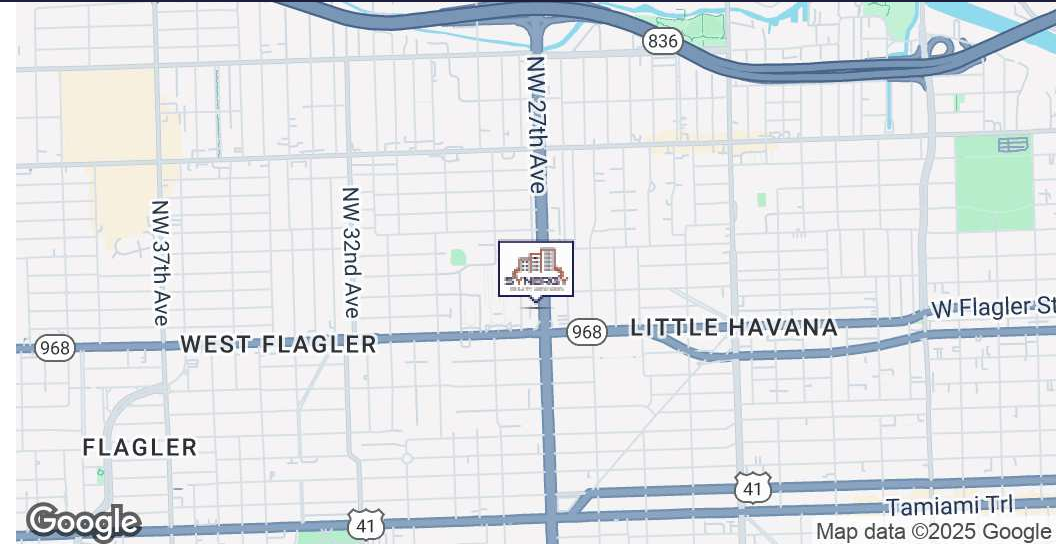


42 NW 27TH AVE - THIRD FLOOR SUITES



OFFERING SUMMARY

Lease Rate:	\$25.00 - 26.00 SF/yr (NNN)
Building Size:	67,055 SF
Available SF:	2,298 - 11,630 SF
Lot Size:	21,250 SF
Number of Units:	4
Year Built:	1972
Renovated:	2017
Zoning:	T6-8-O
Market:	City of Miami

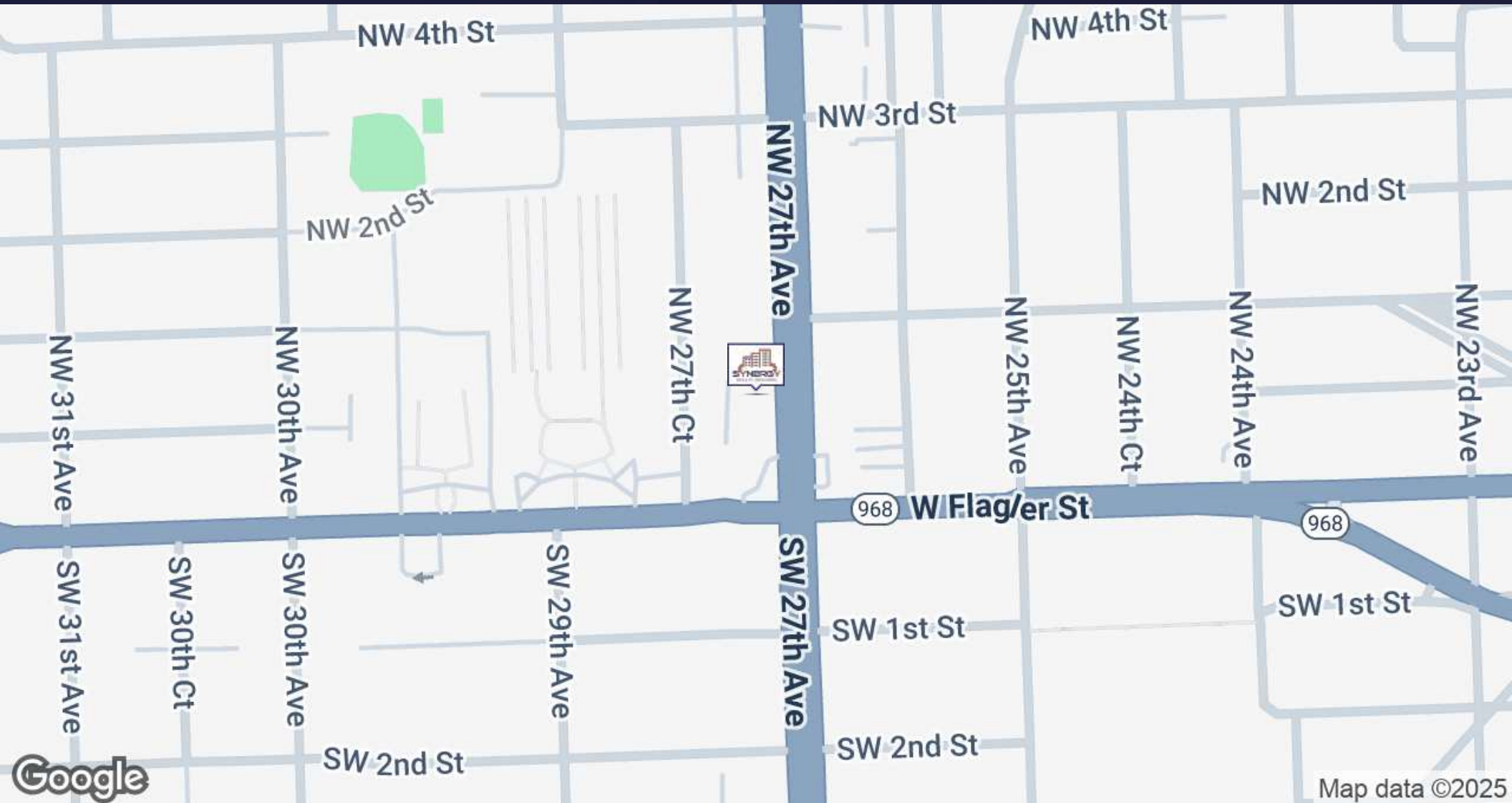
PROPERTY OVERVIEW

Newly renovated offices for lease in prime City of Miami location. New flooring, new AC, new baseboards. Located at 42 NW 27th Ave, the Del Toro Insurance building. Offices available are on the third floor. Utilities included. Total available sf is 11,630 SF. 7,978 sf is contiguous space but the entire 11,630 sf can be leased and is in the same side of building. NNN costs are estimated at \$6 PSF. Plentiful parking available on ground level of building. Landlord will provide some rent abatement for tenant's buildout if the space needs work.

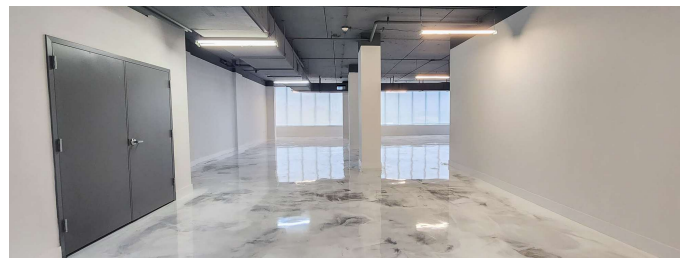
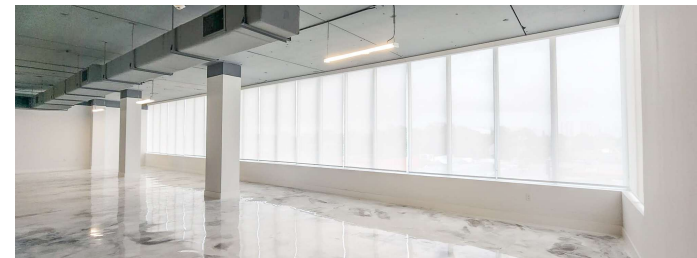
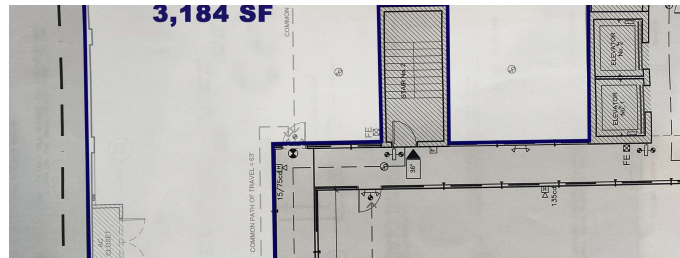
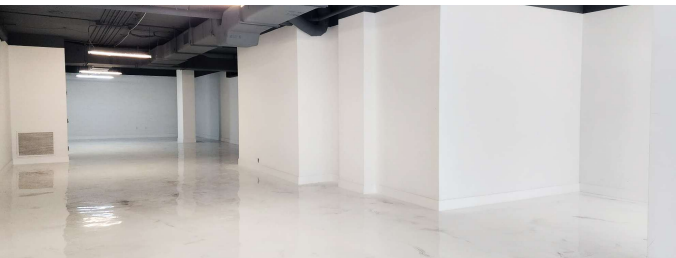
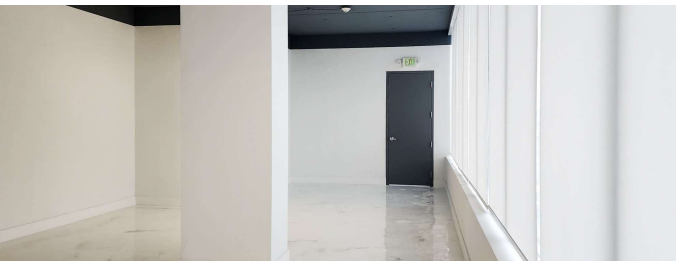
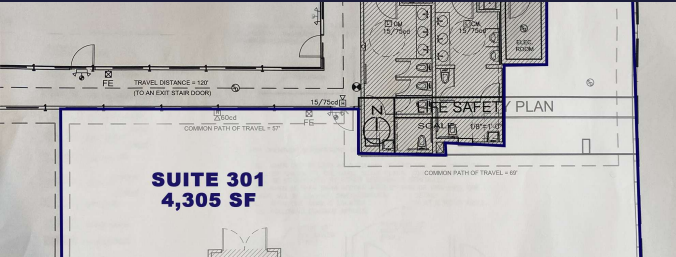
PROPERTY HIGHLIGHTS

- 7,978 sf contiguous
- 11,630 sf available on same floor
- Three open concept offices and fully built out office
- Surface Parking
- Building has 88 Covered Parking Spaces

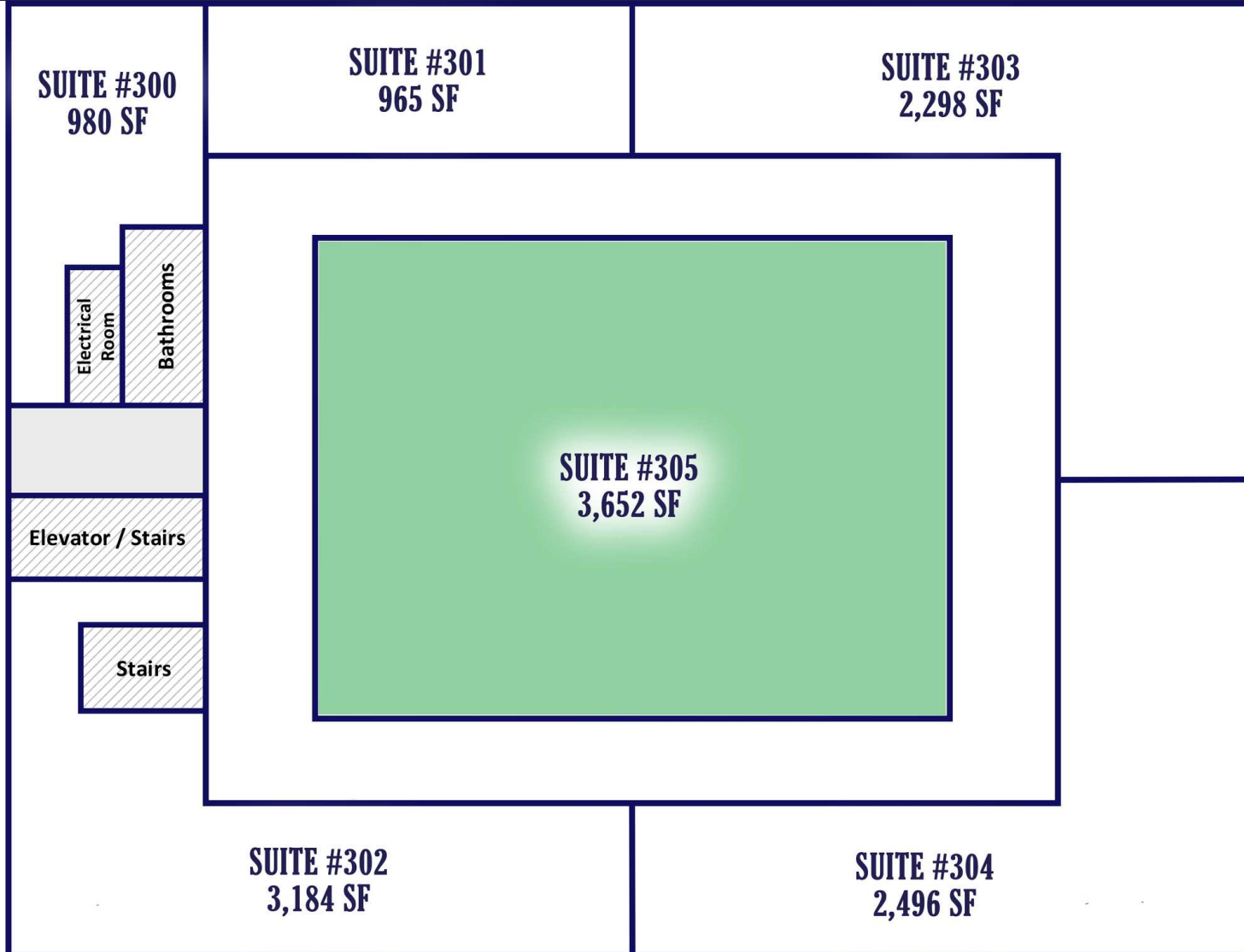
42 NW 27TH AVE - THIRD FLOOR SUITES



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42 NW 27TH AVE - THIRD FLOOR SUITES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,298 - 11,630 SF	Lease Rate:	\$25.00 - \$26.00 SF/yr

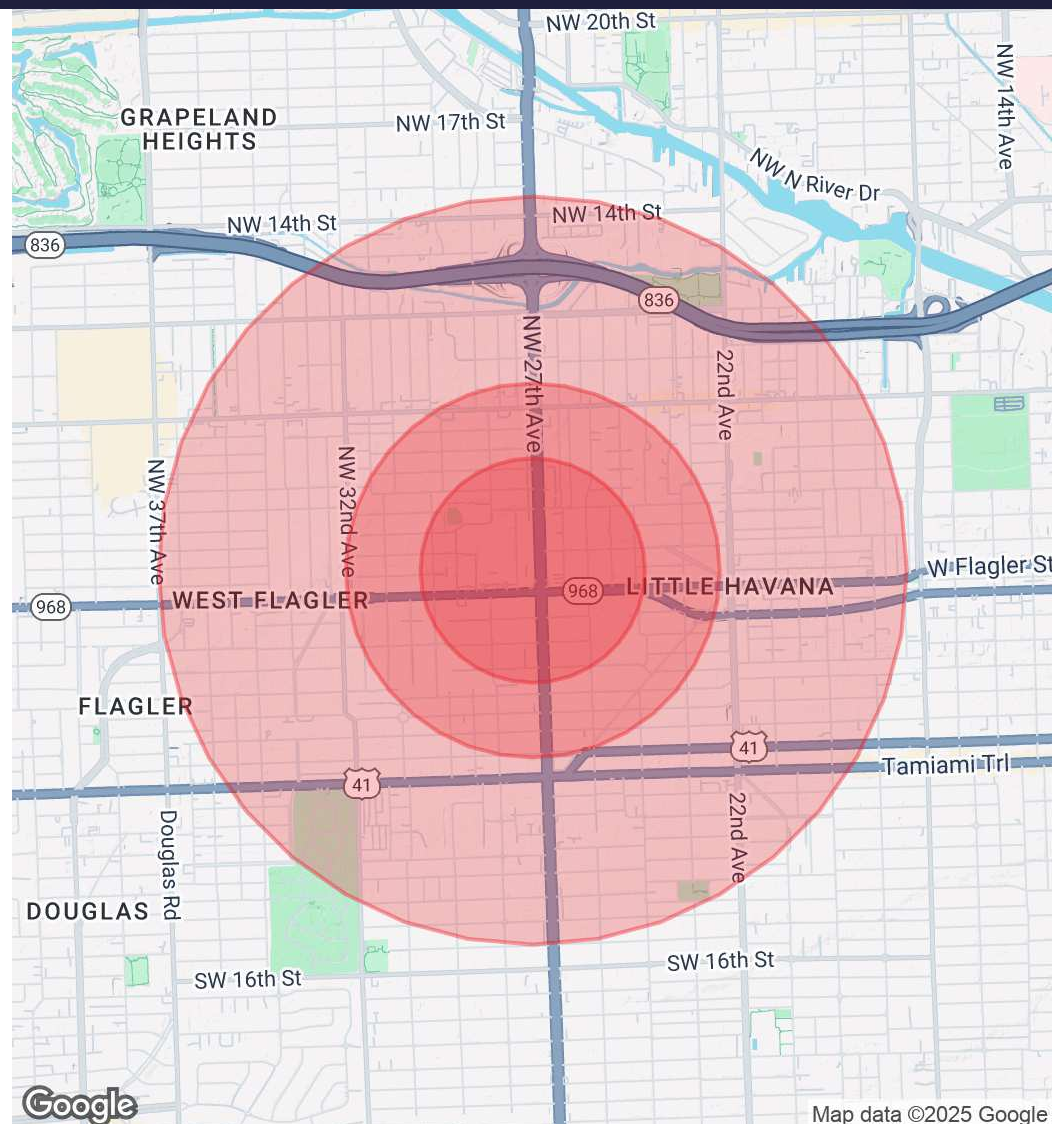
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
42 NW 27th Ave #301	-	965 SF	Modified Gross	\$36.00 SF/yr	-
42 NW 27th Ave #302	Available	3,184 - 11,630 SF	NNN	\$26.00 SF/yr	Former medical space with five private offices and a conference room/ large office, waiting area and large open workspace area. Lots of natural light into the unit. Ground level parking. Building has two elevators and plentiful parking. Suite is 3,184 sf but can be combined to create up to 7,978 sf contiguous space. NNN lease. Passthrus estimated at \$6 PSF.
42 NW 27th Ave- 304	Available	2,496 - 4,794 SF	NNN	\$25.00 SF/yr	Open floorplan office
42 NW 27th Ave - 305	Available	3,652 SF	NNN	\$25.00 SF/yr	Open layout office with four entrances
42 NW 27th Ave- 303	Available	2,298 - 4,794 SF	NNN	\$25.00 SF/yr	Open layout office

42 NW 27TH AVE - THIRD FLOOR SUITES

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,861	8,900	44,705
Average Age	46	46	45
Average Age (Male)	44	44	43
Average Age (Female)	47	47	47
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	651	3,217	16,945
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$63,147	\$59,774	\$59,086
Average House Value	\$509,292	\$465,523	\$448,791

Demographics data derived from AlphaMap



Map data ©2025 Google

42 NW 27TH AVE - THIRD FLOOR SUITES

**ANDROS SARDUY****CEO & MANAGING BROKER**

asarduy@synergyrealtymiami.com

Direct: **305.297.3557**

PROFESSIONAL BACKGROUND

Andros is a top producing listing agent with 17 years of experience in commercial real estate and business sales. His portfolio of sales include:

- Sold the most concrete plants in South East Florida in the last 17 years
- Small to large multifamily properties
- Large and mid size multi-tenant office buildings
- Owner user office and retail properties
- NNN retail assets
- Small to large size shopping centers
- Industrial properties & Businesses
- Various types of development land

Andros is an active real estate investor who buys, renovates and holds properties long term in South Florida.

EDUCATION

Andros has a degree in finance from Florida International University and has made a career out of closing complex transactions that require the repositioning of multi or single tenant buildings to achieve the highest price for his clients. An expert negotiator, Andros will often get creative to close difficult deals and get the job done.

Synergy Realty Advisors
1839 SW 27th Ave
Miami, FL 33145
786.536.7287