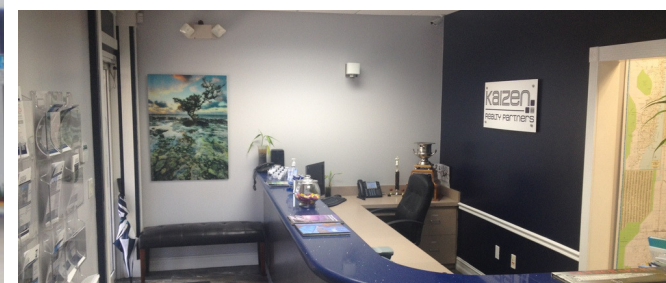




## GROUND FLOOR OFFICE FOR LEASE IN MIAMI AIRPORT / DORAL MARKET

7500 NW 25TH STREET #113-114, MIAMI, FL 33122

FOR LEASE



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

Luciano H. Rappa, P.A., CCIM | President | 305.490.4373 | luciano@kaizenre.com



### PROPERTY SUMMARY

<b>Available SF:</b>	2,980 SF
<b>Lease Rate:</b>	\$35 SF/yr (NNN)
<b>Building Size:</b>	2,980 SF
<b>Building Class:</b>	B
<b>Year Built:</b>	1994
<b>Renovated:</b>	2011
<b>Sub Market:</b>	Airport West
<b>Cross Streets:</b>	25th Street NW & NW 75th Avenue
<b>Traffic Count:</b>	255,000

### PROPERTY OVERVIEW

Prime Location, High-End Office Space for Lease. Excellent for Medical or Partial Retail use.

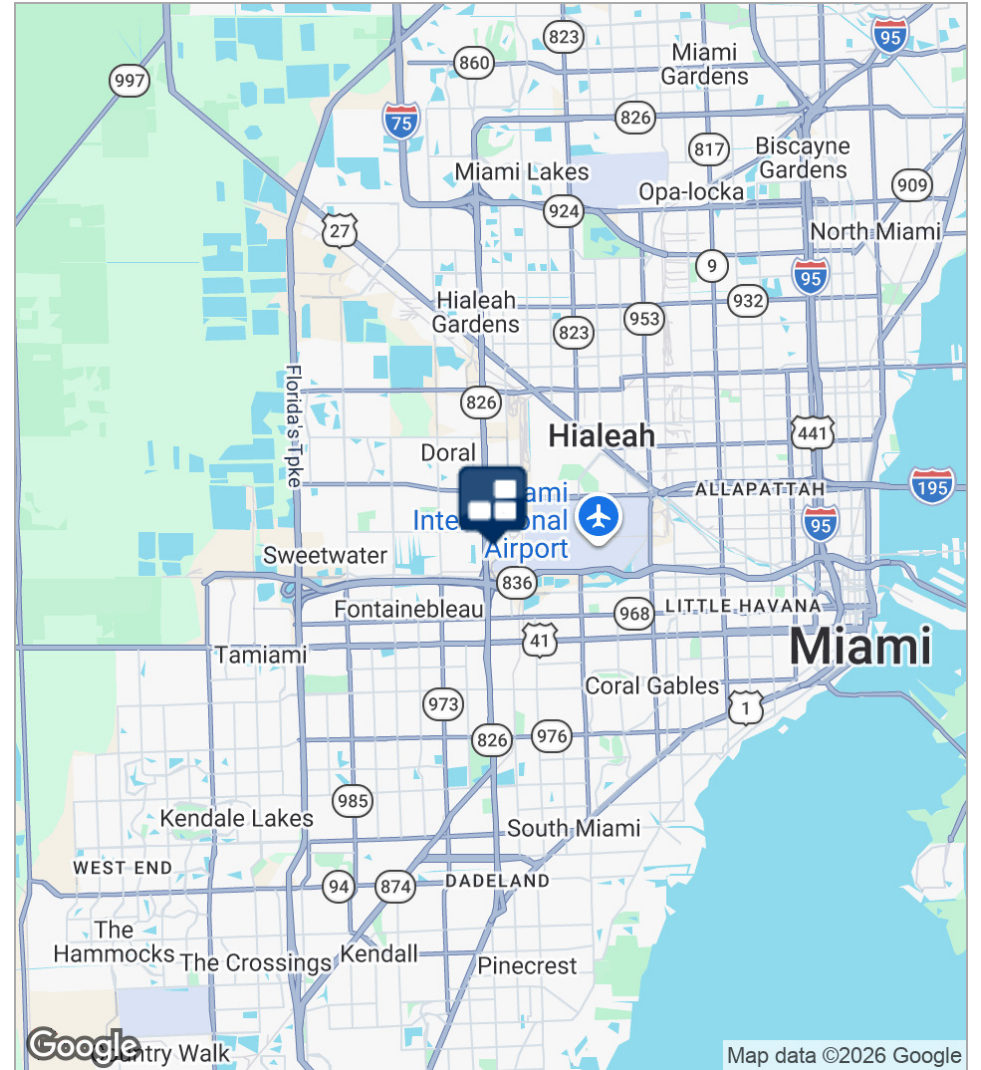
### PROPERTY HIGHLIGHTS

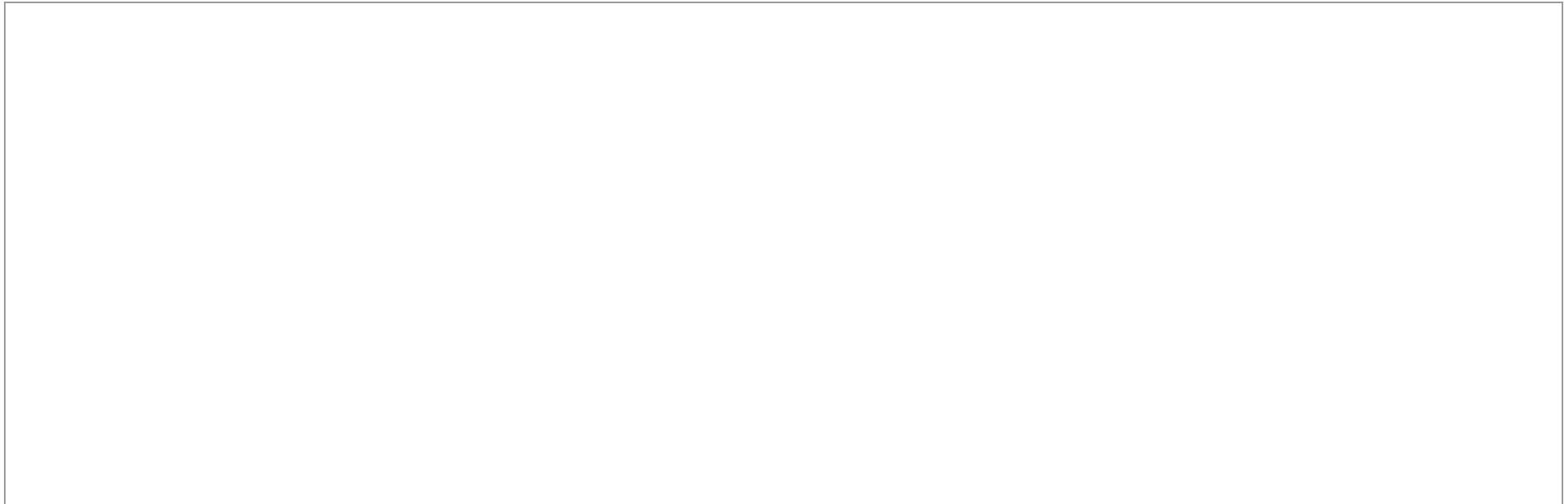
- +/- 2,980 SF of Premium Ground Floor Office Space
- 11 Private Offices
- 1 Kitchen
- 2 Conference Rooms
- 1 Server Room
- 2 Private Bathrooms One with Glass Shower
- Abundant Parking
- Fire Sprinklered
- Signage on 25th Street
- Comcast Internet Provider
- Fiber Available
- Call to Schedule Showings

**Lease Rate:** \$35 SF/YR (NNN) **Total Space** 2,980 SF  
**Lease Type:** NNN **Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 113-114	Medical	\$35.00 SF/YR	NNN	2,980 SF	Negotiable	+/- 2,980 SF Usable 11 Private Offices 1 Kitchen / East Area 2 Conference Rooms 1 Server Room 2 Private Bathrooms, With Shower. Abundant Parking Signage on 25th Street, Comcast Internet Provider, Call to Schedule Showings







	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population	2,502	130,305	460,486
Population Density	796	4,609	5,863
Median Age	37.0	43.7	44.4
Median Age (Male)	37.9	41.9	42.5
Median Age (Female)	35.5	45.8	46.0
Total Households	1,035	48,527	166,180
# of Persons Per HH	2.4	2.7	2.8
Average HH Income	\$75,063	\$86,387	\$88,643
Average House Value	\$220,040	\$403,343	\$447,850

*\* Demographic data derived from 2020 ACS - US Census*