

RED 57

MEDICAL & PROFESSIONAL SUITES

701-707 NW 57TH AVE,
MIAMI, FL 33126

FOR LEASE

Presented By,

BERT CHECA

Principal

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MATTHEW KATZEN

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COMMERCIAL REAL ESTATE SERVICES

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PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates is proud to present Red 57 - Medical & Professional Suites in the Heart of Miami. This premier office building Lee & Associates is proud to present Red 57 - Medical & Professional Suites in the Heart of Miami. This premier office building offers 31,407 square feet of professional space, with available suites ranging from 500 SF to 7,285 SF. Tenants enjoy abundant natural light through expansive window lines and the convenience of 146 surface parking spaces, providing an excellent 4.65/1,000 SF parking ratio for both employees and visitors.

Ideally located at the high-traffic intersection of NW 7th Street and 57th Avenue, Red 57 offers exceptional accessibility. Anchored by Great Florida Bank, the property is just minutes from the 836 Expressway and Miami International Airport. Its strategic location near Coral Gables, Coconut Grove, Brickell, West Miami, and Doral positions it at the heart of Miami's most dynamic business and residential corridors.



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

MARKET ADVISORS

BERT CHECA

Principal
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MATTHEW KATZEN

Senior Vice President
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PROPERTY HIGHLIGHTS



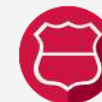
RED 57:

- Office suites from 500 SF to 7,285 SF
- 31,407 SF, 3-story office building
- Abundant natural light via great window lines
- Strong traffic counts: 65,000+ VPD collectively between NW 57th Ave & NW 7th St
- 146 surface parking spaces (4.65/1,000 SF ratio)



Central Location:

- Strategically positioned at the high-traffic intersection of Northwest 7th Street and 57th Avenue
- Anchored by Great Florida Bank Directly across from Airpark Plaza, a Publix-anchored shopping center
- Proximity to Coral Gables, Coconut Grove, Brickell, West Miami, and Doral places it at the crossroads of Miami's premier business



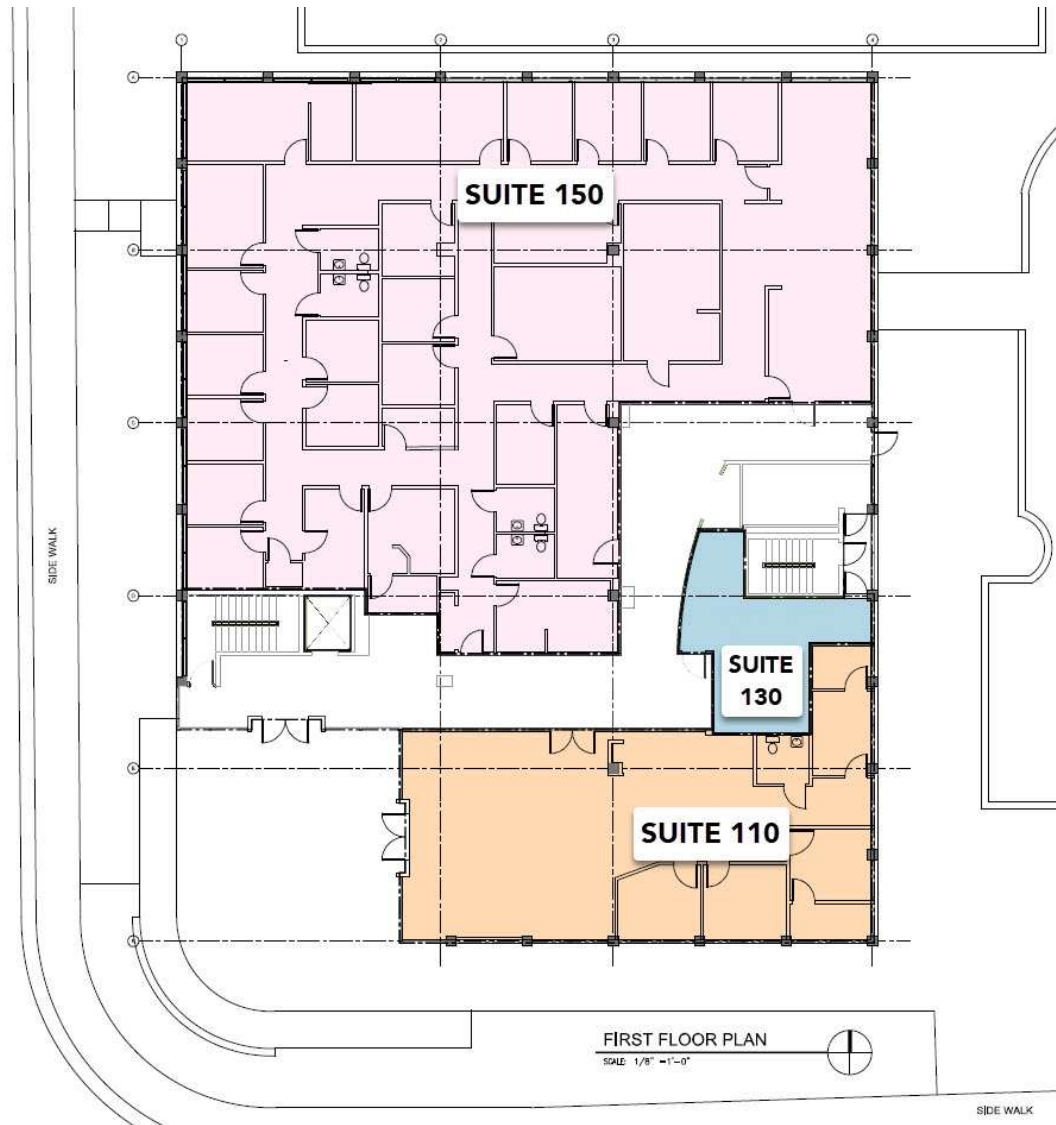
Accessibility

- Immediate access to Dolphin Expressway (SR 836)
- Just minutes from the Miami International Airport

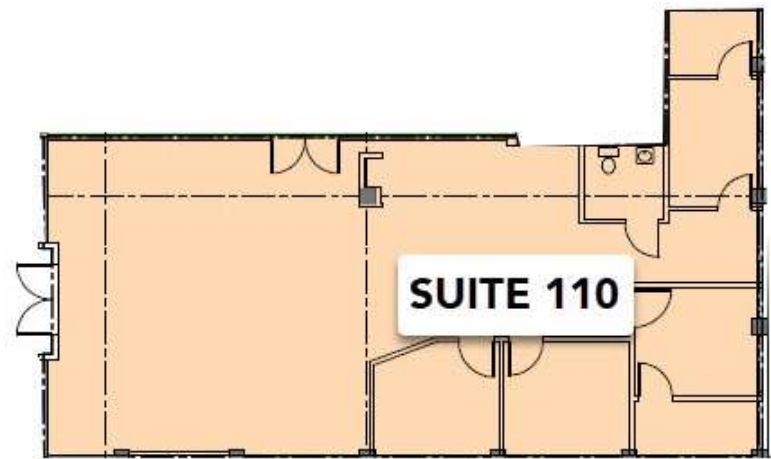
PROPERTY DETAILS

PROPERTY INFORMATION		LOCATION INFORMATION	
PROPERTY TYPE	Office	STREET ADDRESS	701-707 NW 57th Ave
PROPERTY SUBTYPE	Mixed-Use Redevelopment	CITY, STATE, ZIP	Miami, FL 33126
ZONING	T6-8-O	COUNTY	Miami-Dade County
LOT SIZE	1.55 Acres	MARKET	South Florida
MAX HEIGHT	8 Stories, 12 Stories w/bonus	SUB-MARKET	Miami / Blue Lagoon
MAX DENSITY	150 du/ac, 1000 du/ac w/bonus	CROSS-STREETS	NW 157th Ave & NW 7th St
APN #	01-3131-029-0010 01-3131-030-0040	SIGNAL INTERSECTION	Yes
CORNER PROPERTY	Yes	NEAREST HIGHWAY	SR 836 Dolphin Expy (0.5 mi)
TRAFFIC COUNT	65000	NEAREST AIRPORT	Miami Int'l Airport (8 min)
TRAFFIC COUNT STREET	NW 57th Ave & NW 7th St	PARKING & TRANSPORTATION	
BUILDING INFORMATION		PARKING TYPE	Surface
BUILDING SIZE	31,407 SF	PARKING RATIO	4.65
TENANCY	Multiple	NUMBER OF PARKING SPACES	146
NUMBER OF FLOORS	3		
AVERAGE FLOOR SIZE	10,469 SF		
YEAR BUILT	1987		

FIRST FLOOR - AVAILABLE SUITES



SUITE 110



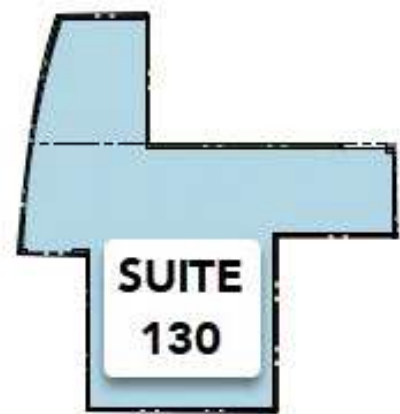
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 110	Available	2,380 SF	Full Service	\$45.00 SF/yr

SUITE 110 PHOTOS



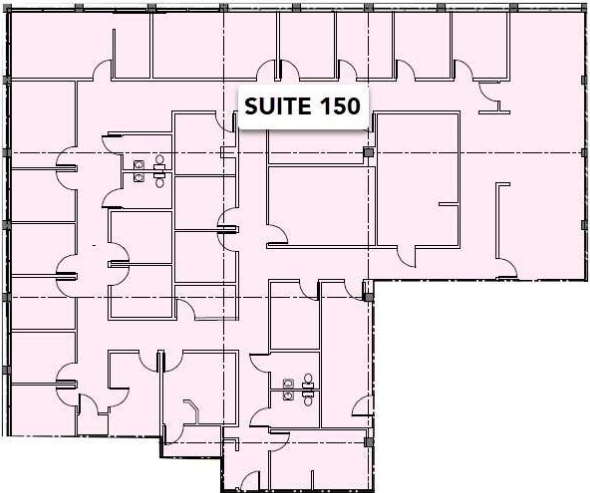
SUITE 130



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 130	Available	500 SF	Full Service	\$45.00 SF/yr

SUITE 150



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 150	Available	7,285 SF	Full Service	\$45.00 SF/yr

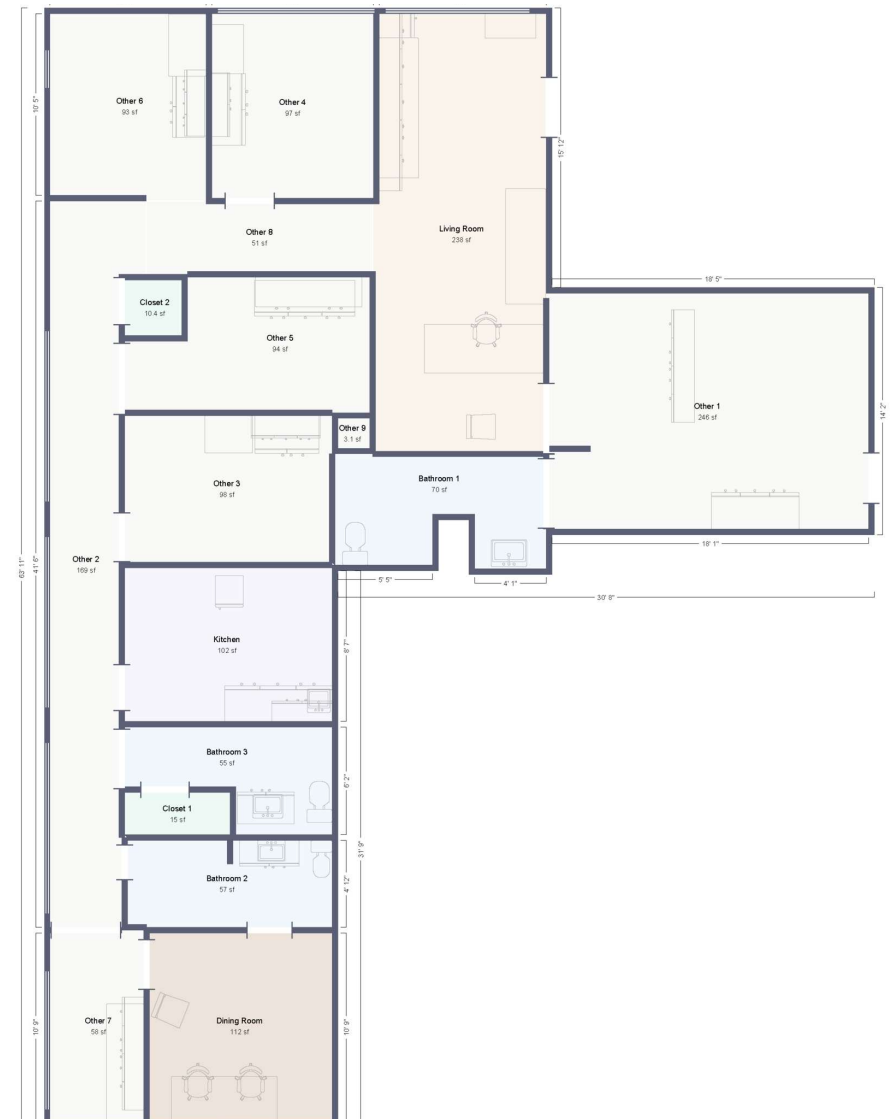
SUITE 150 PHOTOS



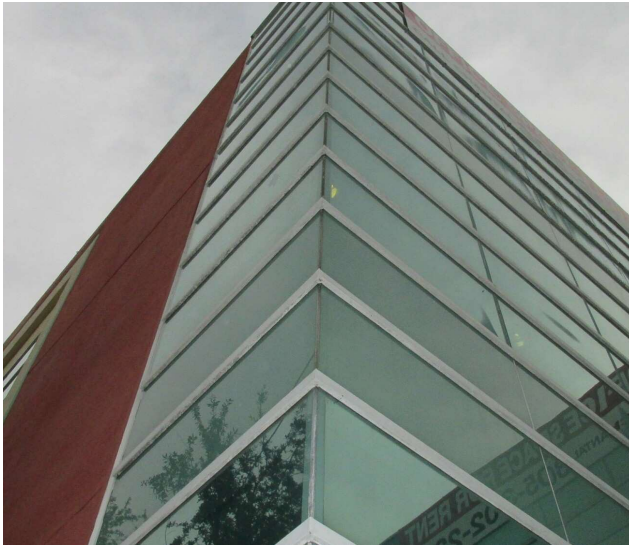
SUITE 320

AVAILABLE SPACES

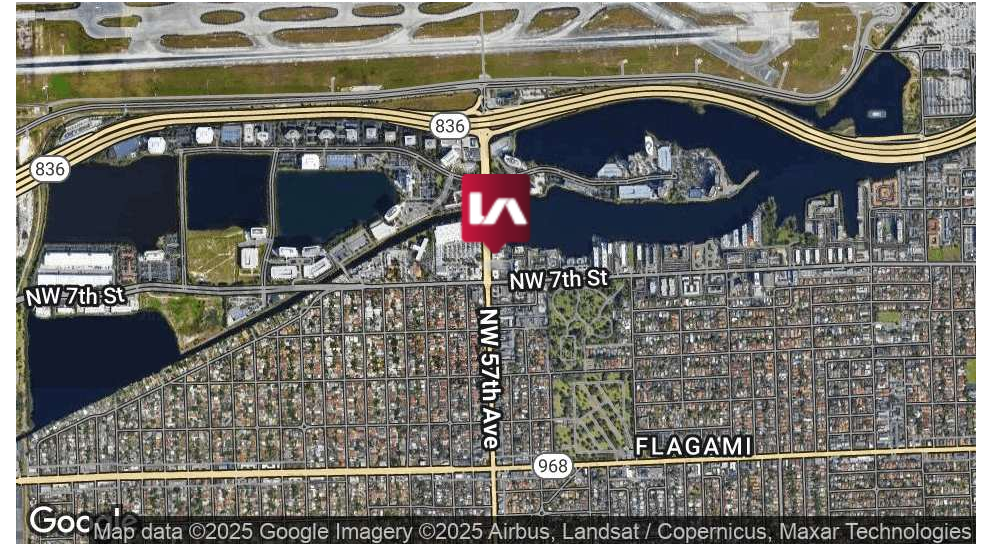
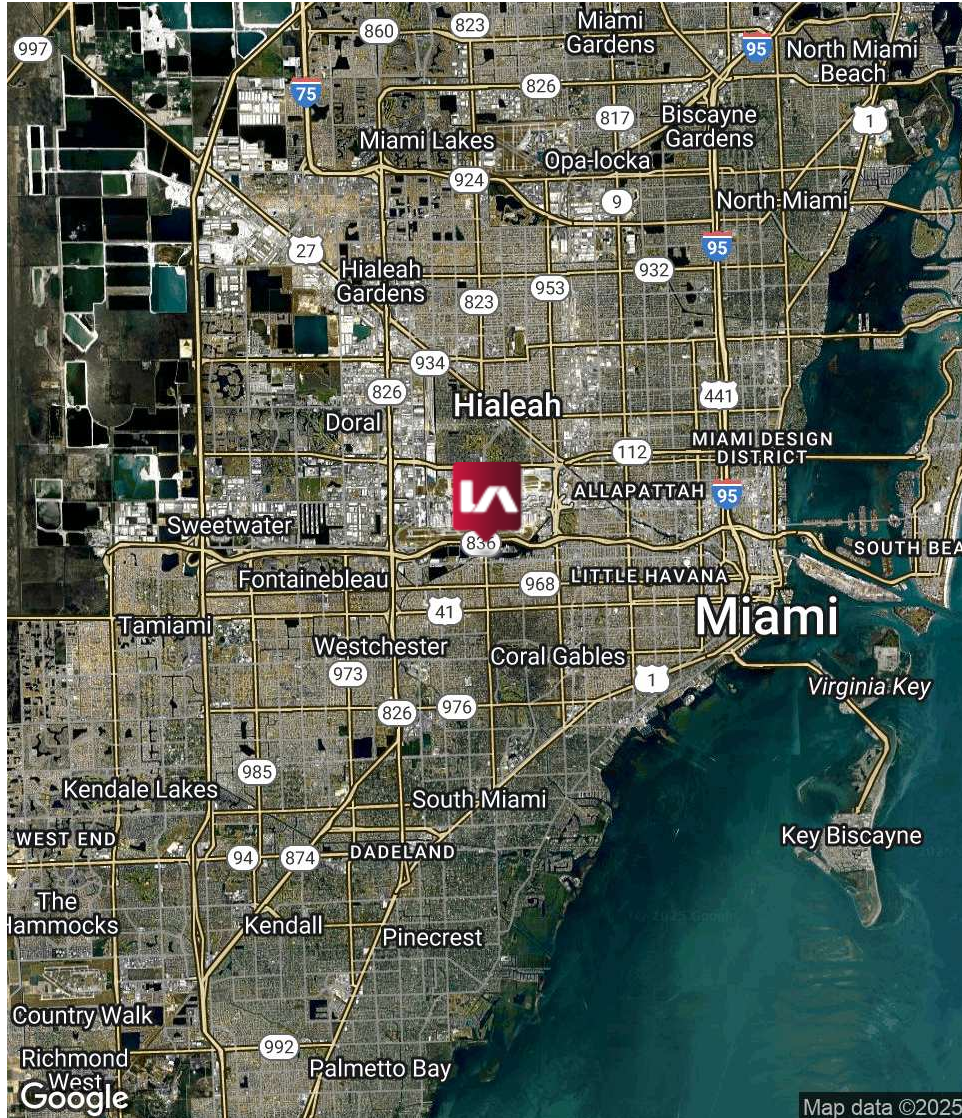
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Suite 320	Available	2,130 SF	Full Service	Negotiable



CLASS B OFFICE BUILDING



REGIONAL MAP



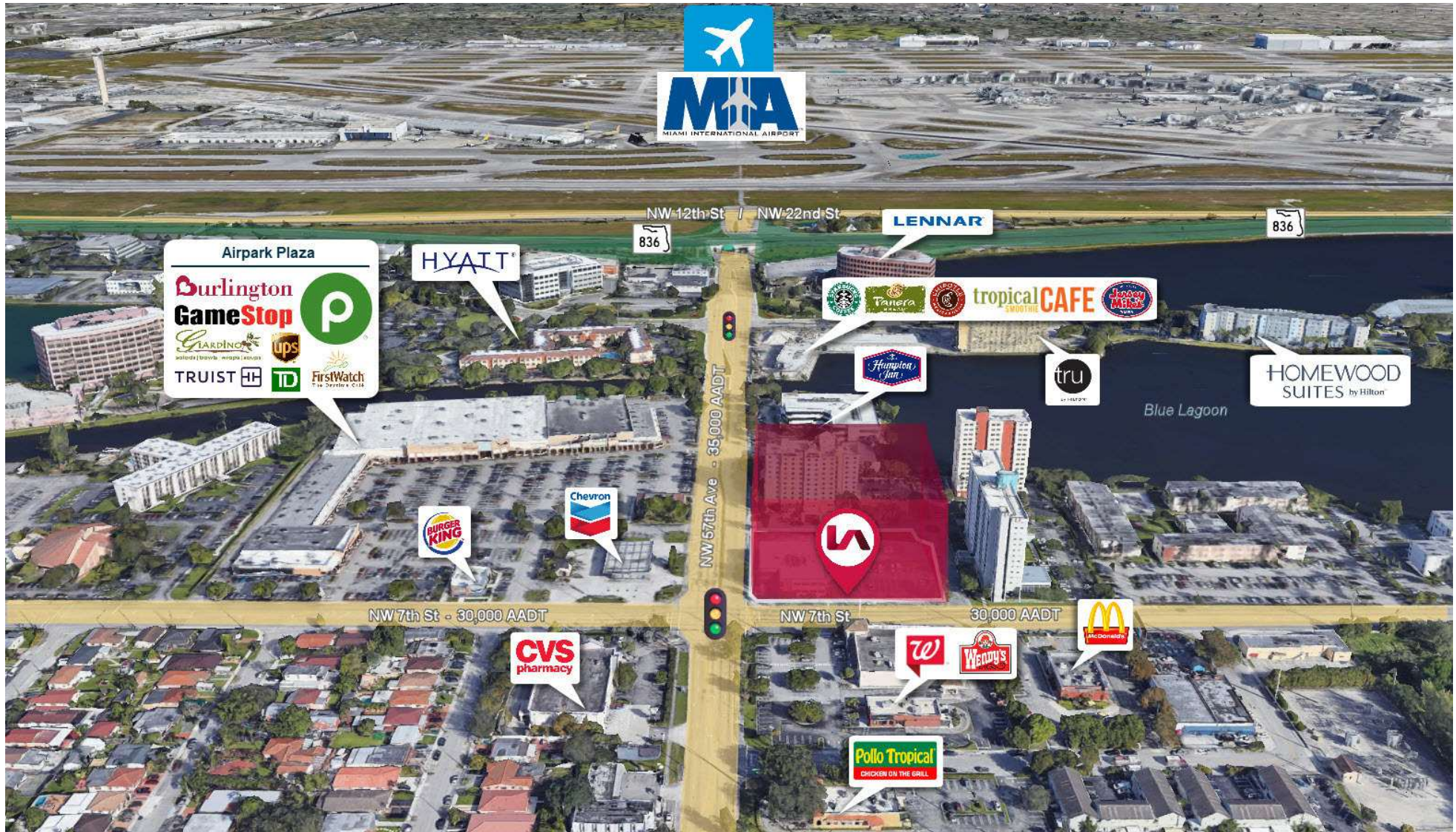
LOCATION OVERVIEW

The property is well-located in Miami's Blue Lagoon neighborhood just 12 minutes from Miami International Airport. Positioned just half a mile from the Dolphin Expressway (SR 836) ramps, this site provides exceptional accessibility to Miami International Airport (12 minutes), Downtown Miami, and Doral.

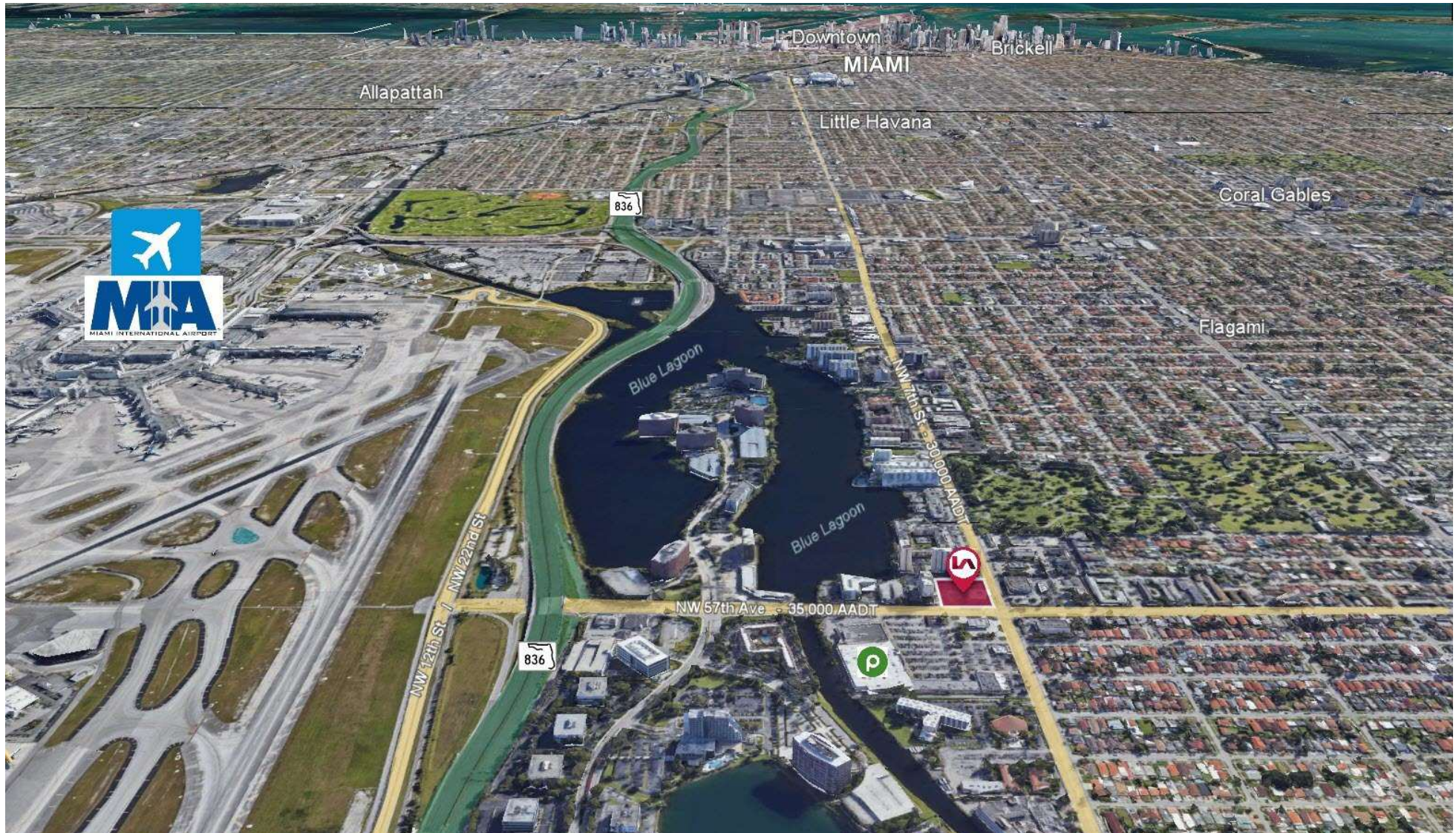
CITY INFORMATION

TRAFFIC COUNT:	65,000
SUBMARKET:	Miami / Blue Lagoon
CROSS STREETS:	NW 157th Ave & NW 7th St
NEAREST HIGHWAY:	SR 836 Dolphin Expy (0.5 mi)
NEAREST AIRPORT:	Miami International Airport (8 min)

THRIVING BUSINESSES IN BLUE LAGOON NEIGHBORHOOD



WELL-CONNECTED TO MAJOR BUSINESS DISTRICTS



DEMOGRAPHIC PROFILE

KEY FACTS

138,727
Total Population

\$85,507
Average Household Income

45.8
Median Age

2.6
Average Household Size

EDUCATION

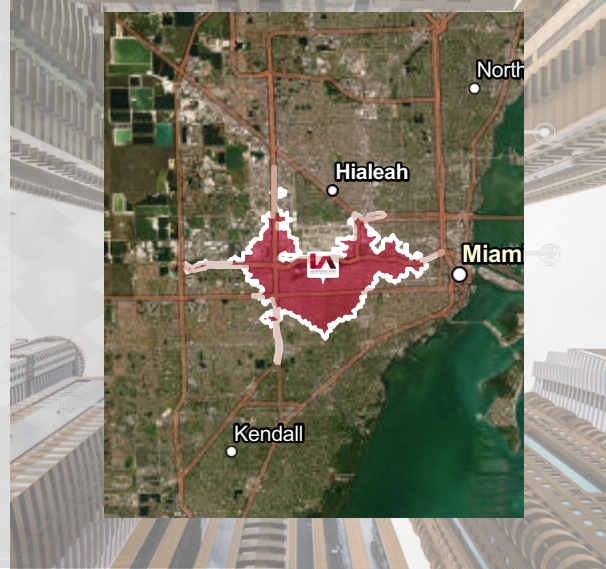
19%
No High School Diploma

28%
High School Graduate

22%
Some College

31%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS



59%
White Collar

25%
Blue Collar

16%
Services

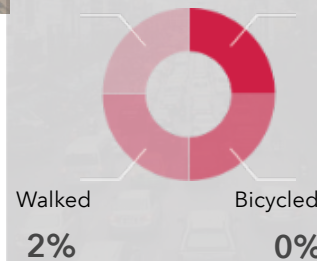
1.0%

Unemployment Rate

COMMUTING TRENDS

3%
Took Public Transportation

9%
Carpooled



NEARBY AMENITIES



558
Number of Restaurants

2,260
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
182,307

Daytime Population: Workers
117,008

Daytime Population: Residents
65,299

BUSINESSES



13,320
Total Businesses



110,913
Total Employees



24,006,222,020
Total Sales

DEMOGRAPHIC PROFILE

KEY FACTS

589,170
Total Population

\$89,881
Average Household Income

43.2
Median Age

2.5
Average Household Size

EDUCATION

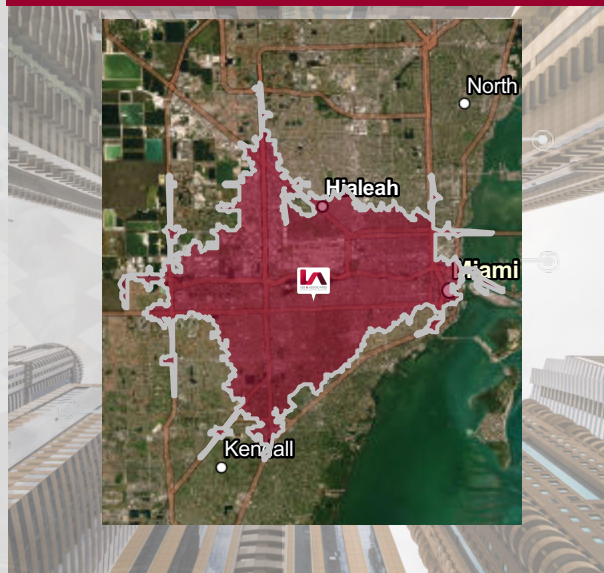
20%
No High School Diploma

26%
High School Graduate

20%
Some College

34%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



59%
White Collar

24%
Blue Collar

17%
Services

1.4%

Unemployment Rate

COMMUTING TRENDS

5%
Took Public Transportation

9%
Carpooled

3%
Walked

1%
Bicycled

NEARBY AMENITIES



2,466
Number of Restaurants

9,855
Retail Businesses



DAYTIME POPULATION

Total Daytime Population
788,620

Daytime Population: Workers
509,137

Daytime Population: Residents
279,483

BUSINESSES



57,541
Total Businesses



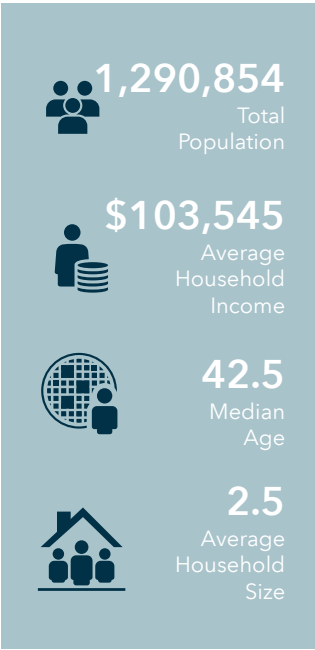
455,166
Total Employees



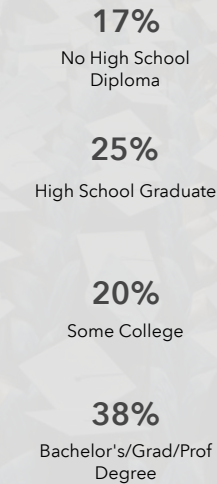
94,970,169,586
Total Sales

DEMOGRAPHIC PROFILE

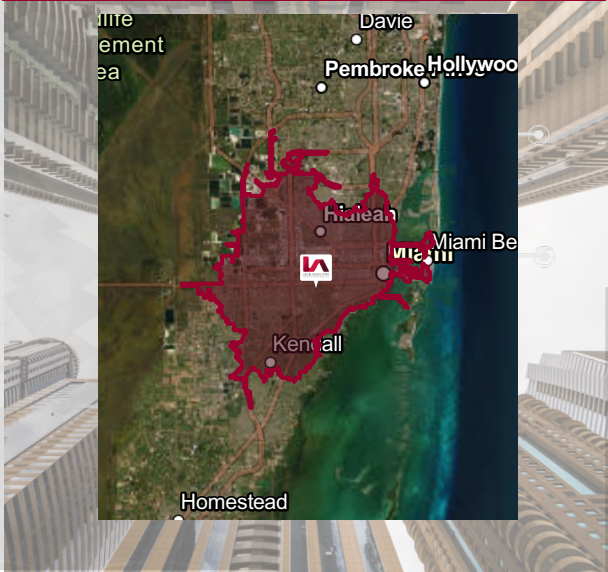
KEY FACTS



EDUCATION



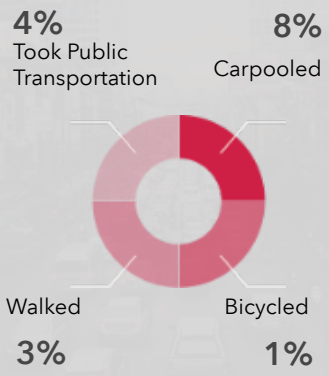
Drive time of 20 minutes



EMPLOYMENT TRENDS



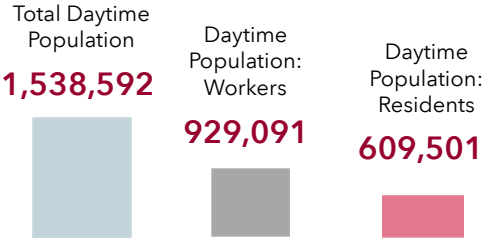
COMMUTING TRENDS



NEARBY AMENITIES



DAYTIME POPULATION



BUSINESSES

