

1000 NW 23rd St

1000 NW 23rd St, Miami, FL 33127



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Property Details

The Building can be shown only on Wednesday from 10 AM to 12 PM. Please open attachment "Multiple Videos and Economic Development of the area The Next Wyndwood" The Total Retail Food & Drinks Demand within a Five , Ten and Fifteen minutes Driving Radius is around \$293 Million , \$2.2 and \$5.5 Billion Dollars. See attachment Retail Market Profile 5 10 15 minutes radius driving time.

The Miami Health District is the second largest health district in the US. It encompasses 153 acres and features two million square feet of laboratories and research facilities. The Health District is one of Miami's largest employment hubs with an employment payroll of \$1.9 billion dollars. See attachment Civica Center

Easily accessible by all major Miami-Dade Expressways with visual frontage along the north side of SR-836, Dolphin Expressway, where the daily vehicular traffic is in excess of 135,000 cars per day. Accessible by public transportation via the Miami Trolley route – Civic/Health District and nearby Metrorail station
Daytime population of over 350,000 within a three-mile radius.

It's home to one of the busiest trauma centers in the nation, the Ryder Trauma Center and a variety of civic buildings, universities and medical research institutions. Jackson Memorial Hospital will undergo an \$830 million dollar voter approved renovation that will include a new rehabilitation hospital and pediatric outpatient center and an additional 2 million square feet is planned for the UM Life Science and Technology Park.

HOSPITALS AND RESEARCH INSTITUTES

Bascom Palmer Eye Institute, Diabetes Research Institute, Holtz Children's Hospital, Jackson Memorial Hospital, Lois Pope Life Center, Miami Transplant Institute, Miami VA Healthcare System, Schoninger Research Quadrangle, Sylvester Comprehensive Cancer Center and the University of Miami Hospital

UNIVERSITIES

Lindsey Hopkins Technical Education Center, Miami- Dade College Medical Campus and the University of Miami Miller School of Medicine (1,500 faculty physicians and 8,200 employees)

CIVIC BUILDINGS

Miami-Dade Medical Examiner, Miami-Dade Health Department, Miami-Dade State Attorney, Miami-Dade Public Defender and the Richard E. Gerstein Justice Building

Price:	\$7,998,800
Property Type:	Industrial
Property Sub-type:	Warehouse
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	1.01 AC
Rentable Building Area	28,902 SF
:	:
Rentable Building Area	28,902 SF
:	:
No. Stories:	1
Year Built:	1946
Tenancy:	Multiple
Parking Ratio:	3/1,000 SF
Clear Ceiling Height:	18 FT
No. Dock-High Doors/Loading	3
:	:
No. Drive In / Grade-Level Doors	2
:	:

Price: \$7,998,800

- North of the Jackson Memorial Hospital Health District bounded by NW 20th St and the Dolphin Expressway
- River Landing: eight-acre, two million-square-foot mixed-use development, with 426,000 SF of retail and 475 market apartments. 1500 NW N River Dr.
- The Building can be shown only on Wednesday from 10 AM to 12 PM. This is an exclusive listing if you contact the owner your commission is forfeited
- Make appointment to show the property 24 hr in advance with Juan V Antunez. Walkability score 89.

View the full listing here: <http://www.loopnet.com/Listing/1000-NW-23rd-St-Miami-FL/11244586/>

For more listing information visit:
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Major Tenant Information

Tenant	SF Occupied	Lease Expired
Highest and Best Use is for an Owner-User	500	

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Location



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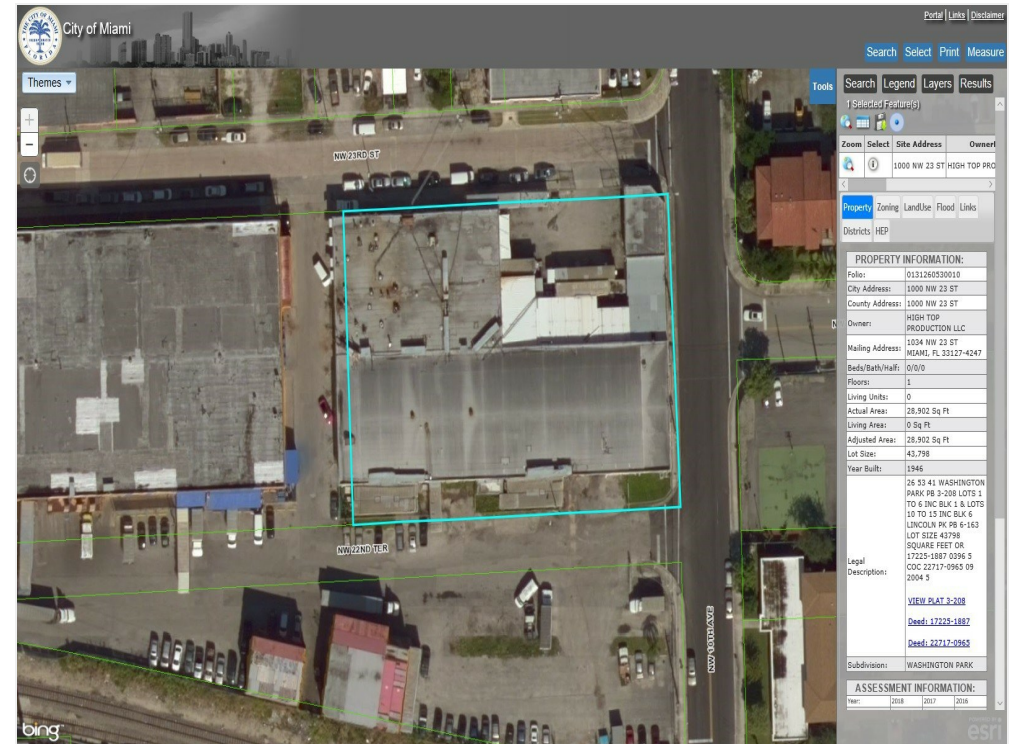
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Property Photos



site plan 1000 NW 23 St



site plan zoning information

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Property Photos



View from the north high top rubell plaza center



showing rubell 1100 NW 23 St & Plaza 1200 NW 22 St

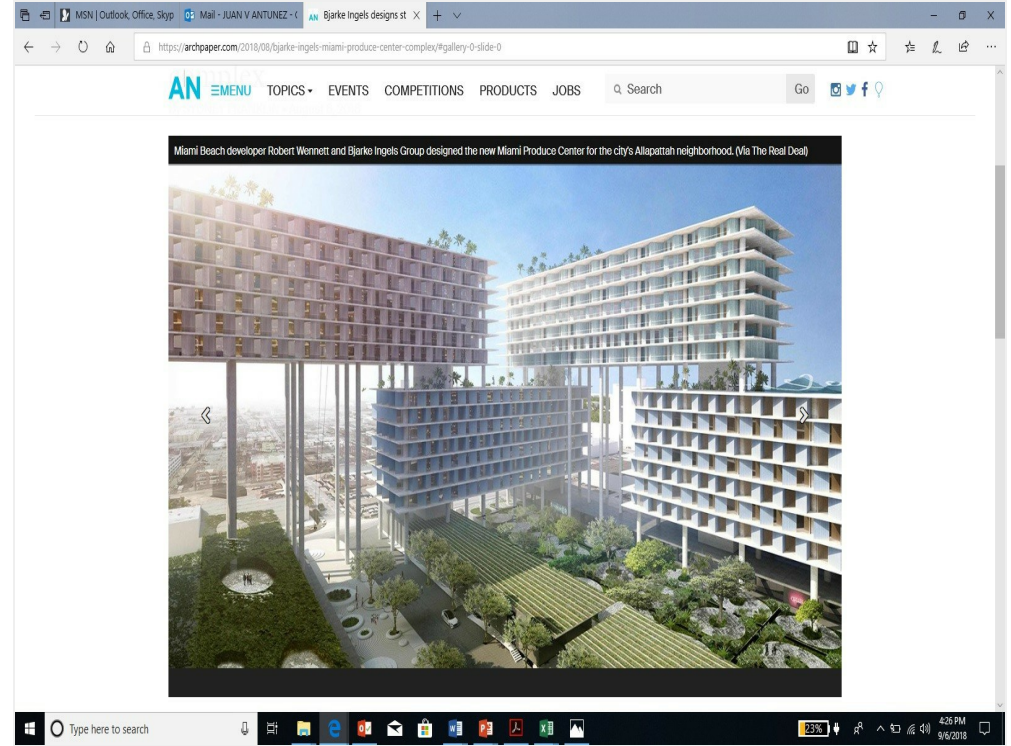
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Property Photos



Rubell museum 1100 Nw 23 St



Miami Produce Center 1200 NW 23 St

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Property Photos



1 show area proximity to metrorail

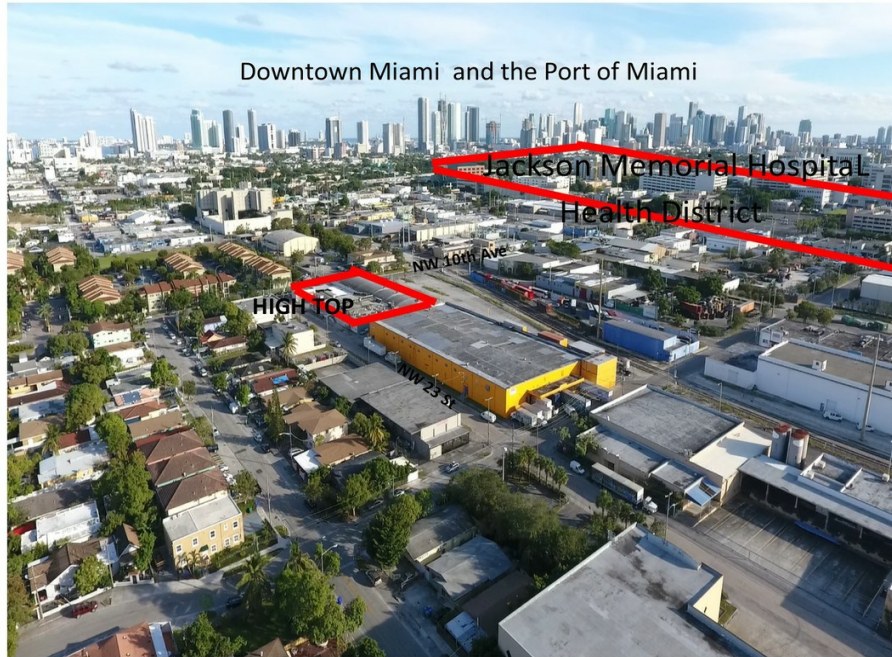


Looking East from NW 10 Av

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Property Photos



Westerly View of area showing Donton and Port of Miami Health District



easterly view

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Property Photos



Looking East



Looking East from NW 10 Av

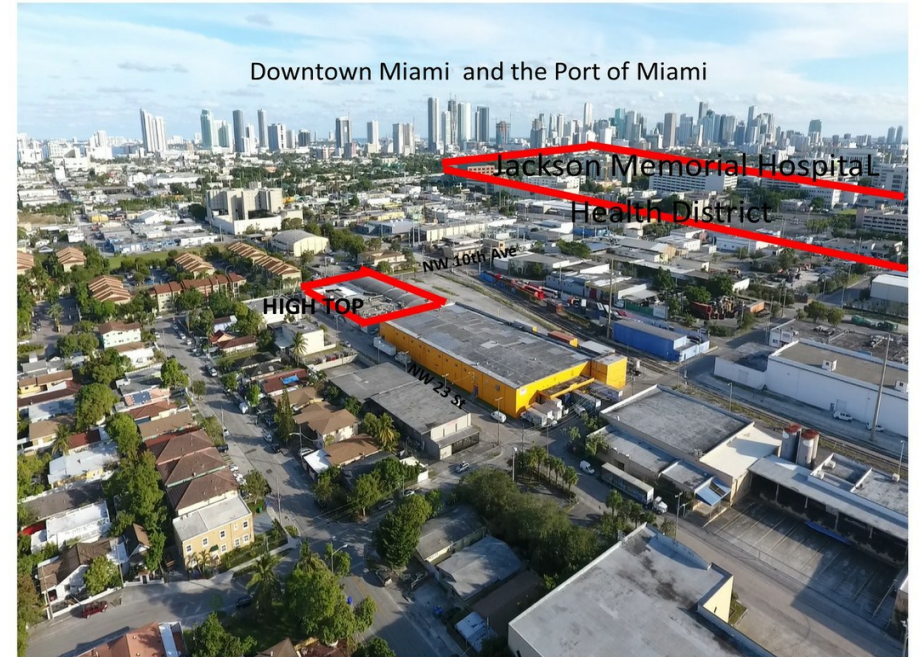
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Property Photos



Looking East from 12 ave



Westerly View of area showing Donton and Port of Miami Health District

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Property Photos



2nd best show corner nw 12 ave area metrorail



Produce area west of 12th Ave

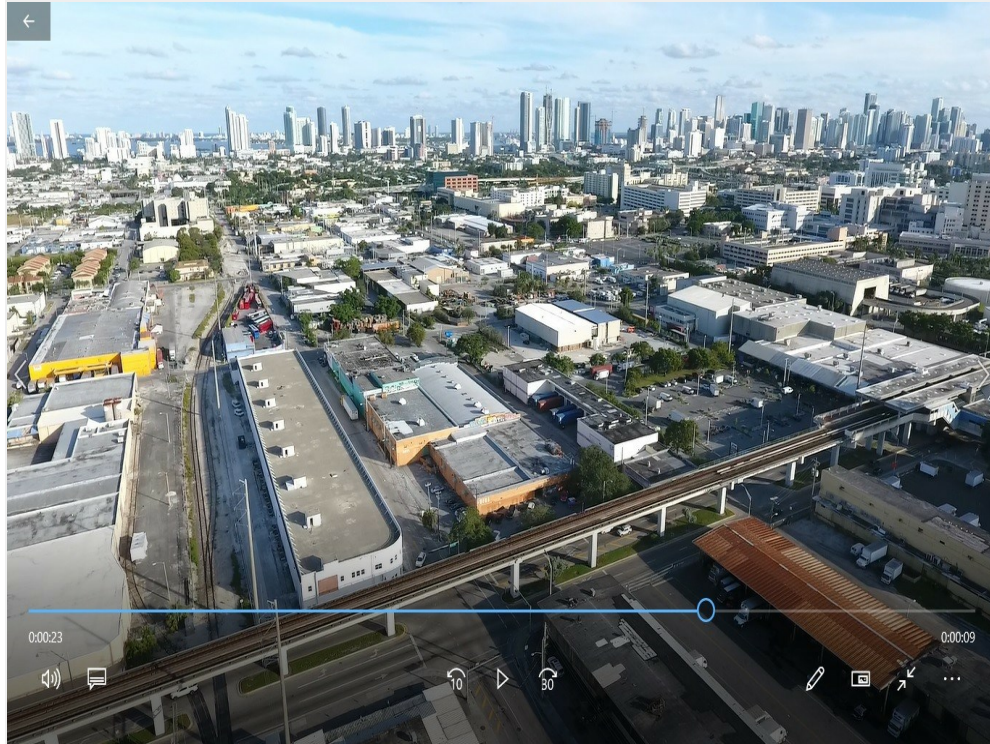
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Property Photos



view from 12th ave showing metro rail good



View along NW 22 Terr

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Property Photos



View along NW 22 Ter



Meat Processing Plant Building (3)

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Property Photos



View from the West on NW 23 St



View from the South

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Property Photos



Interior view



Interior view

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Property Photos



Looking South down 10th Ave toward The Health District



Looking toward 12th Ave from NW 10th Ave and NW 23 St