



**AMS  
Healthcare  
Real Estate**

Angelique M Salas, LLC Licensed Real Estate Broker

**FOR SALE  
OFFICE CONDO**  
7000 SW 97th Avenue, Miami, FL  
Unit 212



- **4,692 SF medical/professional office condominium**
- Multiple exam rooms, private offices, conference room, storage areas, and lab spaces
- Former lab space
- Expansive reception and check-in/check-out areas
- Window-lined offices providing abundant natural light
- Existing medical infrastructure and specialty-use rooms
- 4 reserved parking spaces plus 4.0/1,000 SF free surface parking
- Valet parking available
- Located within a professional, well-maintained & managed medical/professional office complex
- Dedicated generator exclusively serving Unit 212
- Available immediately

**\*\* \$450K Price Reduction – Now Offered at \$1.95M | Priced Below Market for Immediate Sale**

For more information please contact:  
**Angelique M. Salas**  
 President  
 AMS Healthcare Real Estate  
 Angelique M. Salas, LLC.

**Mobile: (305) 607-1774**  
 Please text for quick response  
 Email: [angeliquemsalas@gmail.com](mailto:angeliquemsalas@gmail.com)

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## **FOR SALE OFFICE CONDO**

**7000 SW 97th Avenue, Miami, FL 33173  
Unit 212**

### **A Rare Opportunity to Own a Premium Medical / Professional Office Condo in the heart of Kendall**

Suite 212 at Sunset International Center represents a rare opportunity to acquire a ±4,692 SF medical /professional office condominium crafted for practices that value refinement, efficiency, and prestige. Situated within one of Kendall's most established medical / professional corridors, this elegant second-floor suite blends sophisticated design with highly functional clinical infrastructure.

The environment is both polished and welcoming, offering a layout that supports seamless patient flow and elevated service. Multiple exam rooms, private offices, a dedicated conference room, and fully allocated lab and storage areas provide a comprehensive foundation for specialty practices.

Thoughtfully designed for modern healthcare, the suite includes existing medical infrastructure, flexible specialty-use rooms, and abundant cabinetry and workspace areas. The building itself is a well-maintained, professionally managed medical and office community offering privacy, stability, and convenience.

The layout and design make this an exceptional opportunity not only for medical practices, but also for a professional end-user looking for a premium office setting.

The property offers a rare advantage: a generator serving Unit 212 exclusively, ensuring seamless functionality during outages.

Four reserved parking spaces, extensive surface parking and valet service (included in the CAM) ensure ease of access for both patients, clients and providers.

Available immediately and priced **BELOW MARKET** at \$1,950,000 this exceptional condominium offers an elevated setting for practices seeking to own a premium medical /professional office condo in a prime Kendall location.

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**President**

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As-Built Floor Plan



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