



Medical  
Office

7765 SW 87TH AVENUE #212A

MEDICAL OFFICE CONDO FOR SALE | MIAMI, FL 33173

7765 SW 87TH AVENUE #212A MIAMI, FL 33173

*Enrique Luis Montoya*

Agent, Compass FL LLC  
enrique.montoya@compass.com  
LIC 3425814

**CALL OR TEXT**  
**305-753-9826**

*Audrey Ross*

VP, Compass FL LLC  
audrey.ross@compass.com  
LIC 0344775



**COMPASS**

**CONFIDENTIALITY & DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Compass FL LLC and should not be made available to any other person or entity without the written consent of Compass FL LLC. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Compass FL LLC has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Compass FL LLC has not verified, and will not verify, any of the information contained herein, nor has Compass FL LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Compass FL LLC makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

**NON-ENDORSEMENT NOTICE**

Compass FL LLC is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Compass FL LLC, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Compass FL LLC, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



01

Executive Summary



# SUMMARY



**Property Type**

- Medical Office, Office Space

**Offering Price**

- \$1,750,000

**Year Built**

- 1996

**Suite SF**

- 2,570

**Prop Land SF**

- 118,920

**Zoning**

- Medical Office Condo

**Location**

- 2nd-Floor Corner Unit

**Amenities**

- Exam Rooms, an Operating Room, Private Office with Balcony
- Large Waiting Room
- 2 Scheduling Rooms
- Reception/Admin Areas,
- Doctor's Lounge, and Both Public/Private Entrances

# PROPERTY OVERVIEW

A rare opportunity to acquire a pristine, fully operational medical office condominium in the heart of Miami's premier healthcare corridor. This turnkey 2nd-floor corner unit at Galloway Professional Park is move-in ready for a medical practice seeking an established, professionally outfitted space — or an investor looking to capitalize on the strong and sustained demand for medical office in one of Miami's most supply-constrained submarkets.

Strategically positioned within 12 blocks of Baptist Hospital and minutes from South Miami Hospital, the property sits at the center of a dense network of healthcare providers, specialists, and patients — offering immediate access to established referral pipelines and a built-in patient base.

The unit has been thoughtfully designed and meticulously maintained to support a full-service medical practice. The layout includes 7 exam rooms, a fully equipped operating room, a private physician's office with balcony, a large patient waiting room, 2 scheduling rooms, dedicated reception and administrative areas, and a doctor's lounge — all accessible via both public and private entrances for seamless patient flow and staff operations.

The property comes with 9 assigned parking spaces plus 1 assigned covered parking space, with additional overflow unassigned parking available — a significant and often overlooked asset for any medical practice, where patient accessibility and convenience directly impact retention and satisfaction.

# MEDICAL ZONING IN PLACE



# EXCEPTIONAL PARKING



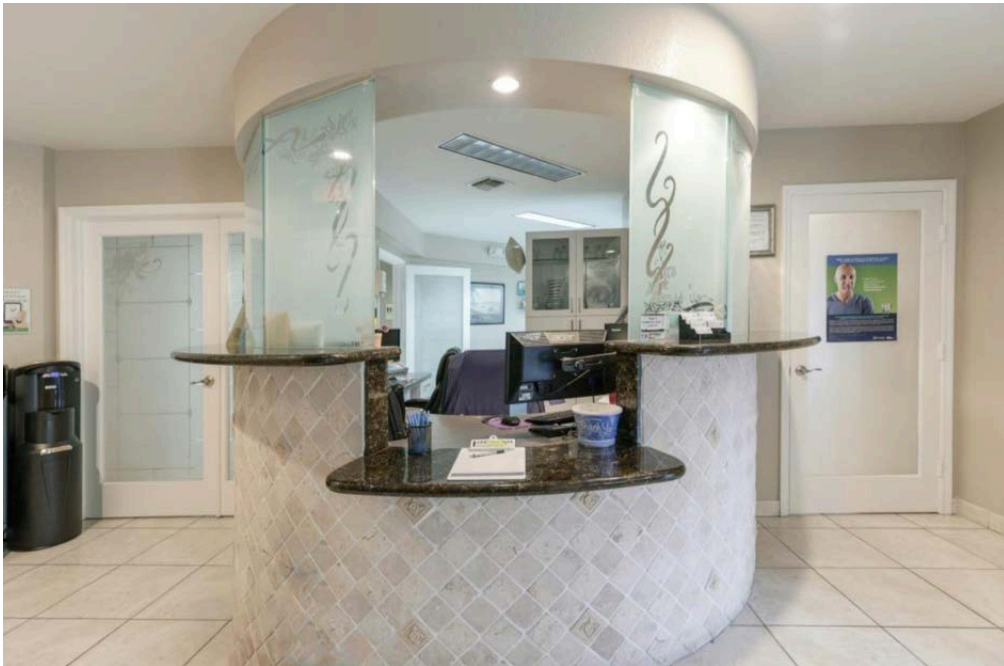
7765 SW 87TH AVENUE #212A

7

MEDICAL OFFICE CONDO FOR SALE

# DUAL HOSPITAL PROXIMITY







A photograph of a building and a sign for Galloway Professional Park, overlaid with a dark filter and white text. The building is a single-story structure with a red-tiled roof and white walls. A sign above the entrance reads "Miami Center of Excellence". In the foreground, a large, arched stone sign reads "Galloway Professional Park" and "7765 7765 7775". The scene is set in a parking lot with palm trees and other vegetation. The overall image is dimly lit, with a dark sky and a dark ground.

02

The Location

# Kendall, FL



**29,000**

**RELATED JOBS**



**96,000**

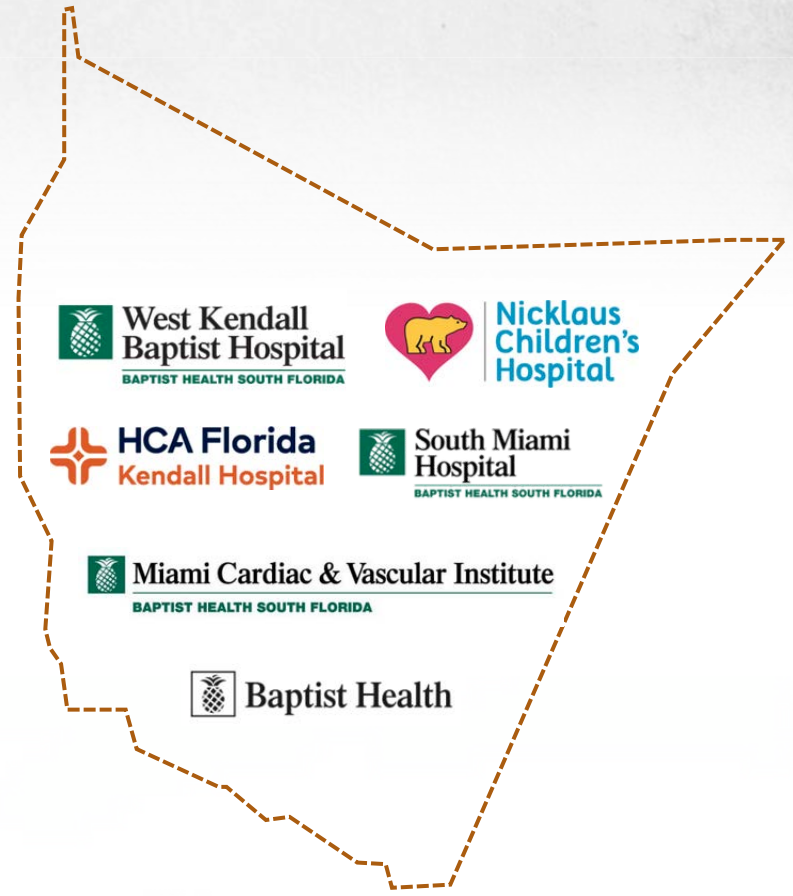
**ANNUAL PATIENTS**



**\$72,000**

**AVG HH INCOME**

Located within the highly desirable Kendall submarket of Miami, 7785 SW 87th Avenue benefits from positioning in one of the region's most established and densely populated residential and healthcare corridors. Kendall has long been recognized as a premier destination for medical office users due to its strong demographic profile, centralized location within Miami-Dade County, and immediate proximity to some of South Florida's most prominent healthcare institutions. The area's combination of affluent residential neighborhoods, mature infrastructure, and steady population growth continues to drive sustained demand for outpatient medical services and specialty care providers.



# Area Connectivity



Southwest Miami Senior High School



DADELAND MALL


Kendall Indian Hammocks Park

**SUBJECT**

KENDALL PLACE



THE PALMS TOWN & COUNTRY


PINECREST PLACE

--	--



Killian Palms Country Club

Miami Killian Senior High School

# Community Profile

The property is strategically situated near Baptist Hospital of Miami, South Miami Hospital, and Miami Cancer Institute placing it within the center of one of Miami's most active healthcare ecosystems. This concentration of hospitals, specialists, imaging centers, outpatient providers, and ancillary medical services creates a powerful referral network and consistent patient traffic throughout the surrounding area. As healthcare systems continue shifting toward outpatient-focused care delivery, well-located medical office properties in established infill submarkets such as Kendall remain highly sought after by both owner-users and investors.

Accessibility is another defining characteristic of the location. The property offers immediate connectivity to the Palmetto Expressway (SR-826), Snapper Creek Expressway (SR-878), and major arterial corridors including SW 88th Street (Kendall Drive) and US-1, allowing patients and employees convenient access from throughout Miami and greater South Florida. The surrounding area is characterized by strong daily traffic counts, extensive retail amenities, and a broad range of dining, service, and convenience offerings that support both medical professionals and patients alike.

Beyond healthcare demand drivers, Kendall remains one of Miami-Dade's most stable and desirable suburban markets, supported by a large base of middle- and upper-income households. The submarket's established residential density provides a built-in patient population, while ongoing population growth across South Florida continues to reinforce long-term demand for healthcare-related real estate. Limited availability of turnkey medical office product, combined with rising construction costs and barriers to new development, has further strengthened the value proposition for existing medical office condominiums in proven healthcare corridors such as Galloway Professional Park.

# Employment Hubs

The Kendall submarket is widely recognized as one of South Florida's premier healthcare corridors, anchored by a dense concentration of nationally recognized hospitals, specialty institutes, outpatient facilities, and healthcare-related employers. The immediate area surrounding the property benefits from strong synergies created by nearby hospitals, physician groups, diagnostic providers, and healthcare administration firms that collectively drive long-term demand for medical office space.

## TOP REGIONAL EMPLOYERS



# Location Snapshot

- Baptist Health Baptist Hospital —the flagship hospital of Baptist Health South Florida and one of the most prominent healthcare campuses in South Florida, featuring the Miami Cancer Institute, Miami Cardiac & Vascular Institute, and Miami Neuroscience Institute.
- Baptist Health Miami Cardiac & Vascular Institute — a nationally recognized cardiovascular institute drawing patients from across South Florida, Latin America, and the Caribbean.
- Miami Cancer Institute — a leading comprehensive cancer center in South Florida, recognized for its multidisciplinary cancer care, advanced radiation oncology programs, clinical research, and access to innovative treatments.
- HCA Florida Kendall Hospital — a major regional medical center and Level I Trauma Center offering advanced emergency, surgical, cardiovascular, stroke, and burn care services.
- South Miami Hospital — another major Baptist Health South Florida facility known for cardiology, spine care, maternity, and minimally invasive surgical programs.
- West Kendall Baptist Hospital — a rapidly growing hospital campus serving the western Miami-Dade population with full-service acute care and outpatient medical services.
- Nicklaus Children's Hospital — South Florida's premier pediatric healthcare system, which maintains collaborative relationships with Baptist Health facilities throughout the region.

7765 SW 87TH AVENUE #212A MIAMI, FL 33173

For additional information or to schedule a tour, contact:

*Enrique Luis Montoya*

Agent, Compass FL LLC  
enrique.montoya@compass.com  
LIC 3425814

CALL OR TEXT  
305-753-9826

*Audrey Ross*

VP, Compass FL LLC  
audrey.ross@compass.com  
LIC 0344775

**AR** AUDREY  
ROSS  
TEAM

COMPASS