

# OFFICE SPACE AVAILABLE FOR LEASE

6955 NW 52<sup>ND</sup> STREET | MIAMI, FL 33166

Newly Renovated  
Office Space  
Near  
MIA International  
Airport



## PROPERTY OVERVIEW

- Office suites that have been newly renovated ranging in size from ±934 SF to ±7,481 SF
- The property offers secured-gated entry with beautifully lush landscaping to provide a safe and secure work environment
- Each office suite has a ground level private storefront entry door
- Lighted and secure surface parking lot at no additional charge to the tenant
- On-site Property Manager

## LOCATION HIGHLIGHTS

- Close proximity to Miami International Airport
- Just minutes from Doral and Miami Springs
- Easy access to all major roadways such as the Palmetto Expressway (SR 826), Dolphin Expressway (SR 836) and Florida Turnpike
- Near numerous amenities such as banks, hotels, restaurants, shopping centers and residential communities.

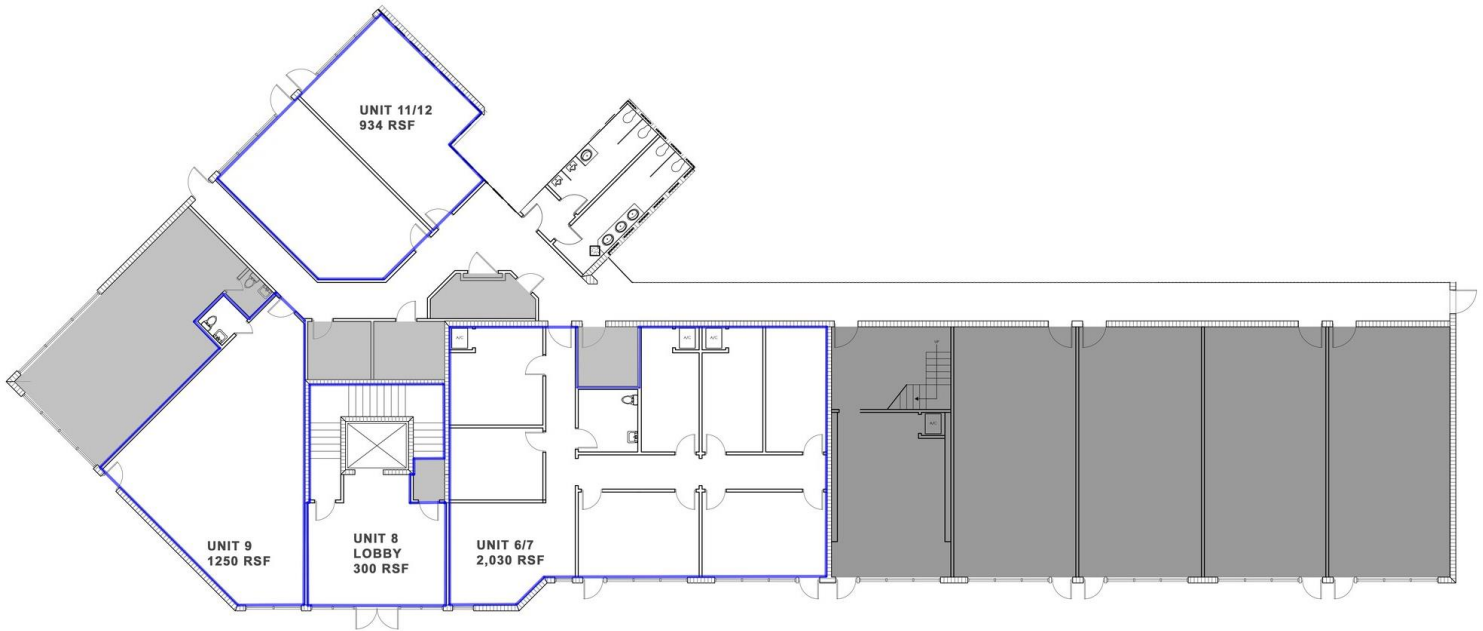
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For additional information or to schedule a tour, please contact:

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## PROPERTY FLOOR PLANS



### 1<sup>ST</sup> FLOOR AVAILABILITIES

AVAILABLE SUITE# / LOCATION	AVAILABLE SF	LEASE RATE
#11 - 12 / 1 <sup>st</sup> Floor	934	\$28.00 / PSF*
#6 - 7 / 1 <sup>st</sup> Floor	2,030	\$28.00 / PSF*
#9 / 1 <sup>st</sup> Floor	1,250	\$28.00 / PSF*
#8 / 2 <sup>nd</sup> Floor	7,481	\$26.00 / PSF*



### 2<sup>ND</sup> FLOOR AVAILABILITY

\*Lease Rate includes utilities and access to a trash dumpster located on the property



## PROPERTY PHOTOS



**SECURED-GATED ENTRY**



**LIGHTED & SECURED PARKING**



**INTERIORS**

## PROPERTY AERIAL



This secure and privately gated property offers a unique location that is centrally located near Miami International Airport and just minutes from Doral and Miami Springs' many amenities.