

KENDALL OFFICE CENTER

9000, 9010 & 9020 SW 137TH AVE
MIAMI, FL 33186

OFFICE SUITES FOR LEASE



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

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PRESENTED BY:

Bert Checa

Principal

M: 786.473.9227 | O: 786.473.9227

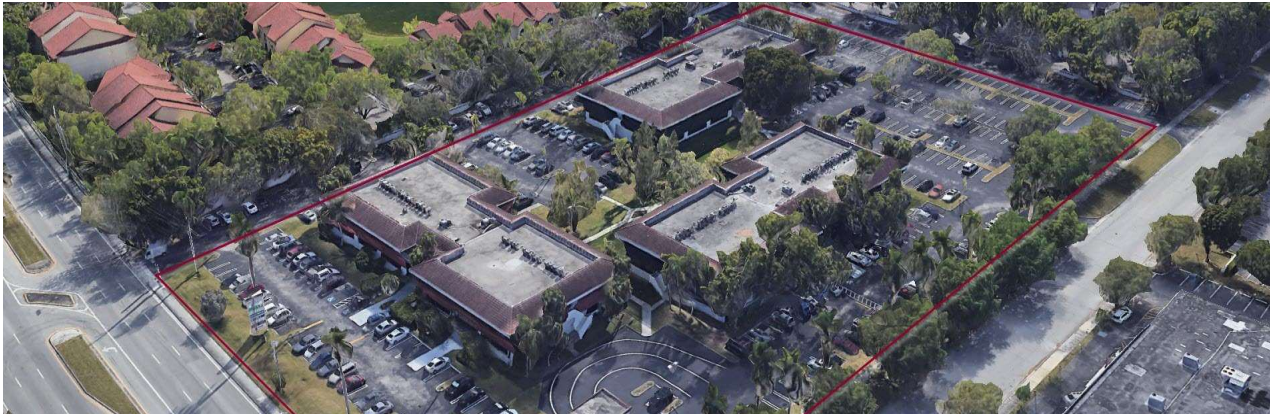
bcheca@lee-associates.com

PROPERTY SUMMARY

PROPERTY OVERVIEW

Lee & Associates South Florida is pleased to present professional office space at the Kendall Office Center available for lease. The three-building office park is positioned on over 4 acres offering 138,464 SF total building space and plenty of tenant and visitor parking with over 360 spaces. The three buildings within the center each offer flexible and functional layouts with an average suite size of 2,400 SF.

Located in Miami's heavily populated suburban neighborhood of Kendall, this office park is conveniently located directly along SW 137th Ave just a few blocks from SW 88th Street, a major retail corridor offering many accessible amenities including restaurants, shopping, entertainment, and easy access to Florida's Turnpike.



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

MARKET ADVISORS

BERT CHECA

Principal
786.473.9227
bcheca@lee-associates.com

PROPERTY HIGHLIGHTS

- 138,464 SF Three-Building Office Park
- Professional Office Spaces Available For Lease
- Abundant Parking with over 360 Spaces
- Well Located in Populated Suburban Area with Great Demographics
- Nearby Amenities along SW 88th St for Dining, Shopping And Entertainment
- Easy Access to Florida's Turnpike



Kendall Office Center:

Three Buildings - Office Park
360 Parking Spaces



Prime Location:

Kendall Suburban Neighborhood
Populated with Great Demographics
Nearby Amenities including Major
Retailers, Dining, Shopping and
Entertainment



Exceptional Commuting Access:

Florida Turnpike 1.8 Miles
Don Shula Expy 4.5 Miles

AVAILABLE SPACES



LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	Negotiable
TOTAL SPACE:	1,000 - 1,643 SF	LEASE RATE:	\$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
9020 - 2nd Floor	Available	1,000 - 1,600 SF	NNN	\$23.00 SF/yr	+\$10.50
9000 - 2nd Floor	Available	1,643 SF	NNN	\$23.00 SF/yr	+\$10.50

9020 - 2ND FLOOR

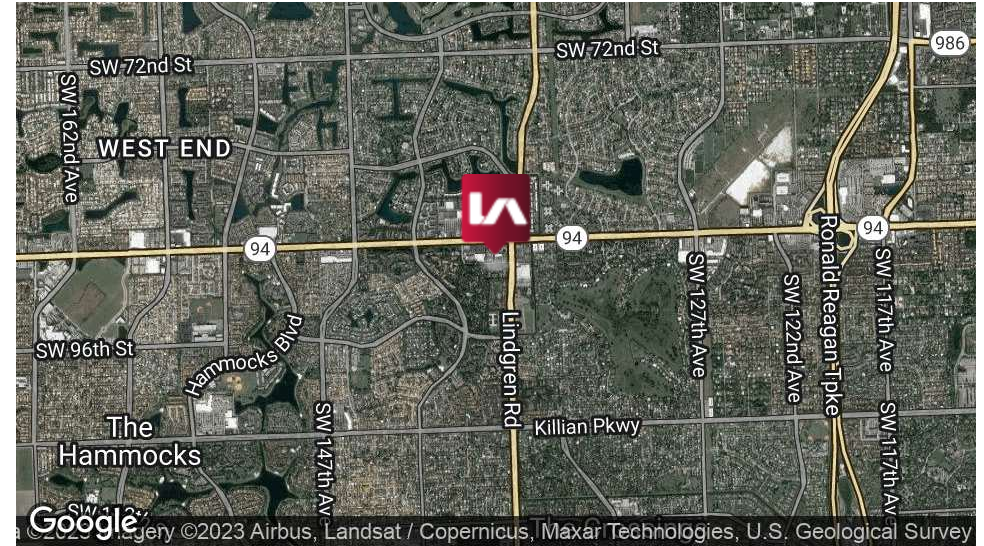
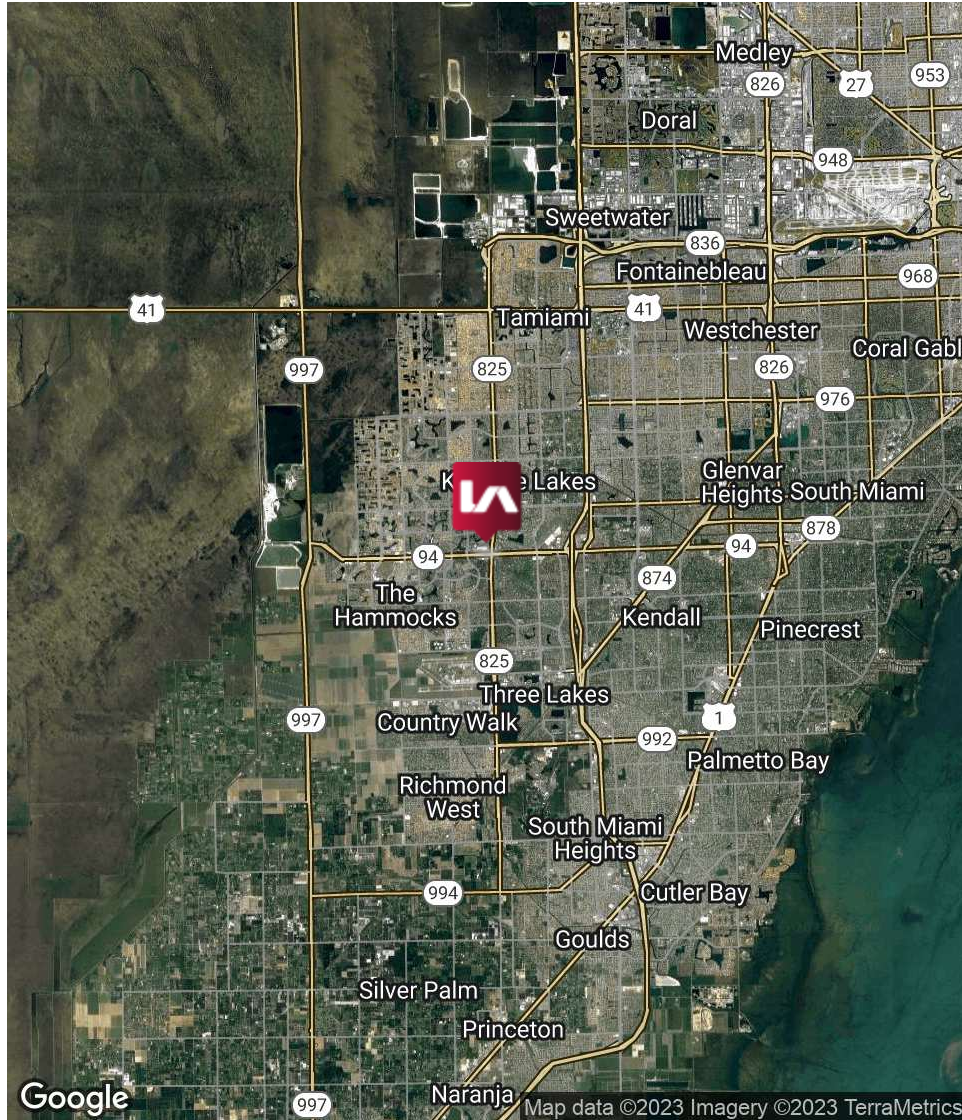


Current Layout

NEARBY AMENITIES



LOCATION MAPS



LOCATION OVERVIEW

The property is conveniently located on 137th Avenue 1 block from Kendall Drive, and 1.8 miles from Florida Turnpike. Dadeland South Transit Metro Stop is 7 miles from the building. Miami International Airport is 15 miles away approximately 28 minutes drive, and Fort Lauderdale-Hollywood International Airport is less than 1 hour away.

CITY INFORMATION

CITY:	Miami
MARKET:	South Florida
SUBMARKET:	Kendall
NEAREST HIGHWAY:	Florida Turnpike
NEAREST AIRPORT:	Miami Executive Airport

DEMOGRAPHIC PROFILE

— KEY FACTS —

