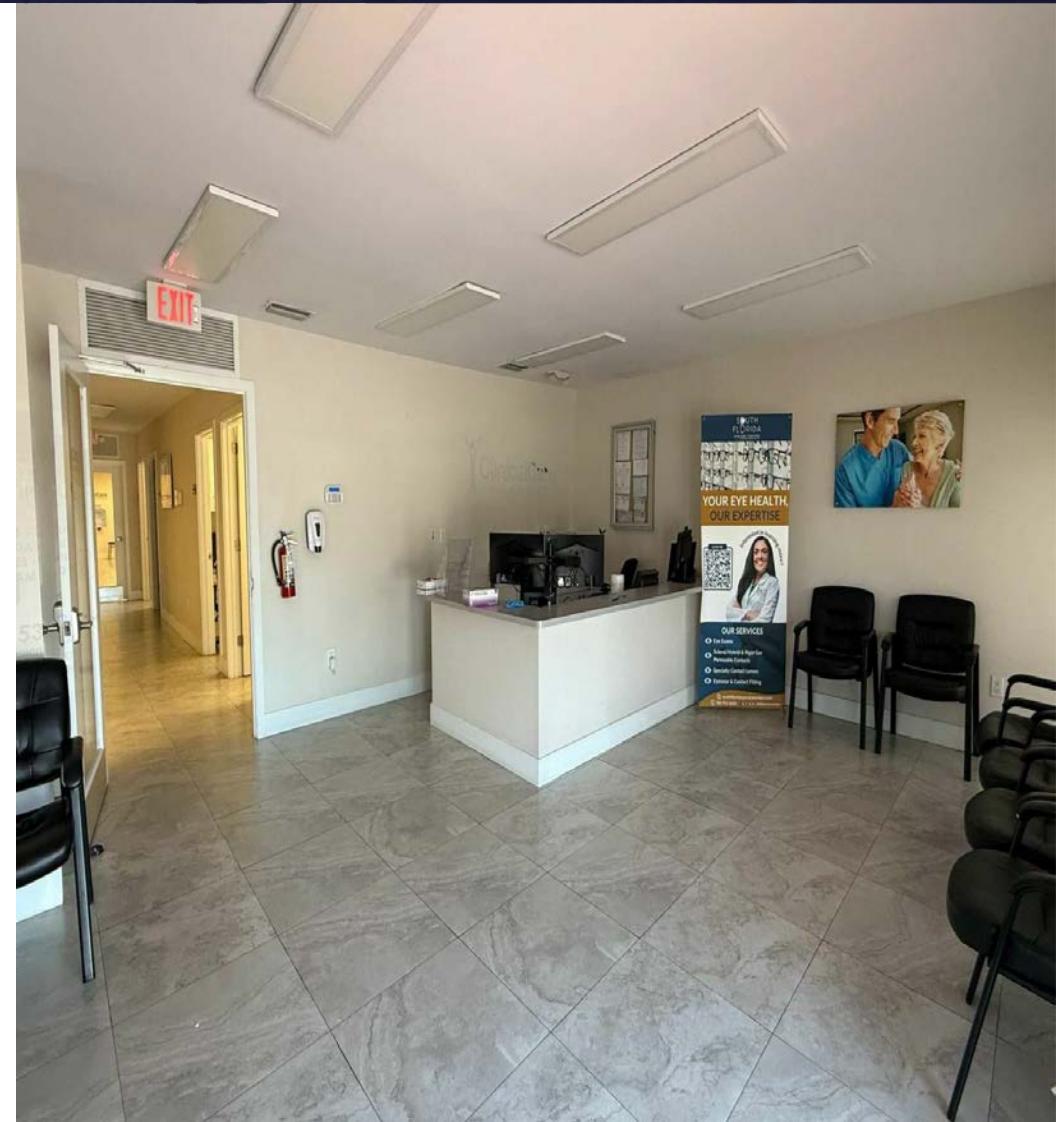


9601 SW 40TH ST

Building 2



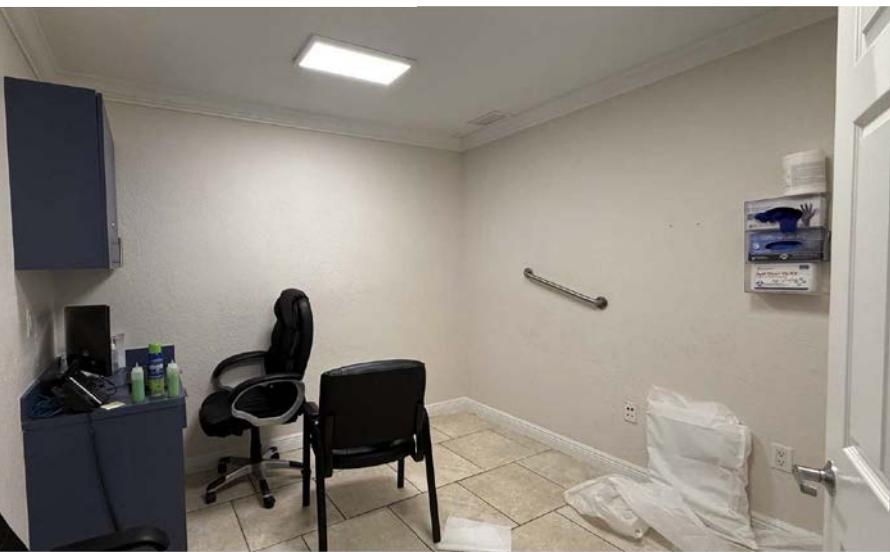
9601 SW 40TH ST



9601 SW 40TH ST



9611-9621 SW 40TH ST



ADDITIONAL PHOTOS

2,560 - 4,771 SF Of Office Space

9611-9621 SW 40TH ST



9601 - 9611 SW 40TH ST



GIOVANNI VASQUEZ

President | Managing partner

gvasquez@synergyrealtymiami.com
Direct: 786.202.3303

PROFESSIONAL BACKGROUND

Giovanni Vasquez has 10 years of experience in the real-estate industry. He specializes in commercial and residential transactions throughout South Florida. He currently handles :

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- Small to mid size shopping centers
- Industrial properties
- Various types of development land
- Business Development
- Marketing
- Agent Recruitment

EDUCATION

Mr. Vasquez graduated from Florida International University with a business management degree. He gained extensive experience in the fields of sales, marketing, business development, and design by working for behemoth corporations such as Televisa and Linkeo. These skills have allowed him to close multimillion dollar properties that have been headlined in major real estate articles.

Synergy Realty Advisors
42 NW 27 Ave #402
Miami, FL 33125
786.202.3303

9601 - 9611 SW 40TH ST



ANDROS SARDUY

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with ten years of experience in commercial real estate and luxury sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last ten years

- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land
- Waterfront homes and other luxury properties

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

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