

# SUNSET SQUARE

9945 SUNSET DRIVE | MIAMI, FL 33173



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# SUNSET SQUARE

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# PROPERTY OVERVIEW

Sunset Square is a state-of-the-art, Class A medical office building now under construction in the heart of South Miami's premier healthcare corridor. Delivery is scheduled for the fourth quarter of 2026, with pre-leasing now underway.

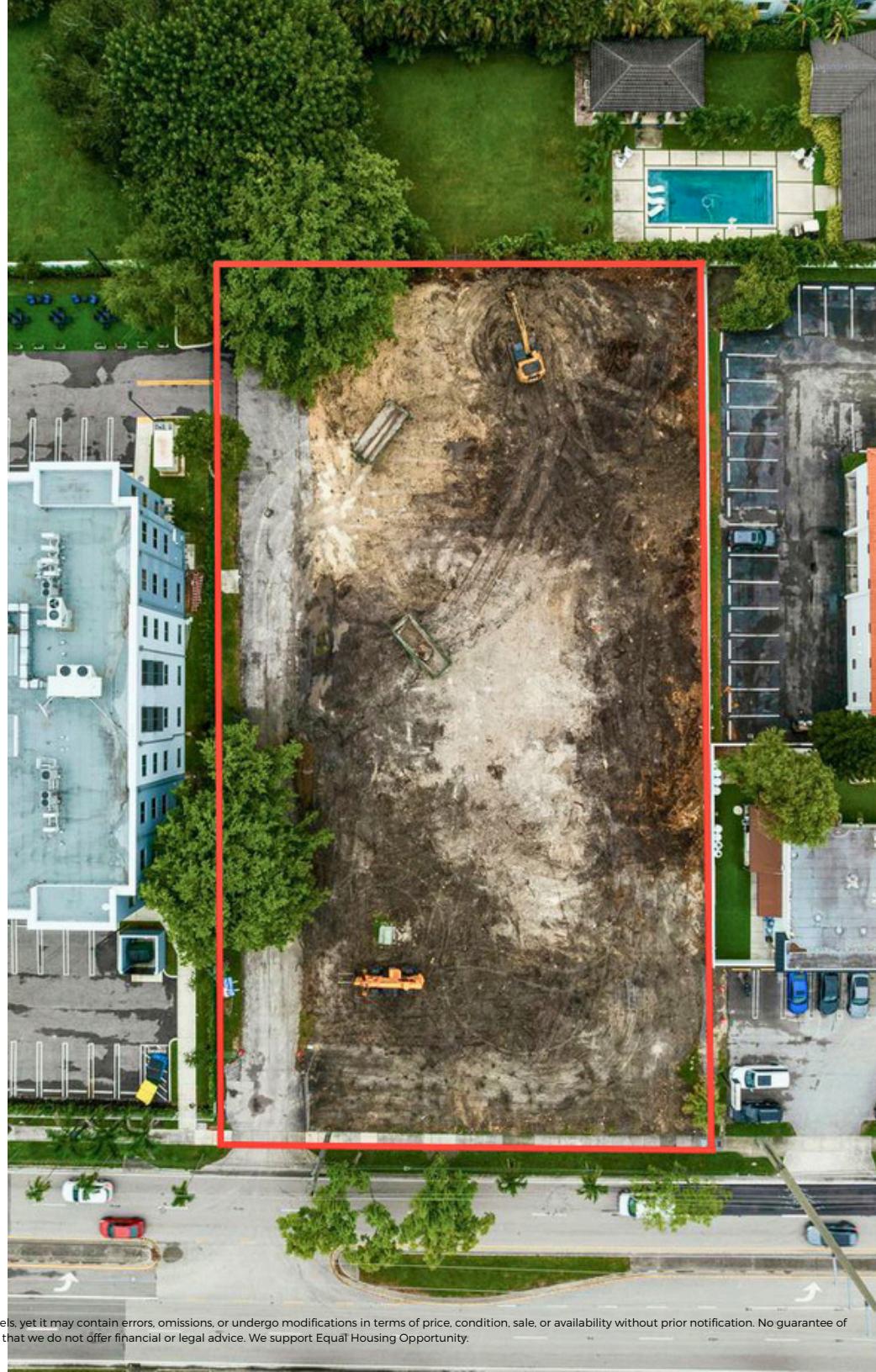
Strategically located just minutes from Baptist Hospital and South Miami Hospital, Sunset Square offers exceptional access via Sunset Drive, US-1, and the Palmetto Expressway (SR-826). The project is designed to serve as a flagship home for healthcare providers seeking a modern, efficient, and highly visible medical environment.

The building totals 28,488 RSF and can accommodate a single-tenant headquarters or be divided into suites ranging from 2,302 RSF to 9,496 RSF per floor. Flexible configurations allow for combinations such as 4,748 RSF or 7,194 RSF to meet diverse practice needs.

Sunset Square will feature contemporary architecture, advanced building systems, ample parking, elevator access, and premium visibility along Sunset Drive, making it one of the most anticipated medical developments in South Miami.

## PROPERTY HIGHLIGHTS

- Total RSF: 28,488
- Suite Sizes: 2,302-9,496 RSF
- Delivery: Q4 2026 (construction underway)
- Prime medical corridor near Baptist & South Miami Hospitals
- Ideal for a single user or multi-user
- Leas Rate \$50/SF NN (NN estimated at \$13/sf)

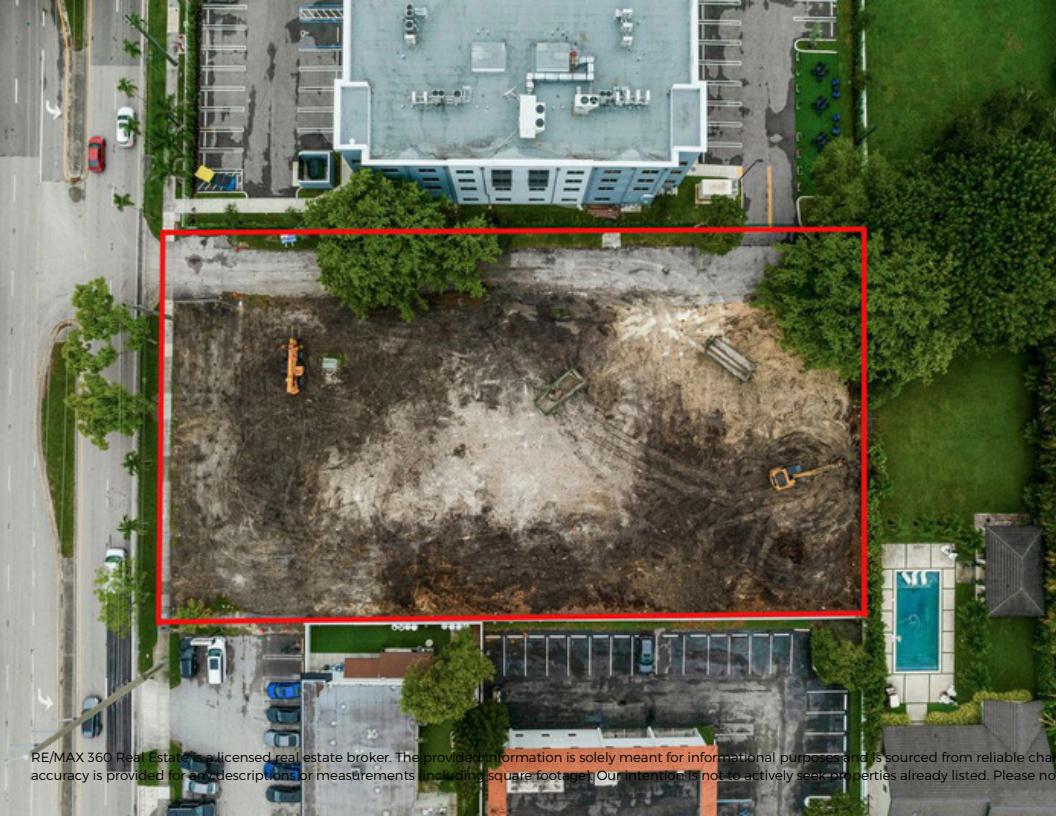
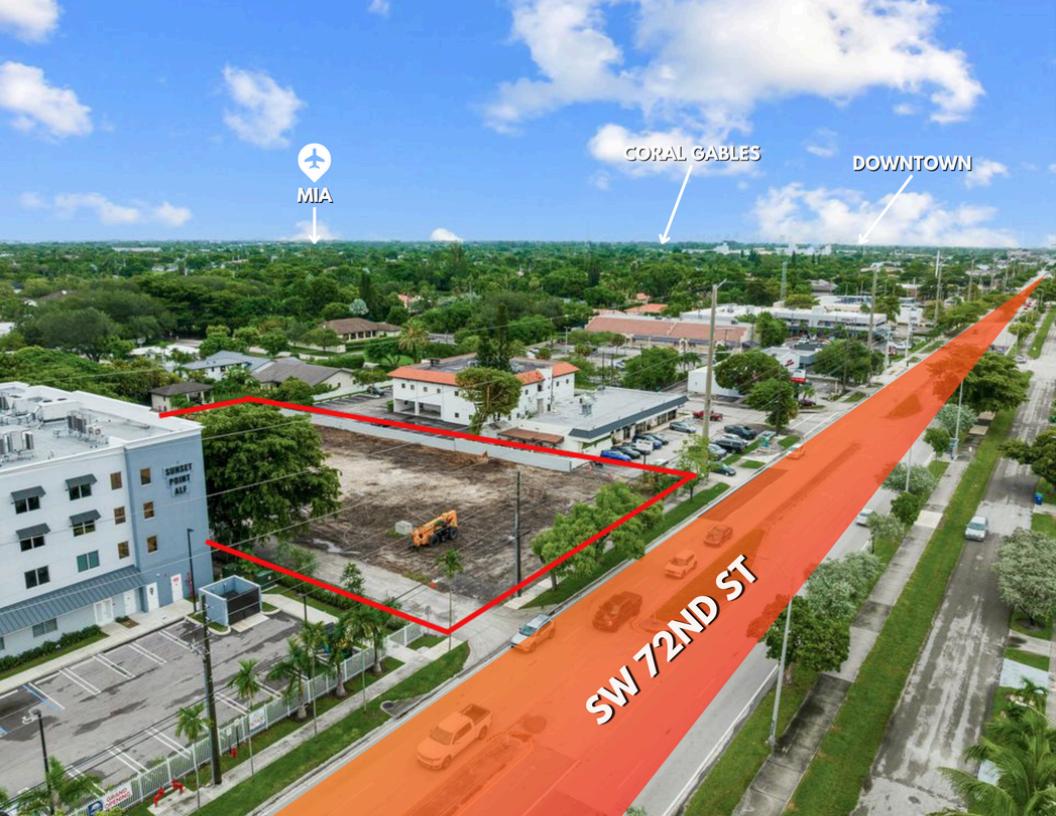




**Central to Major Medical Hubs:** The building is ideally located within a short drive from some of Miami's leading hospitals and medical centers. We are just minutes away from the renowned Baptist Hospital, providing an effortless commute for healthcare practitioners and their clients.

Similarly, South Miami Hospital and Kendall Regional Medical Center are conveniently close, ensuring a quick and easy connection to major healthcare ecosystems.

**Accessibility and Visibility:** Situated on a bustling street in Miami, the building boasts excellent visibility, making it easy for patients to locate and access. The proximity to major highways like the Palmetto Expressway and the Don Shula Expressway ensures smooth travel for patients and staff, significantly reducing transit time.



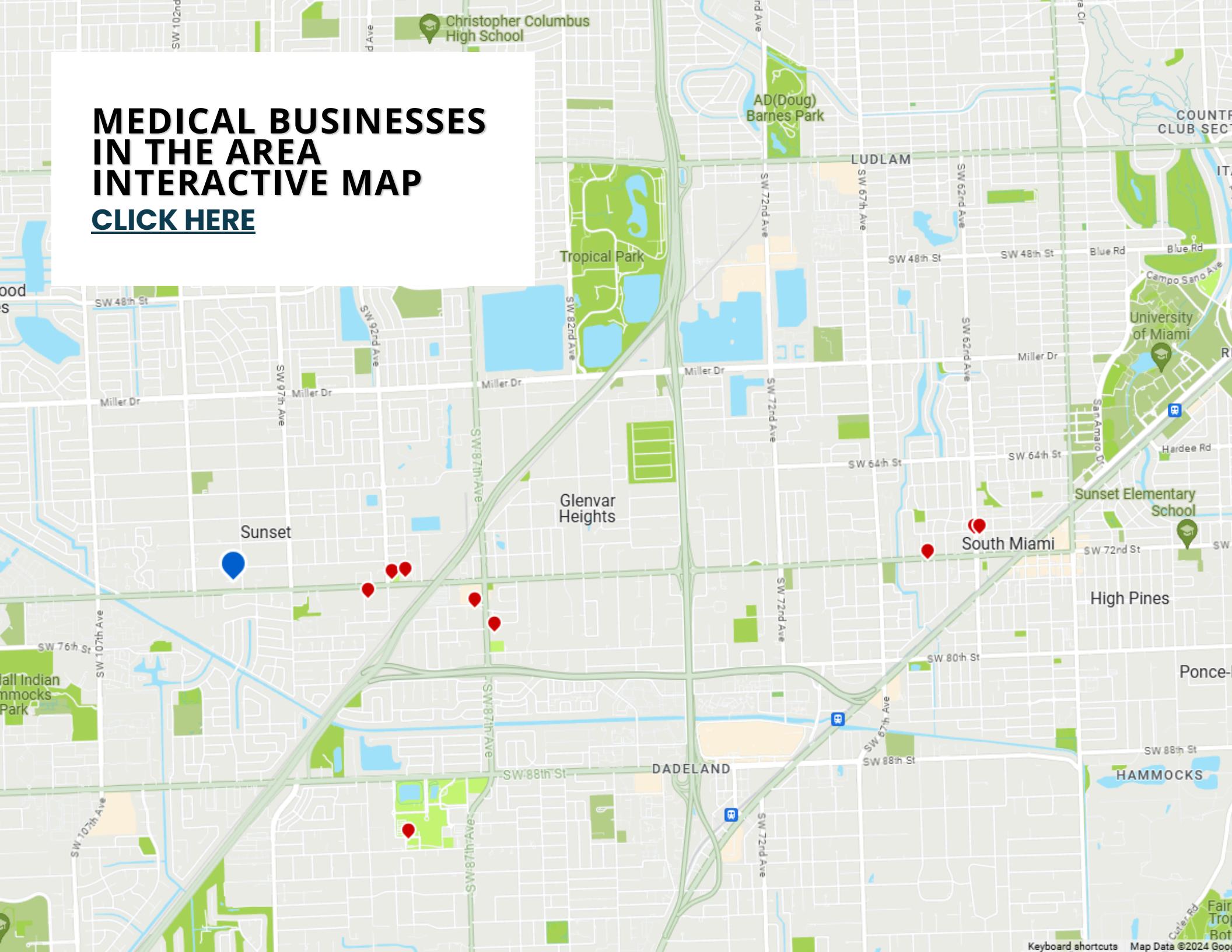


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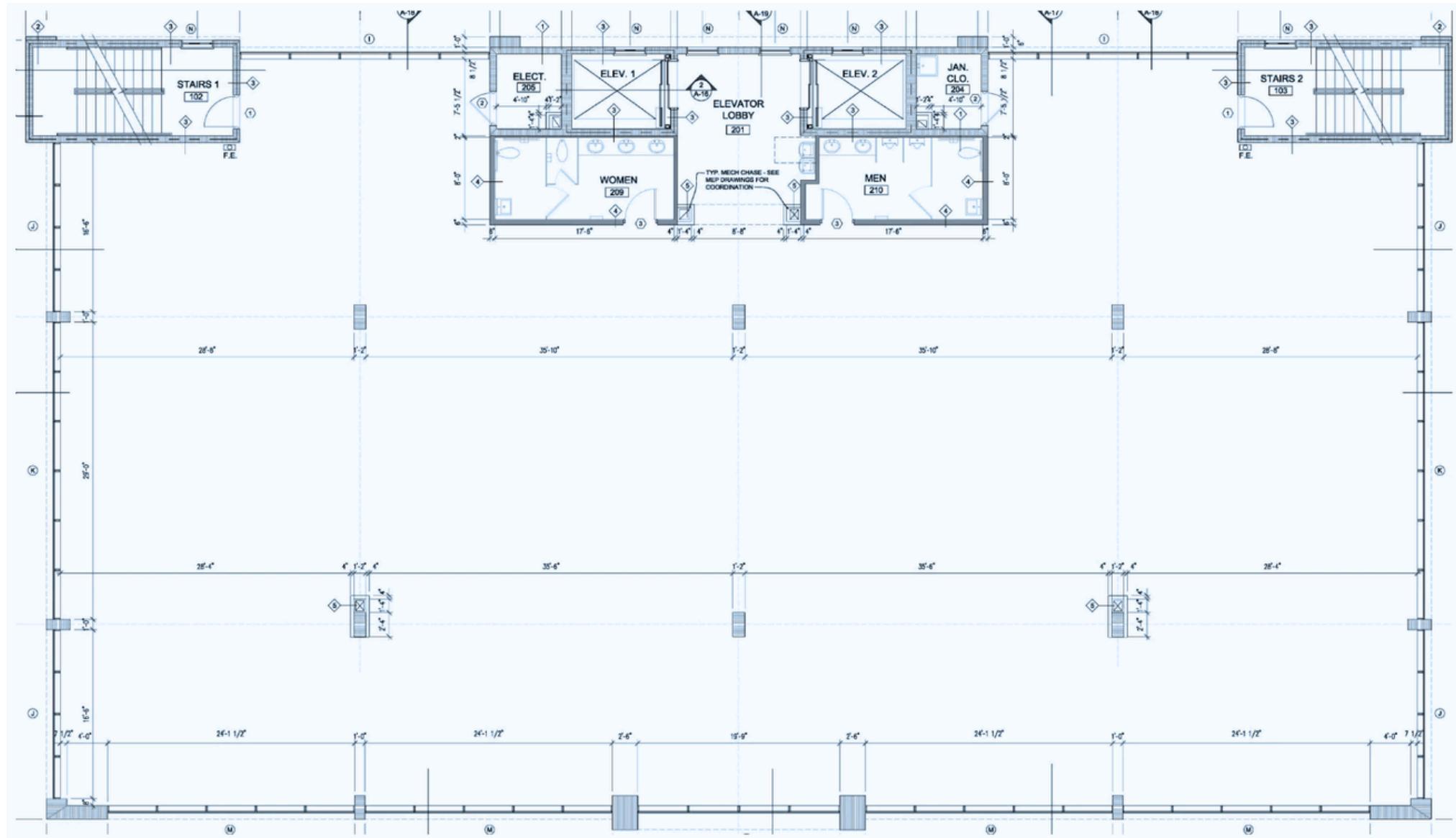
# MEDICAL BUSINESSES IN THE AREA INTERACTIVE MAP

**CLICK HERE**

 Christopher Columbus  
High School



Keyboard shortcuts



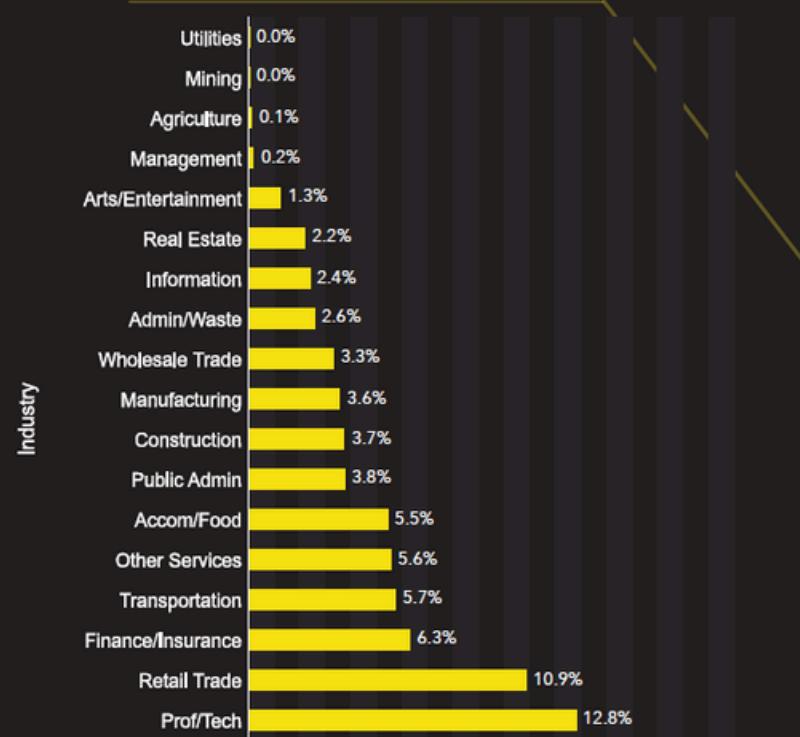
# ECONOMIC DEVELOPMENT PROFILE

## Economic Development Profile

9945 Sunset Dr, Miami, Florida, 33173

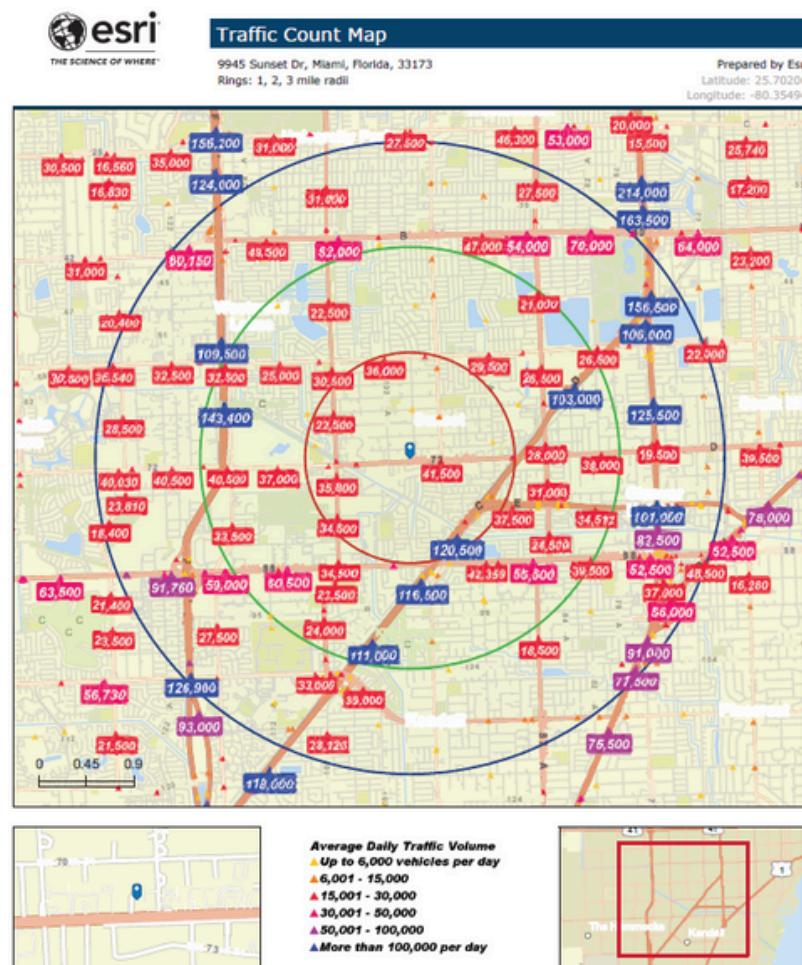
### Ring of 1 mile

## Labor Force by Industry



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# TRAFFIC STUDY



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RESIDENTIAL | COMMERCIAL | MANAGEMENT



BILLY PLANES, CCIM

REMAX 360 REAL ESTATE

BROKER | OWNER

305.772.8513

BP@COMMERCIALMAX.NET



AGUSTIN DUARTE, CCIM

REMAX 360 REAL ESTATE

BROKER | OWNER

305.450.5992

ADUARTE@360MIAMIREALESTATE.COM

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[WWW.MIAMICRE360.COM](http://WWW.MIAMICRE360.COM)