

FOR LEASE

Colliers



**7250**  
**NORTH KENDALL DRIVE**  
**MIAMI, FL 33156**

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# JOIN THESE TENANTS

Miami's premier location for dining and shopping in a dynamic, open-air environment.

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DE  
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# PROPERTY OVERVIEW

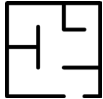


# PROPERTY HIGHLIGHTS

Unique and urban, Downtown Dadeland benefits from distinct marketable attributes; its mixed-use design, its proximity to Dadeland Mall and its location in this highly desirable retail corridor. The combination of these attributes have attracted a variety of tenants, ranging from local to regional to national operators.



Proposed Monument Signage



2,411 SF - 3,144 SF available



416 residences above retail spaces  
(6,159 residences within the Dadeland Triangle)



The Underline: Planned 10-mile linear park under Metro Rail Station

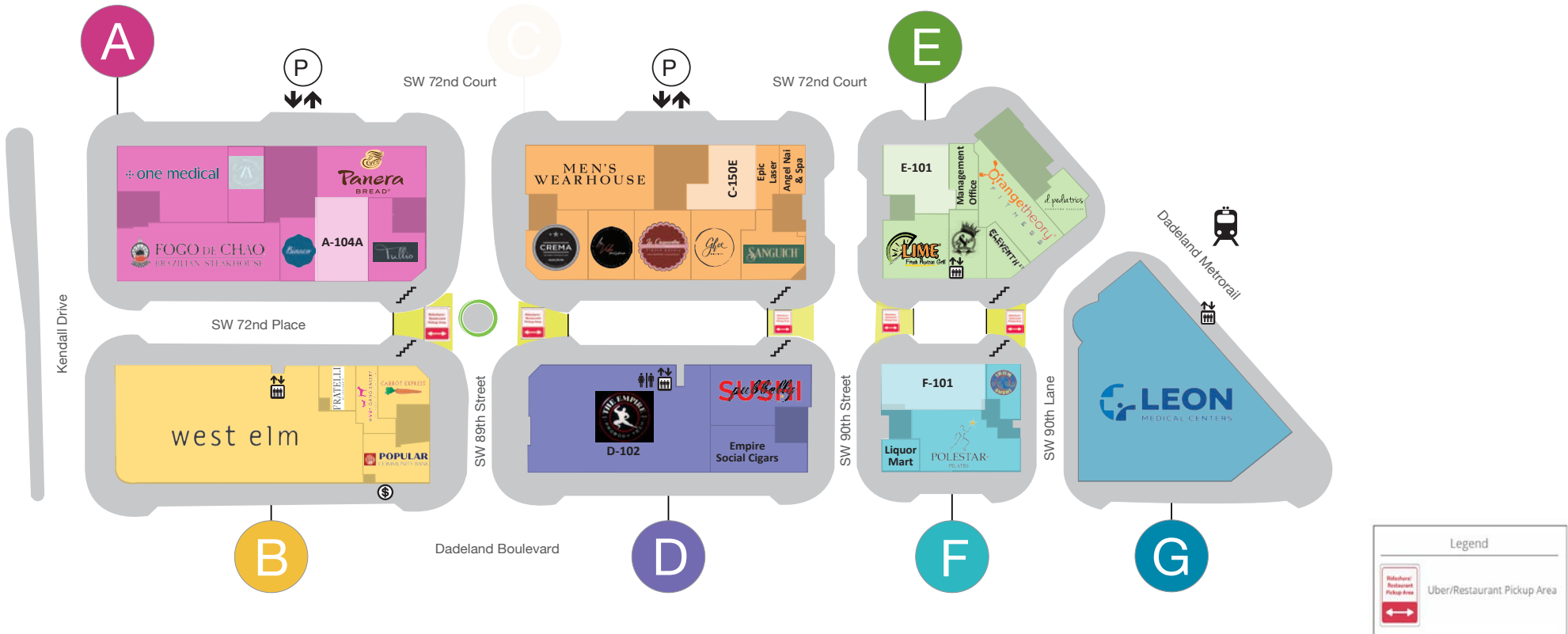


± 2,000,000 annual Metro Rail passengers



± 500 parking spaces including valet parking

# SITE PLAN



## Buildings - A & B

Suite	Tenant	Size (SF)
A-101	One Medical	6,770 SF
A-101A	Zaia Spa	760 SF
A-102	Fogo De Chao	7,977 SF
A-103	Bianco Gelato	1,528 SF
<b>A-104A</b>	<b>Available</b>	<b>2,411 SF</b>
A-104B	Tullio Italian	2,910 SF
A-105	Panera Bread	3,625 SF
B-101	West Elm	16,426 SF
B-103	Popular Bank	1,800 SF
B-104	Carrot Express	1,500 SF
B-105	Woof Gang	1,094 SF
B-107	Fratelli by Jholano's	1,093 SF

## Buildings - C & D

Suite	Tenant	Size (SF)
C-101	Men's Wearhouse	5,125 SF
C-102	Crema	2,511 SF
C-108	Angel Nails & Spa	1,021 SF
C-111	Epic Laser	1,078 SF
C-150	Sanguich	2,100 SF
C-150A	La Vida Misma	2,300 SF
C-150B	La Croquantine	2,670 SF
C-150C	Ghee Indian Kitchen	2,500 SF
<b>C-150E</b>	<b>Available</b>	<b>2,699 SF</b>
<b>D-102</b>	<b>Pro BodyTech Empire</b>	<b>11,010 SF</b>
D-150	Pubbelly Sushi	3,450 SF
D-170	Empire Cigars	2,825 SF

## Buildings - E, F, & G

Suite	Tenant	Size (SF)
<b>E-101</b>	<b>Available</b>	<b>2,622 SF</b>
E-9005	Lime Mexican Grill	2,734 SF
E-150	The Spot Barbershop	1,238 SF
E-150B	Eleventh Street Pizza	1,242 SF
E-150C	OrangeTheory	3,300 SF
E-150D	Mgmt. Office	1,051 SF
E-150E	Pediatrician	1,350 SF
<b>F-101</b>	<b>Available</b>	<b>3,144 SF</b>
F-102	Liquor Mart	853 SF
F-104	Polestar Pilates	3,670 SF
F-106	Iron Sushi	860 SF
G-150	Leon Medical Center	19,467 SF



# LOCATION



**The Underline | 10-mile Linear Park Under Construction**



Estimated for completion in 2026, The Underline will transform the land below Miami's Metrorail into a 10-mile linear park including urban trails and public art, ending at Dadeland South.

2025 Demographic Profile			
	1 Mile	3 Mile	5 Mile
Population	24,597	101,080	286,750
Average HHI	\$123,759	\$191,621	\$171,830
Median Age	40	41	44

2025 Average HHI by Zip Code		
Coral Gables	33146	\$232,512
Coconut Grove	33133	\$191,307
South Miami	33143	\$163,359
Pinecrest	33156	\$246,936

2025 Daytime Population			
	1 Mile	3 Mile	5 Mile
Business	2,616	9,616	19,738
Employees	21,845	96,066	199,112



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