

# OFFICE FLEX SPACE PLAZA

4615 NW 72ND AVE  
MIAMI, FL 33166

FOR LEASE



LEE &  
ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

7925 NW 12th Street, Suite 301, Miami, FL 33126 | 305.235.1500 | leesouthflorida.com



## PRESENTED BY:

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates South Florida presents available office space for lease in the desirable Miami Airport West Submarket. Located off Milam Dairy Road, the building enjoys excellent visibility and traffic count of over 32,500 vehicles a day . The property offers great accessibility located between Palmetto Expressway - 826 and East Okeechobee Road.



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

## MARKET ADVISORS

**MATTHEW ROTOLANTE, SIOR, CCIM**  
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Senior Vice President  
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## PROPERTY HIGHLIGHTS

- Office Space Available
- Porcelain Floors
- Traffic Count 32,500 AADT on Milam Dairy Road
- Located in the Medley Neighborhood Proximate to Miami International Airport
- Signage Options Available



**Office Flex Space Plaza**



**Prime Location:**  
Miami Airport West



**Exceptional Freeway Access:**  
Centrally located east of Milam Road, a primary six-lane, divided arterial connecting to the Palmetto Expressway (826)  
3 miles away from Miami International Airport.

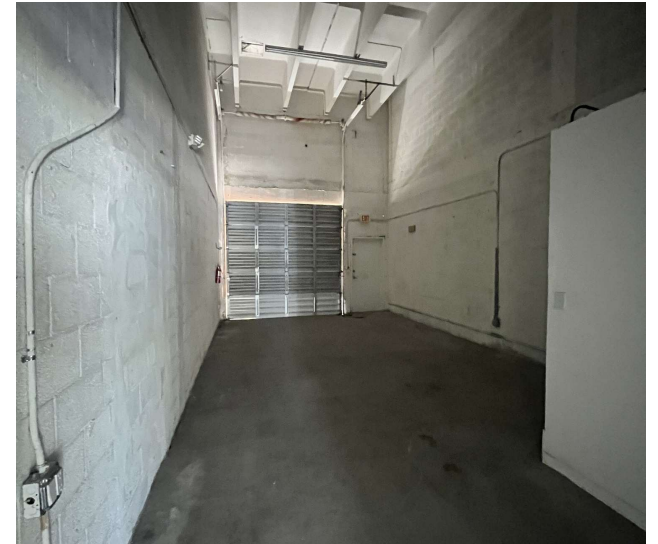
# LEASE SPACES

## AVAILABLE SPACES

| SUITE    | TENANT    | SIZE (SF) | LEASE TYPE     | LEASE RATE        |
|----------|-----------|-----------|----------------|-------------------|
| Unit 105 | Available | 940 SF    | Modified Gross | \$1,950 per month |
| Unit 108 | Available | 940 SF    | Modified Gross | \$2,000 per month |



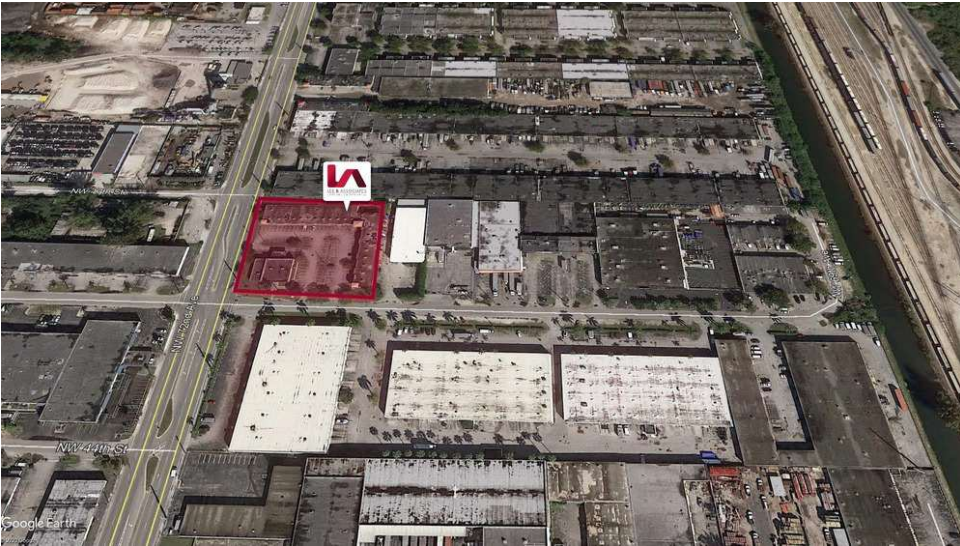
# UNIT 105



# SUITE 108

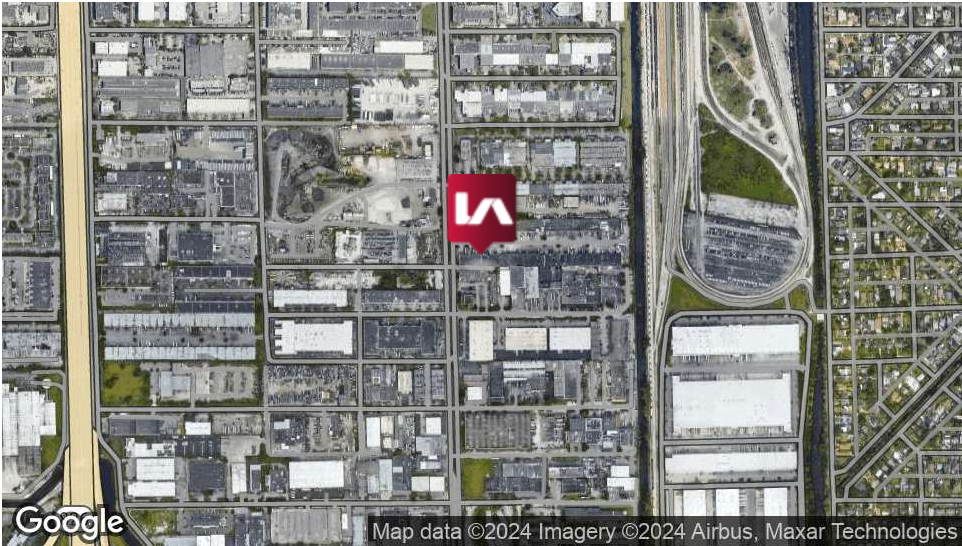
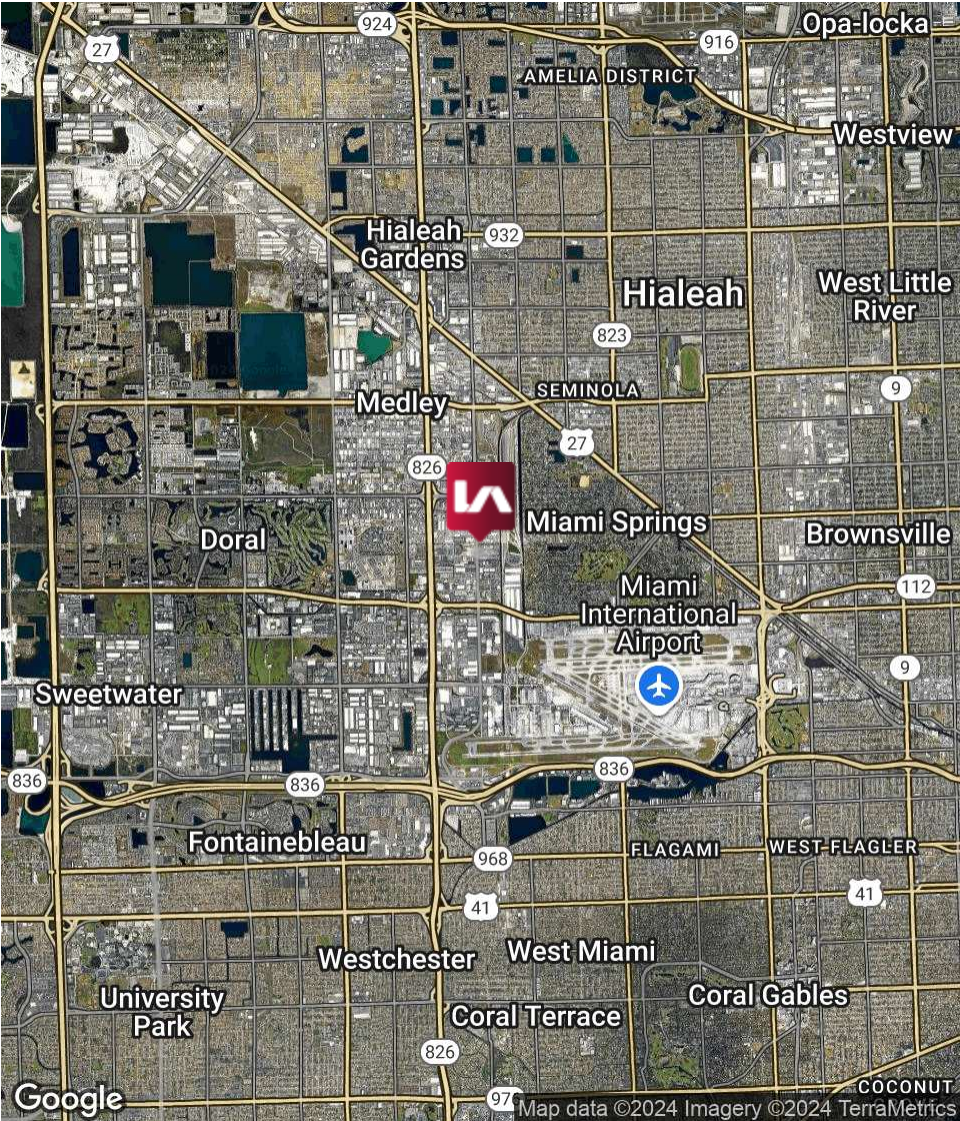


# PROPERTY DETAILS



| LOCATION INFORMATION |                             |
|----------------------|-----------------------------|
| BUILDING NAME        | Office Flex Space Plaza     |
| STREET ADDRESS       | 4615 NW 72nd Ave            |
| CITY, STATE, ZIP     | Miami, FL 33166             |
| COUNTY               | Miami-Dade                  |
| MARKET               | Airport West                |
| SUB-MARKET           | South Florida               |
| CROSS-STREETS        | NW 72nd Ave / NW 46th St    |
| NEAREST HIGHWAY      | Palmetto Expressway         |
| NEAREST AIRPORT      | Miami International Airport |
| BUILDING INFORMATION |                             |
| BUILDING CLASS       | C                           |
| TENANCY              | Multiple                    |
| NUMBER OF FLOORS     | 1                           |
| YEAR BUILT           | 1970                        |

# LOCATION MAPS



## LOCATION OVERVIEW

The Milam Industrial Center is located on Milam Dairy Road - NW 72nd Ave and NW 46th Street, 3 miles away from Miami International Airport. Centrally located east of Milam Road, a primary six-lane, divided arterial connecting to the Palmetto Expressway (826).

## CITY INFORMATION

|                  |                             |
|------------------|-----------------------------|
| CITY:            | Miami                       |
| MARKET:          | Airport West                |
| CROSS STREETS:   | NW 72nd Ave / NW 46th St    |
| NEAREST HIGHWAY: | Palmetto Expressway         |
| NEAREST AIRPORT: | Miami International Airport |

# DEMOGRAPHIC PROFILE OFFICE

## — KEY FACTS —

**1,372,761**  
Total Population

**\$86,237**  
Average Household Income

**40.8**  
Median Age

**2.7**  
Average Household Size

### EDUCATION

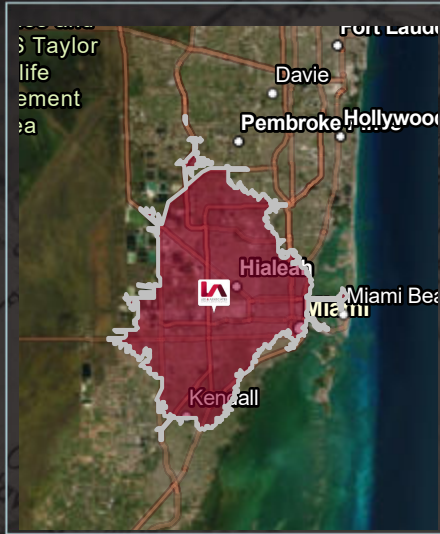
**17%**  
No High School Diploma

**28%**  
High School Graduate

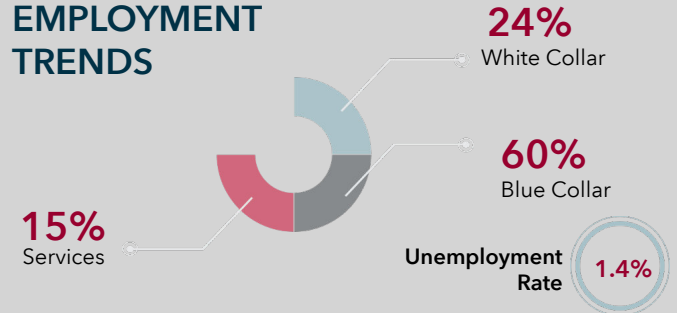
**22%**  
Some College

**33%**  
Bachelor's/Grad/Prof Degree

## Drive time of 20 minutes



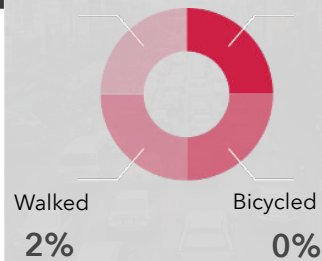
### EMPLOYMENT TRENDS



### COMMUTING TRENDS

**4%** Took Public Transportation

**9%** Carpooled



### NEARBY AMENITIES



**4,701**  
Number of Restaurants

### DAYTIME POPULATION

Total Daytime Population  
**1,574,545**

Daytime Population: Workers  
**885,822**

Daytime Population: Residents  
**688,723**

### BUSINESS



**110,500**  
Total Businesses



**832,076**  
Total Employees



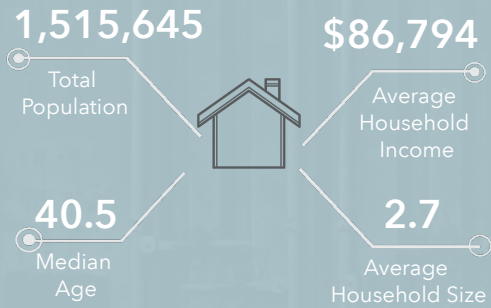
**150,818,218,894**  
Total Sales

**18,843**  
Retail Businesses



# DEMOGRAPHIC PROFILE INDUSTRIAL

## KEY FACTS

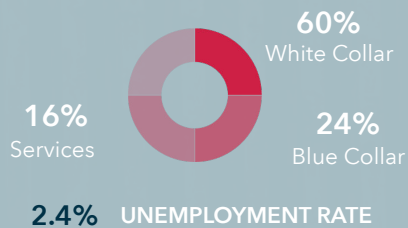


## DAYTIME POPULATION

Total Daytime Population  
**1,727,457**

Residents 778,215      Workers 949,242

## EMPLOYMENT



## BUSINESS & INDUSTRY



### Transportation/Warehouse

3,377 Businesses      \$7,535,925 Sales

41,384 Employees

### Manufacturing

4,000 Businesses      \$5,474,199 Sales

33,728 Employees

### Wholesale Trade

5,385 Businesses      \$59,957,532 Sales

51,380 Employees

Drive time of 20 minutes

