



**9990 MILLER RD.**  
MEDICAL OFFICE BUILDING

This Offering Memorandum contains selected information pertaining to the property and does not purport to be all-inclusive or to contain all of the information a prospective purchaser may desire. All financial projections are provided for general reference purposes only. Recipients are encouraged to conduct their own independent investigation and due diligence.

ASKING \$15,850,000



## INVESTMENT SUMMARY

Rare opportunity to acquire a newly constructed Class A medical office/office building in Miami. The ±22,658 SF all-glass property sits on approximately 1.25 acres and offers shell space ready for customization. Featuring an exceptional parking ratio of 5 spaces per 1,000 SF, the asset is ideally suited for medical users, professional offices, or investors seeking a premier asset in a high-growth market.

# PROPERTY DETAILS

## THE OFFERING

|                  |                                   |
|------------------|-----------------------------------|
| PROPERTY ADDRESS | 9990 SW 56 ST<br>MIAMI, FL 33155  |
| PRICE            | \$15,850,000                      |
| YEAR BUILT       | NEW CONSTRUCTION<br>DELIVERY 2027 |
| RENTABLE SF      | ±18,000 SF                        |
| BUILDING SF      | 22,658 SF                         |
| LAND             | ±1.25 ACRES                       |
| PARKING          | 113 SPACES                        |

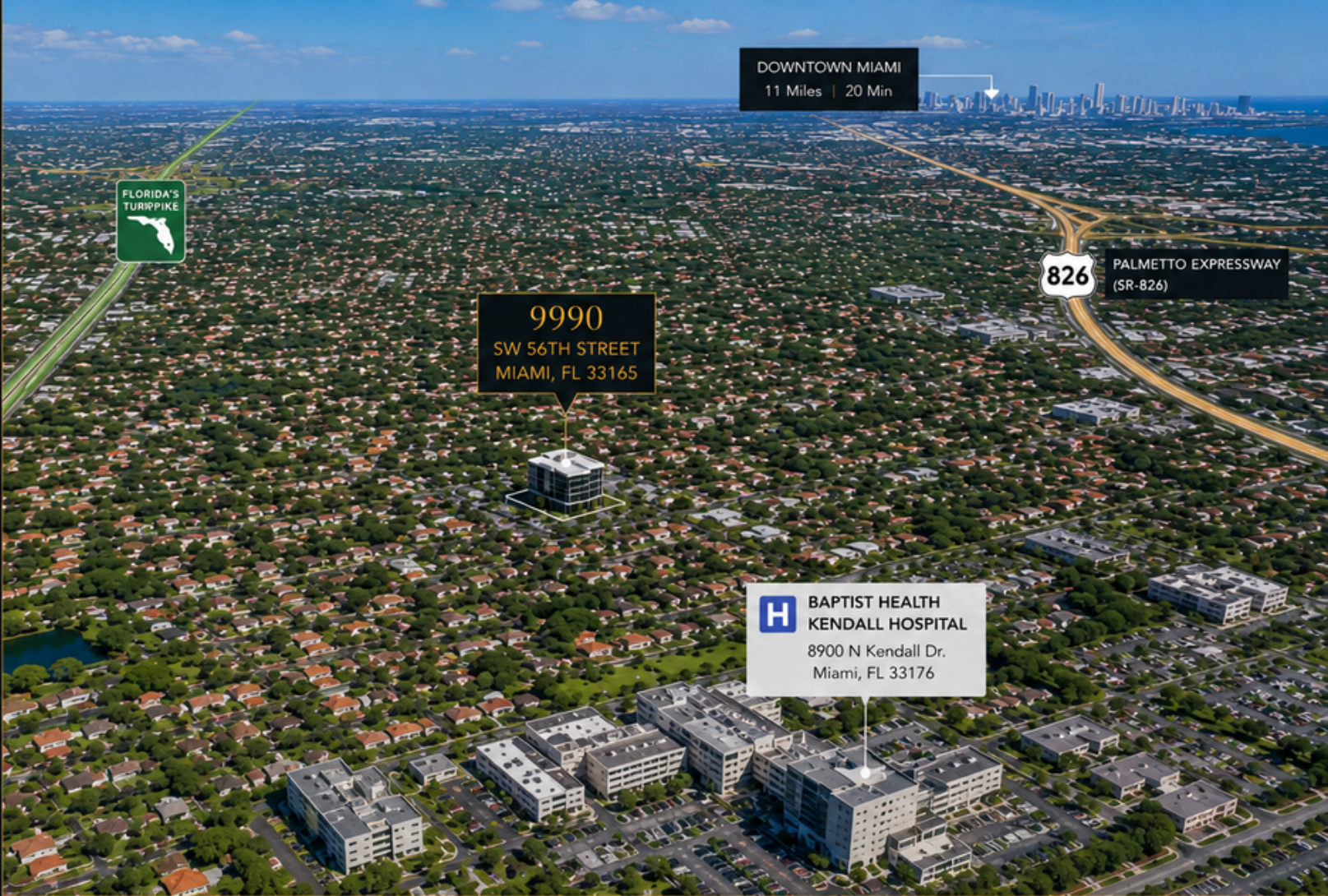
# PRIME LOCATION.

CONNECTED. ACCESSIBLE. STRATEGIC.

Ideally positioned in the heart of Miami's thriving Kendall submarket, this property offers immediate access to the Palmetto Expressway (SR-826) and the Florida's Turnpike—providing seamless connectivity throughout Miami-Dade County and beyond.



-  **BAPTIST HEALTH KENDALL HOSPITAL**  
2.0 Miles | 6 Minutes
-  **FLORIDA'S TURNPIKE**  
2.1 Miles | 5 Minutes
-  **PALMETTO EXPRESSWAY (SR-826)**  
0.3 Miles | 2 Minutes
-  **MIAMI INTERNATIONAL AIRPORT**  
18 Miles | 25 Minutes
-  **DOWNTOWN MIAMI**  
11 Miles | 20 Minutes



| DEMOGRAPHICS                                                                                         |           |           |           |
|------------------------------------------------------------------------------------------------------|-----------|-----------|-----------|
|                                                                                                      | 1-MILE    | 3-MILE    | 5-MILE    |
|  POPULATION         | 21,230    | 160,358   | 454,231   |
|  AVERAGE HH INCOME  | \$101,672 | \$109,361 | \$108,735 |
|  DAYTIME POPULATION | 17,672    | 125,753   | 227,620   |
|  TOTAL HOUSEHOLDS   | 7,542     | 53,923    | 149,245   |

| DRIVE TIMES                                                                                                         |           |        |  |
|---------------------------------------------------------------------------------------------------------------------|-----------|--------|--|
|  PALMETTO EXPRESSWAY (SR-826)    | 0.3 Miles | 2 Min  |  |
|  FLORIDA'S TURNPIKE              | 2.1 Miles | 5 Min  |  |
|  BAPTIST HEALTH KENDALL HOSPITAL | 2.0 Miles | 6 Min  |  |
|  MIAMI INTERNATIONAL AIRPORT     | 18 Miles  | 25 Min |  |
|  DOWNTOWN MIAMI                  | 11 Miles  | 20 Min |  |

Sources: ESRI 2024

# RENDERINGS



## EXCLUSIVELY LISTED BY

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