

7373 PROFESSIONAL MEDICAL & PROFESSIONAL OFFICE

7373 SW 93RD AVE
MIAMI, FL 33173



7373 Sunset Professional

AVAILABLE FOR LEASE

Presented By,

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 **LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Lee & Associates presents 7373 Professional, a brand-new construction, state-of-the-art medical and professional office building offering premier space for lease in the heart of Kendall - Ready for Q4 2026 move-in. Designed to meet the needs of modern healthcare and business professionals, this new construction property provides flexible floor plans, high-end finishes, and ample parking. The building features contemporary architectural design, energy-efficient systems, and spacious layouts, making it ideal for medical practices, wellness centers, and professional offices. With excellent visibility and accessibility, this prime location is a perfect opportunity for tenants seeking a high-profile presence in a thriving suburban market.

Strategically positioned just 1.5 miles from Baptist Hospital Kendall, this office building is surrounded by a well-established medical and professional community. The property is situated near high-traffic retail corridors and is within walking distance to CVS, Walgreens, and other essential services, ensuring convenience for both tenants and visitors. With easy access to major thoroughfares, including the nearby Palmetto Expressway (SR 826) and SW 88th Street (Kendall Drive), commuting is seamless for professionals and clients alike. This prime location offers unparalleled connectivity to the greater Miami area while providing the benefits of a suburban business environment.



For more information, please contact one of the following individuals:

MARKET ADVISORS

AIDA NOLAN-RODRIGUEZ

Principal
305.987.9733
arodriguez@lee-associates.com

FOR LEASE



2,000 - 5,500 SF Available
\$38.00 SF/yr NET E/J



Q4 2026 New Construction Office:

- 5,500 SF Freestanding medical & professional office building
- Q4 2026 move-in ready suites with flexible layouts
- High-end finishes with modern architectural design
- Energy-efficient systems and state-of-the-art infrastructure
- Ideal for healthcare, wellness, and professional services



Prime Location in Kendall's Premier Medical Hub:

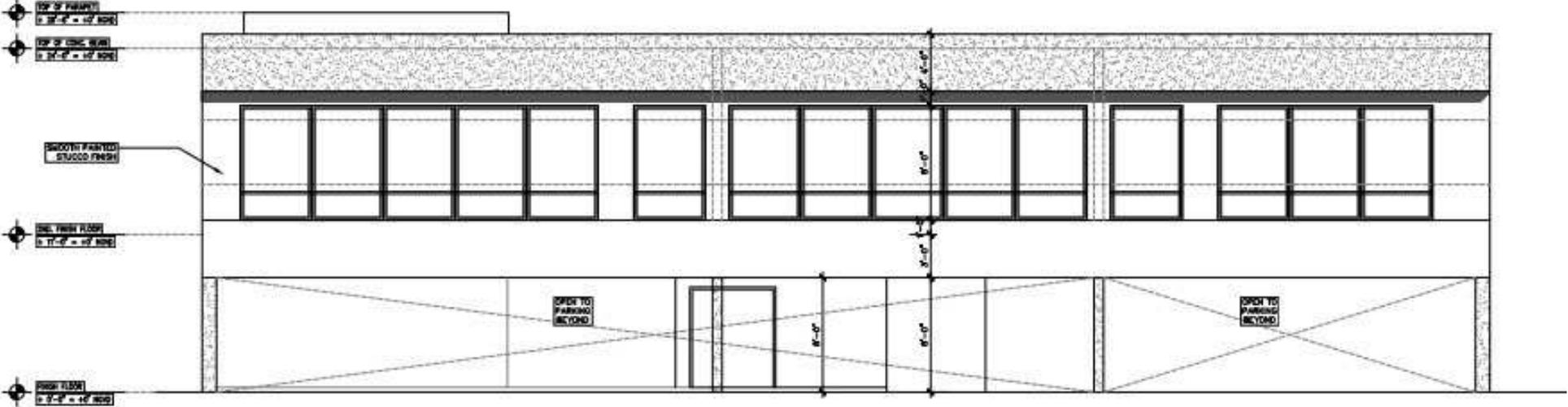
- 1.5 mi to Baptist Hospital Kendall
- 3 mi to Baptist Hospital South Miami
- Surrounded by established medical offices and professional businesses
- Close to top pharmacies including CVS and Walgreens
- Near retail corridors with grocery, restaurants, and essential services



Suburban Convenience, Great Access:

Easy access to major highways, including Palmetto Expressway (SR 826) & SW 88th St (Kendall Drive). Kendall's strong demographics support a vibrant business and healthcare market.

LEASE SPACES



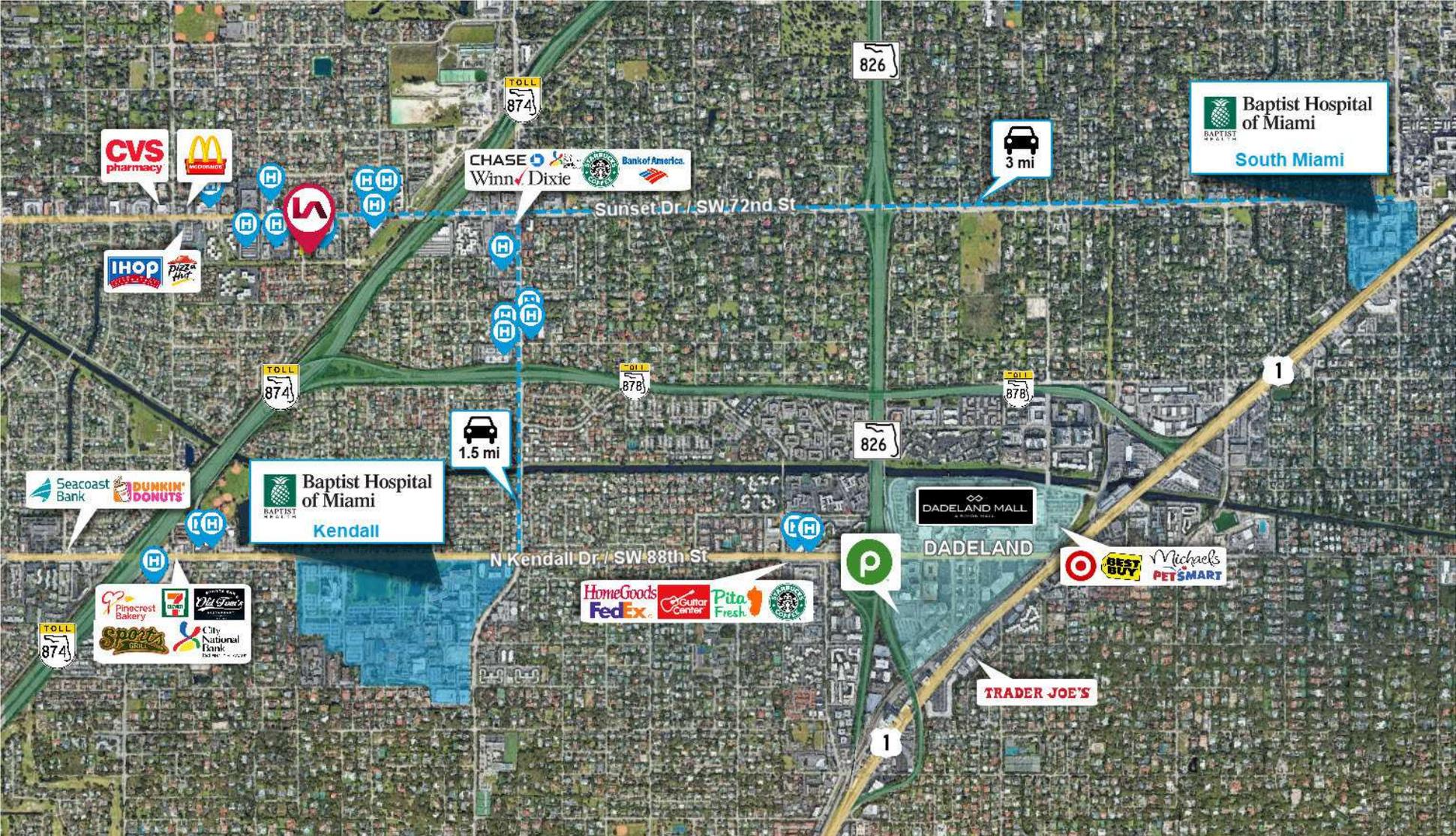
LEASE INFORMATION

LEASE TYPE: NET E/J LEASE TERM: Negotiable
 TOTAL SPACE: 2,000 - 5,500 SF LEASE RATE: \$38.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
7373 Professional	2,000 - 5,500 SF	NET E/J	\$38.00 SF/yr

PROXIMATE TO MAJOR HOSPITALS AND CORRIDORS



DEMOGRAPHIC PROFILE

— KEY FACTS —

130,871
Total Population

\$126,780
Average Household Income

44.7
Median Age

2.6
Average Household Size

EDUCATION

9%
No High School Diploma

22%
High School Graduate

24%
Some College

45%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes

EMPLOYMENT TRENDS

15% White Collar

73% Blue Collar

12% Services

Unemployment Rate 1.2%

DAYTIME POPULATION

Total Daytime Population	Daytime Population: Workers	Daytime Population: Residents
163,773	104,459	59,314

BUSINESS

10,610 Total Businesses	91,615 Total Employees	16,167,501,116 Total Sales
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COMMUTING TRENDS

3% Took Public Transportation

8% Carpooled

1% Walked

0% Bicycled

NEARBY AMENITIES

498
Number of Restaurants

1,682
Retail Businesses