

LUXET
LUXURY SUITES

FOR LEASE

1571 NW 13 Ct
Miami, Florida

SALON SUITE



PROPERTY OVERVIEW

Elevate your business in a modern, professional salon environment designed for beauty and wellness professionals. Multiple salon suites are available for lease in a variety of sizes, offering flexible options to accommodate businesses at every stage of growth.

Tenants enjoy a premium work environment with high-end amenities, including complimentary valet parking, front desk reception services, 24/7 security, secure fingerprint access, shared kitchen facilities, utilities included, washer and dryer access, complimentary coffee and wine for clients, and marketing support. With flexible suite sizes, professional management, and an upscale atmosphere, this is an exceptional opportunity to establish or grow your business in a location designed to help you succeed.

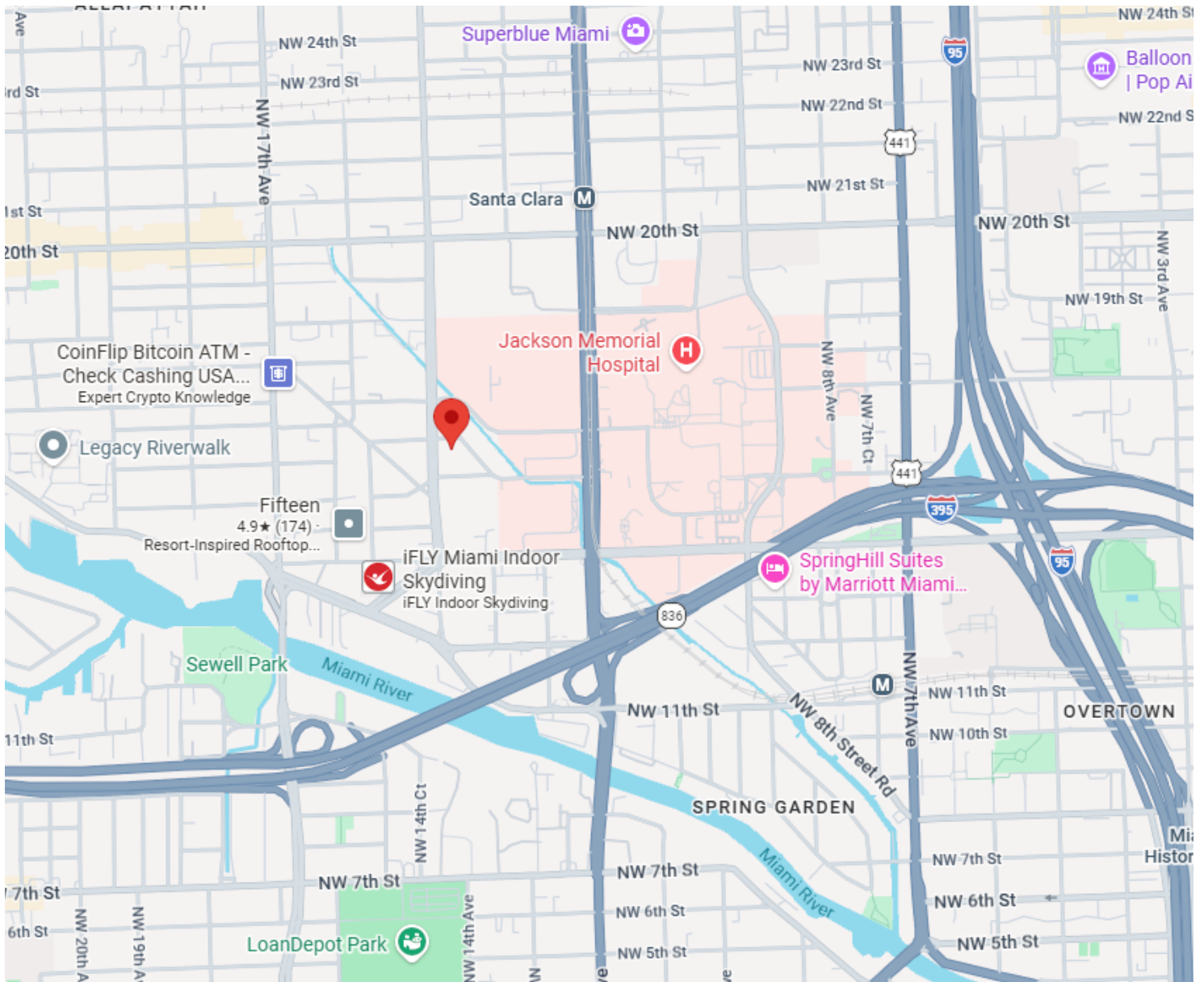
PROPERTY HIGHLIGHTS

- Complimentary Valet Parking
 - In-Suite Washer & Dryer
 - Complimentary Wine & Coffee for Clients
 - Water & Electricity (FPL) Included
 - Shared Kitchen & Break Area
- Secure Fingerprint Access System
 - 24/7 Security Monitoring
 - Front Desk Reception Services
 - Marketing & Business Promotion Included

AVAILABLE SPACES

Suite #	Status	Space Size (SF)
1	Available	149
2	Available	273
3	Available	193
4	Available	104
5	Available	182
6	Available	131
7	Available	76
8	Available	137
9	Available	164
Main Suite (5 chairs)	Available	403





AREA DEMOGRAPHICS

Demographic	1 Mile	3 Miles	5 Miles
Total Population	38,500	136,000	295,000
Total Households	14,800	52,400	113,600
Avg. HH Income	\$29,845	\$54,339	\$58,244



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