

FULLY BUILT OUT MEDICAL SPACE
READY FOR IMMEDIATE OCCUPANCY



Office

Kendall Executive Center

For More Information

Sherry Halstead

+1 305 775 6953

shalstead@naimiami.com

MEDICAL/PROFESSIONAL OFFICE SPACES FOR LEASE

9555 - 9595 N Kendall Drive | Miami, FL 33176

Space Available: 335 SF - 5,678 SF

Lease Rate & Type: \$42.00 PSF - \$45.00 PSF, Full Service

For more listings visit: naimia-ftl.com/properties

NAI Miami
Fort Lauderdale

Kendall Executive Center

9555 - 9595 N Kendall Drive | Miami, FL 33176



Property Features

- Building security
- On-site property management and maintenance personnel
- No charge for parking
- Old Tom's Restaurant on site

Location Features

- Strategically located minutes from Baptist Hospital and its new \$430 Million Miami Cancer Institute
- Close to Dadeland Mall and fast access to Snapper Creek Expressway (SR 878), Don Shula Expressway (SR 874) and Palmetto Expressway (SR 826)
- Just west of Baptist Hospital

Availabilities

Building 9555

Suite 100	5,678 SF	\$45.00 PSF, Full Service	Available Immediately
Suite 105	887 SF	\$42.00 PSF, Full Service	Available January 1, 2026
Suite 200	641 SF	\$42.00 PSF, Full Service	Available January 1, 2026
Suite 209	335 SF	\$42.00 PSF, Full Service	Available Immediately



Building 9555 - Suite 100

9555 - 9595 N Kendall Drive, Suite 100 | Miami, FL 33176



Property Features

- 5,678 SF available
- Large reception area for ample patient seating with built in admin stations
- Adjacent large administrative area
- Two interior restrooms
- Conference room or staff breakroom with sink
- Nurse station
- Lab/testing area
- Seven (7) exam rooms (with sinks); 6 exam rooms/ doctor's offices
- Misc: Several storage areas (Supplies, bio waste materials, IT closet, etc).

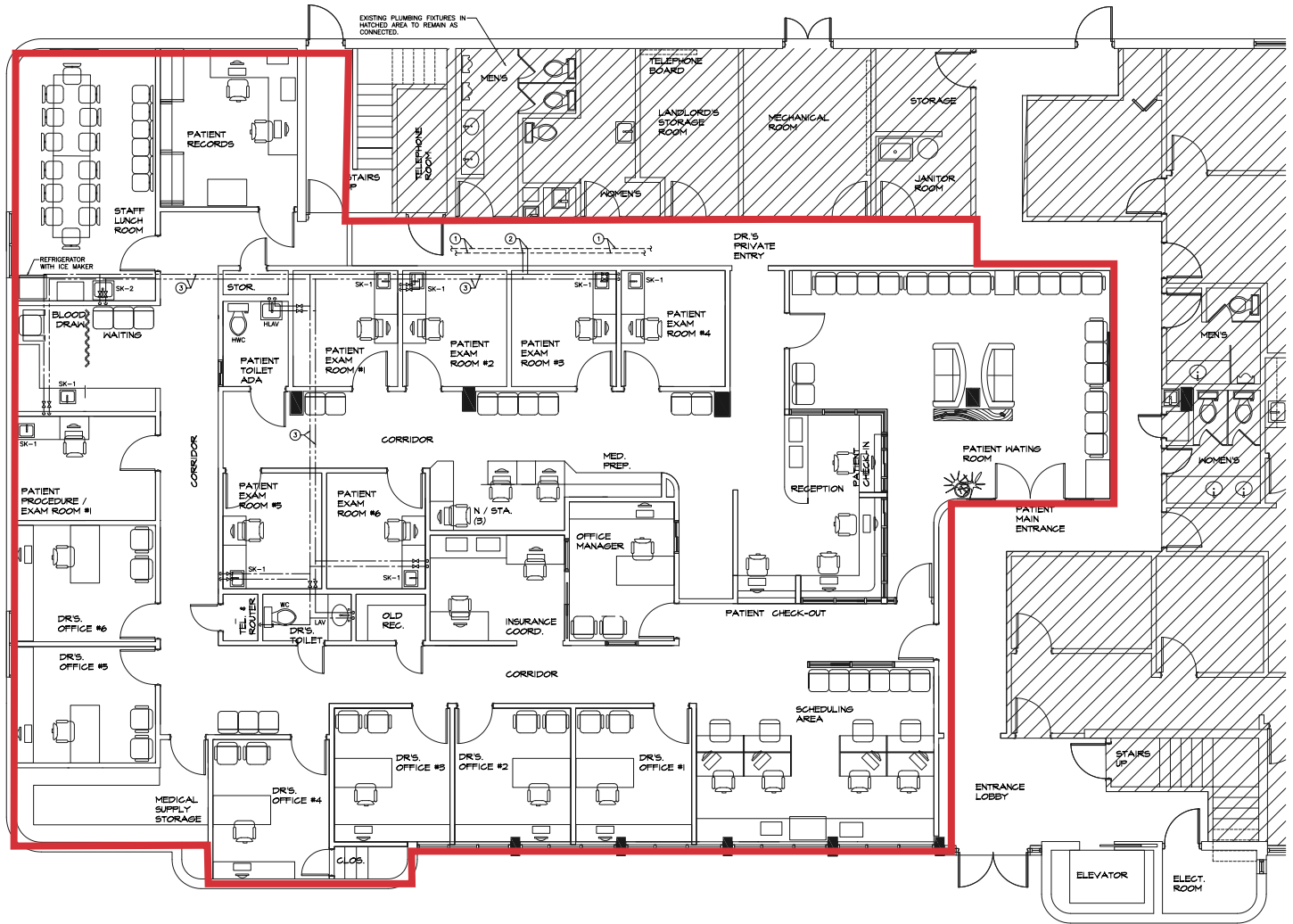


Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 100

5,678 SF



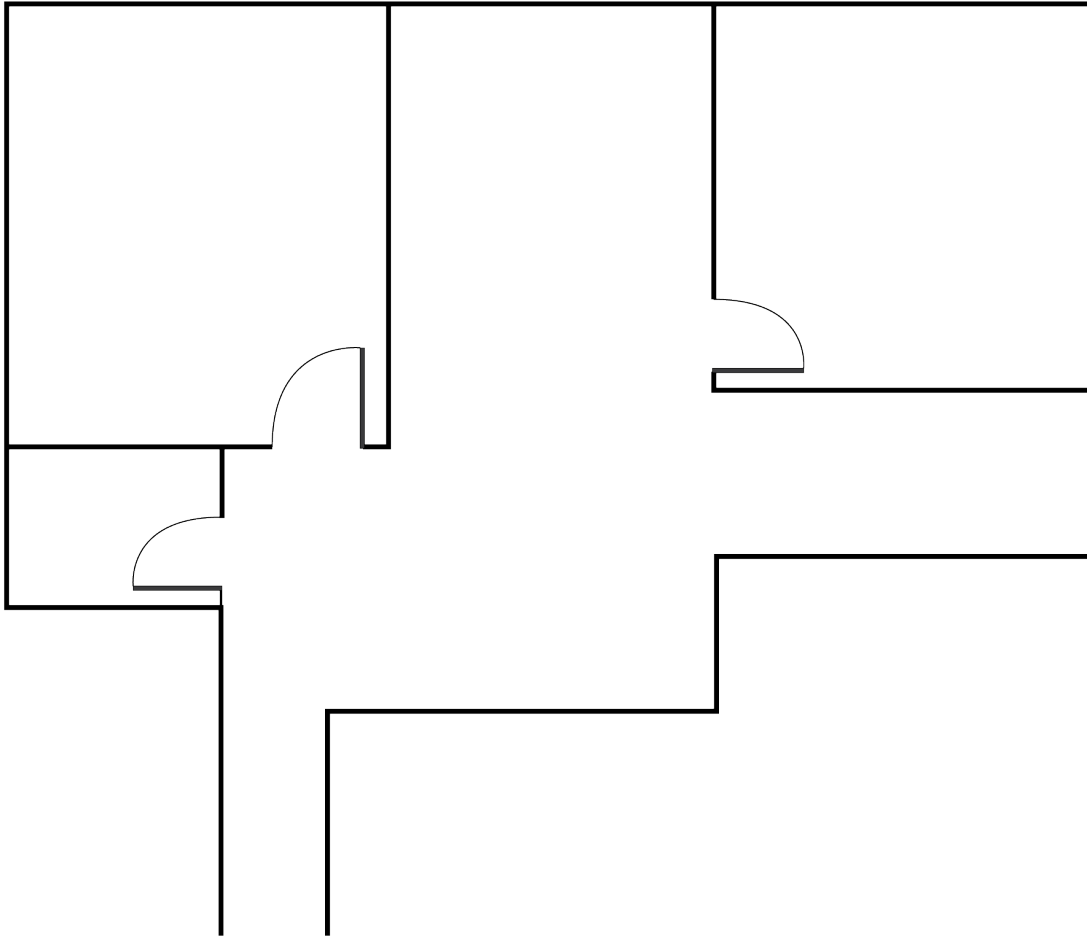
Not to scale; For conceptual layout purposes only.

Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 105

887 SF Available January 1st, 2026



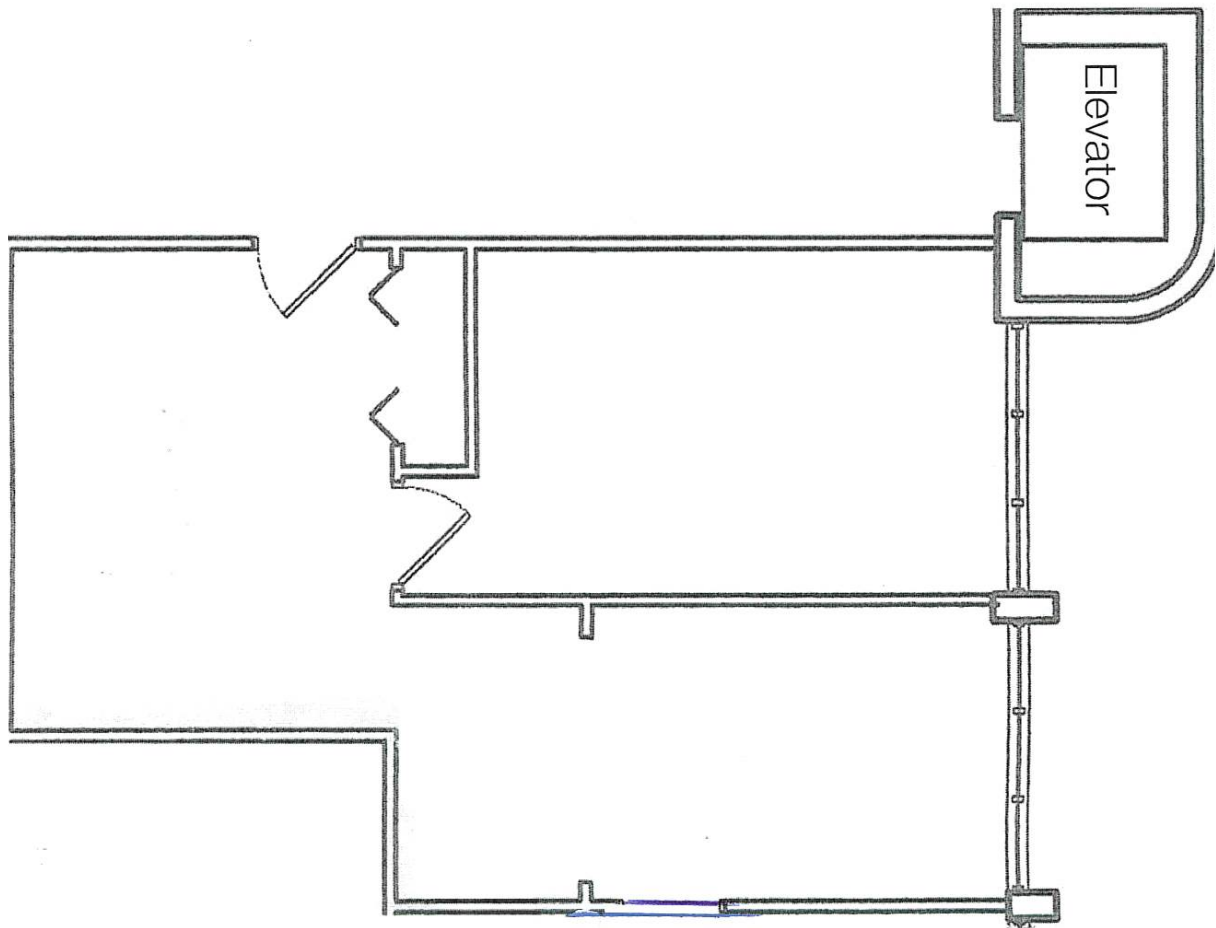
Not to scale; For conceptual layout purposes only.

Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 200

641 SF Available January 1st, 2026



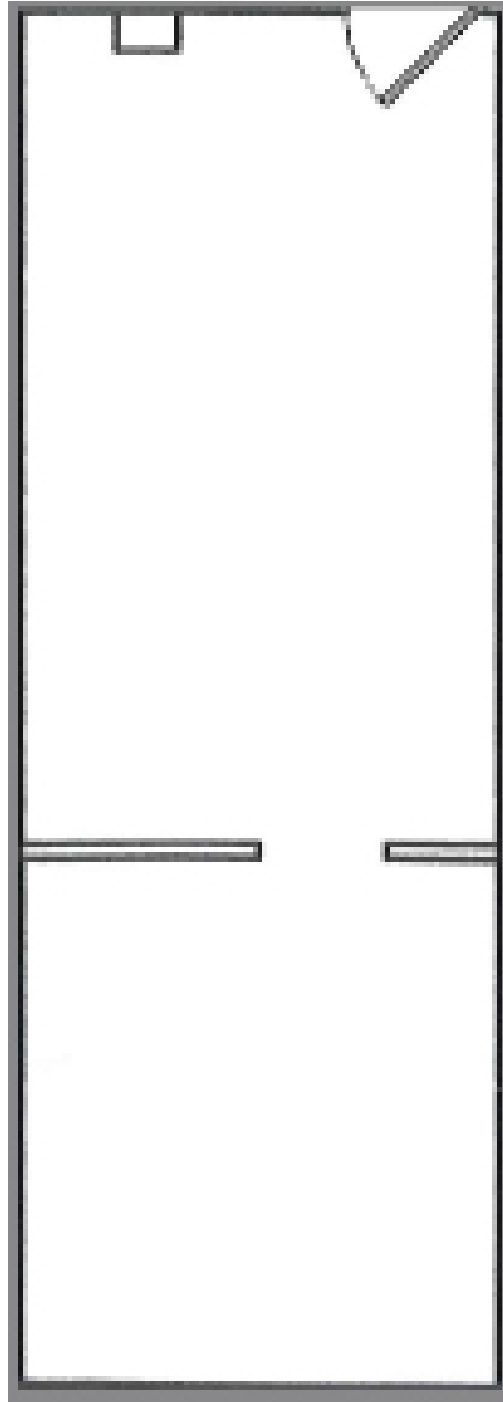
Not to scale; For conceptual layout purposes only.

Floor Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

Building 9555 - Suite 209

335 SF Available Immediately



Site Plan

9555 - 9595 N Kendall Drive | Miami, FL 33176

9595 Building



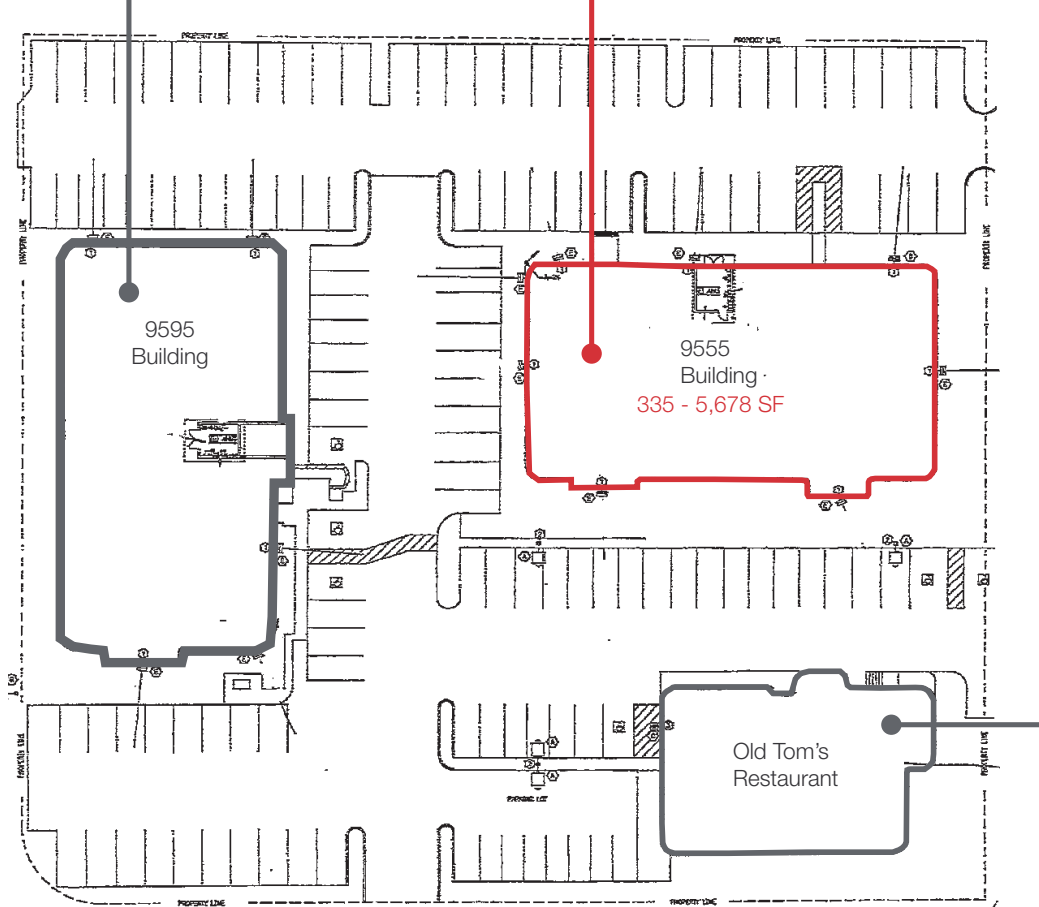
9555 Building



Old Tom's Restaurant



ENTRANCE TO EAST SR 878 AND NORTH SR 874



For More Information

Sherry Halstead

+1 305 775 6953

shalstead@naimiami.com



9655 South Dixie Highway, Suite 300, Miami, FL 33156

+1 305 938 4000

naimia-ftl.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.