

# FREESTANDING MEDICAL OFFICE BUILDING

2380-2390 NW 7TH ST  
MIAMI, FL 33125

## FOR LEASE

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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# PROPERTY SUMMARY

## PROPERTY OVERVIEW

Lee & Associates presents a Freestanding 14,112 SF two-story medical office building, situated on a 0.40-acre corner property in Little Havana, Miami. The building is built out entirely for state of the medical facility spanning 14,112 SF complete with patient waiting rooms, exam rooms with plumbing, MRI and X-Ray rooms, Biopsy room and offers fully air-conditioned spaces. The building recently underwent renovations, including a new roof and an updated outdoor patio area. Additionally, it offers optional signage exposure to approximately 29,000 vehicles per day, ensuring visibility and brand promotion opportunities. Positioned on NW 7th Street, just a few blocks from the major thoroughfare 27th Ave, The strategic location offers exceptional access to the UM/Jackson Health District and Downtown/Brickell, making it an ideal hub for businesses. The building provides excellent accessibility, being only 0.8 miles from the Dolphin Expressway SR/836, 3.1 miles from I-95, and 5.9 miles from the Palmetto Expressway SR/826, as well as proximity to Miami International Airport (8.6 miles) and Fort Lauderdale-Hollywood International Airport (24.8 miles).



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

## MARKET ADVISORS

### AIDA NOLAN-RODRIGUEZ

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### ELIAS PORRAS, SIOR

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## LEASE RATE: \$44/SF/YR (NNN)

- 14,112 Medical Office Built-Out with Waiting Rooms, Exam Rooms, MRI & X-Ray Rooms, Biopsy Room & More
- Ideal leasing opportunity for businesses seeking a prominent presence in Miami near UM/Jackson Health District
- Optional signage exposure to 29,000 vehicles per day for enhanced visibility.



### Medical Office Facility:

14,112 SF Freestanding Medical Office  
Two-Stories on Corner Parcel  
Recent Renovations Include New Roof



### Prime Location:

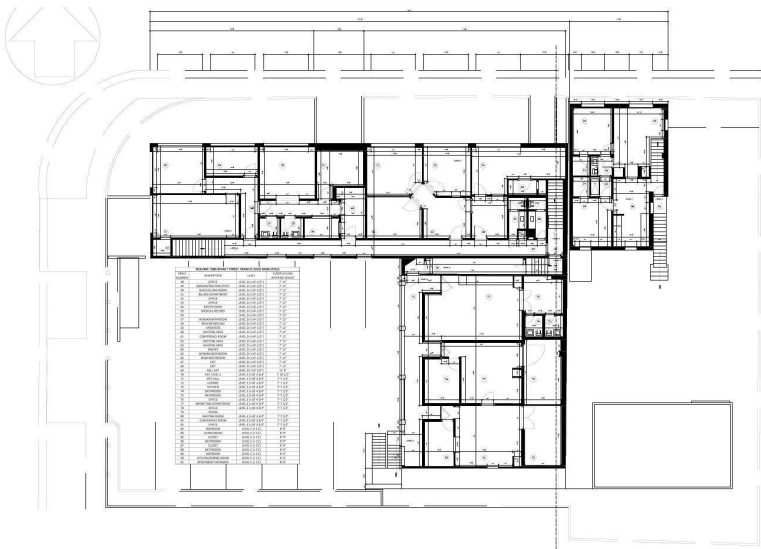
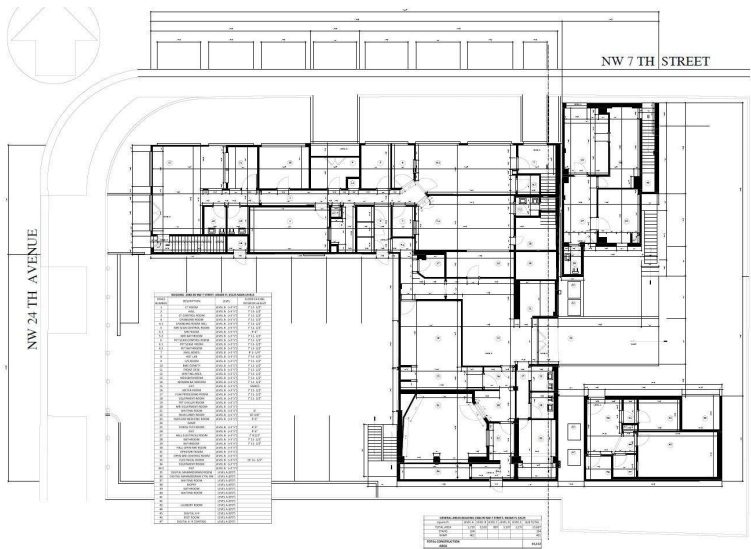
UM/Jackson Health District and  
Downtown/Brickell.



### Exceptional Freeway Access:

0.8 miles from Dolphin Expy SR/836  
3.1 miles from I-955  
9 miles to Palmetto Expy SR/826  
8.6 miles to Miami Int'l Airport  
24.8 miles to FLL Int'l Airport

# AVAILABLE FOR LEASE



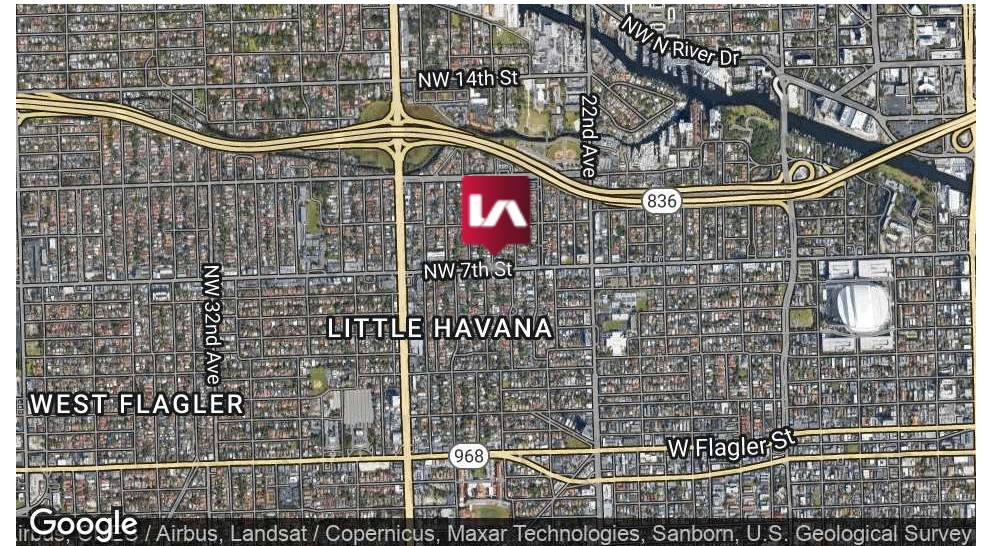
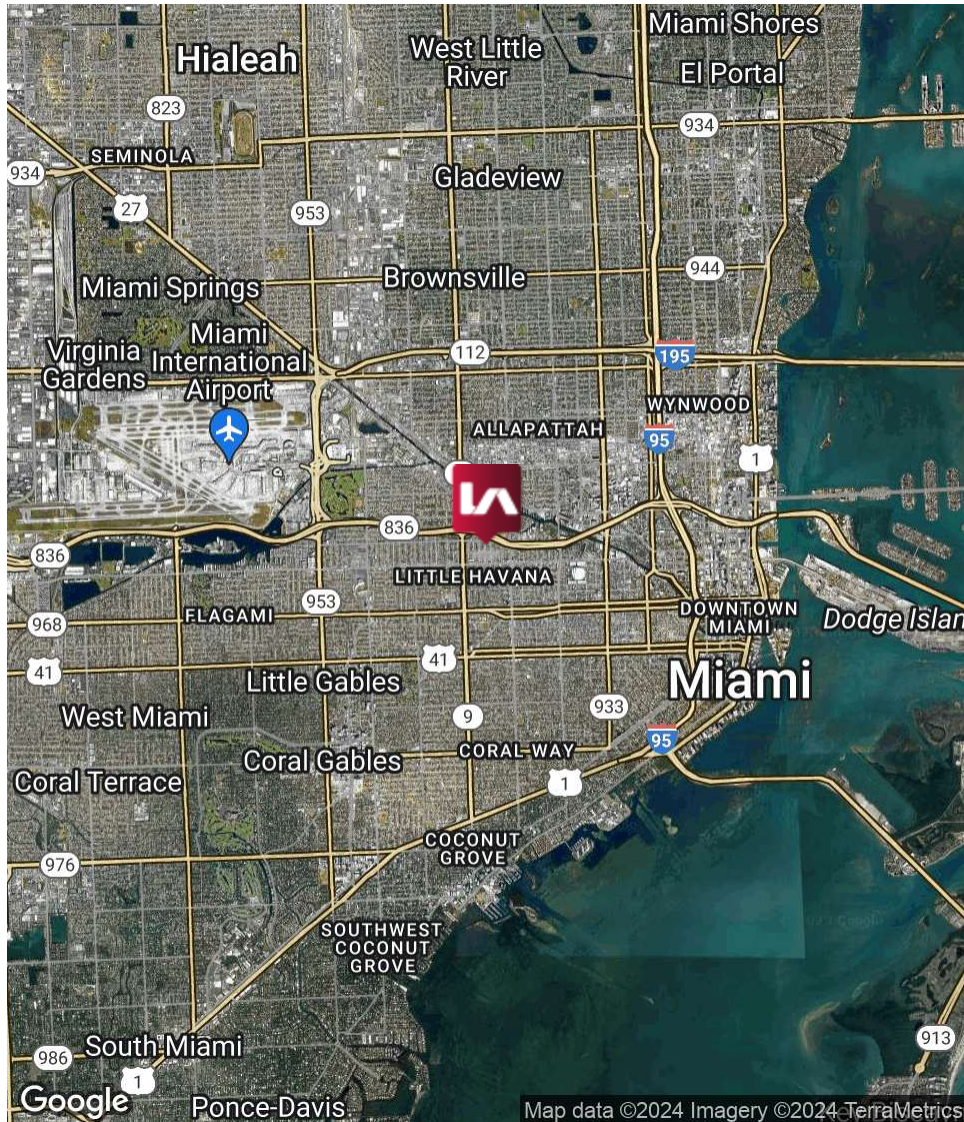
## LEASE INFORMATION

|              |           |             |               |
|--------------|-----------|-------------|---------------|
| LEASE TYPE:  | NNN       | LEASE TERM: | Negotiable    |
| TOTAL SPACE: | 14,112 SF | LEASE RATE: | \$44.00 SF/yr |

## AVAILABLE SPACES

| SUITE     | TENANT    | SIZE (SF) | LEASE TYPE | LEASE RATE    | DESCRIPTION                                                                                                                                                                                            |
|-----------|-----------|-----------|------------|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2380-2390 | Available | 14,112 SF | NNN        | \$44.00 SF/yr | The freestanding building is built out entirely for a state of the medical facility spanning 14,112 SF complete with patient waiting rooms, exam rooms with plumbing, MRI and X-Ray rooms, Biopsy room |

## LOCATION MAPS



## LOCATION OVERVIEW

Located in Little Havana on NW 7th Street, just a couple of blocks away from major thoroughfare 27th Ave. The building has excellent accessibility just 0.8 miles away from Dolphin Expressway SR/836, 3.1 miles from I-95, and 5.9 miles from Palmetto Expressway SR/826. Miami International Airport is 8.6 miles away roughly a 19-minute drive, and Fort Lauderdale-Hollywood International Airport is 24.8 miles.

## CITY INFORMATION

**CITY:** Miami

**NEAREST HIGHWAY:** Dolphin Expy

**NEAREST AIRPORT:** Miami International Aripot

# DEMOGRAPHIC PROFILE

## — KEY FACTS —

