



PROFESSIONAL OFFICE

Miami- Kendall

Class A buildings are the highest quality of commercial real estate and are typically used for medical and professional office spaces. This particular building is a great example of a **Class A building, offering 60% medical space and 40% professional office space**. The unit is an open space ready for business. It is conveniently located close to highway access, with plenty of parking spaces available. The surrounding area is full of entertainment options.

The building itself is modern and well-maintained, with high-end finishes and amenities. It has a spacious lobby, multiple elevators, and plenty of natural light.

The building also has a variety of safety features, such as fire alarms, ESFR sprinklers, 24/7 security.

- 24 Hour Access Controlled Access - Property Manager on Site - Security System - 24/7 - Central Heating - DDA Compliance - High Ceilings - 3 Elevators - Natural Light - Partitioned Offices - Plug & Play - Reception area - Tenant AC control - Parking Ratio 6.58 /1000 - **Also available for SALE.** price upon request. call for more info. 305 909 0077

FOR LEASE

8501 SW 124th Ave.

Miami, FL. 33183

Tenant Occupied. please
CALL for appointments.

ANNUAL RENT:

\$37.00 /SF. NNN

RSF: 1,254 Sq. Ft.



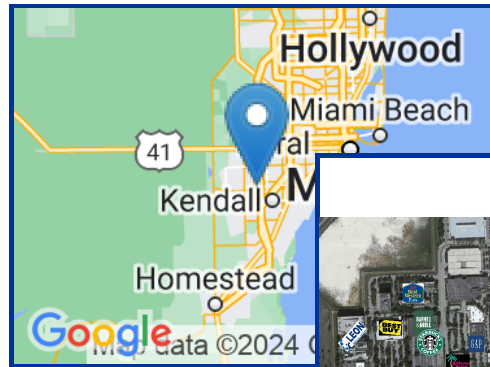
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Tenant Occupied. please
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