

HIGH-VISIBILITY END-CAP OFFICE KENDALL / SOUTHWEST MIAMI-DADE

PARK PLACE 1
13350 - 13380 S W 128 STREET

century title escrow
Virginia Cook CPA PA
Certified Public Accountant
13350

SM Family
13350

13350 SW 128TH ST, MIAMI, FL 33186
FOR LEASE

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LEE & ASSOCIATES

COMMERCIAL REAL ESTATE SERVICES

PROPERTY SUMMARY

END CAP UNIT | PARK PLACE ONE

Lee & Associates presents Park Place One, a two-story, multi-tenant office building totaling approximately 19,696 square feet in Miami's Kendall submarket. The available unit features two floors with two dedicated AC units and two restrooms, with one restroom located on each floor. The layout includes four private office spaces, with two offices on each level, as well as a private kitchenette for added convenience. As an end unit within the building, the space benefits from an abundance of windows providing excellent natural light throughout the premises. The property also offers 24-hour access, covered parking availability, and a parking ratio of 2.18 spaces per 1,000 square feet with 43 surface parking spaces available on-site.

Strategically located along SW 128th Street in the heart of Kendall, Park Place One offers immediate access to major roadways including SW 137th Avenue, SW 127th Avenue, and the Don Shula Expressway (SR 874), providing convenient connectivity throughout Miami-Dade County. The property is approximately 26 minutes from Miami International Airport and is surrounded by a strong mix of residential communities, retail destinations, restaurants, and professional services. The highly accessible location, combined with strong surrounding traffic counts and established neighborhood amenities, makes this an ideal setting for professional office users seeking convenience and visibility.



For more information, please contact one of the following individuals:

MARKET ADVISORS

ANDREW WHITBY

Senior Vice President
305.608.1970
awhitby@lee-associates.com

PROPERTY HIGHLIGHTS



• UNIT 1

- Two-story office unit configuration
- Two (2) private restrooms, one on each floor
- Four (4) individual offices, two per floor
- Private kitchenette within unit



LOCATION

- Located in the Tamiami/Kendall industrial-commercial corridor along SW 128th Street.
- Immediate Turnpike accessibility
- Strong regional logistics connectivity
- Efficient access to Kendall, Doral, and Miami's urban core

Miami International Airport (MIA)
25–35 min



MAJOR HIGHWAY ACCESS

- Florida's Turnpike**
2-3 miles east | 5-8 minutes
- Don Shula Expressway (SR-874)**
4-5 miles east | 8-12 minutes
- Palmetto Expressway (SR-826)**
8-10 miles east/NE | 15-20 minutes

LEASE SPACES

LEASE INFORMATION

LEASE TYPE: MG LEASE TERM: Negotiable
 TOTAL SPACE: 1,088 SF LEASE RATE: \$3,300 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1	Available	1,088 SF	Modified Gross	\$3,300 per month	Available for immediate occupancy



PROPERTY DETAILS

LOCATION INFORMATION

BUILDING NAME High-Visibility End-Cap Office
STREET ADDRESS 13350 SW 128th St
CITY, STATE, ZIP Miami, FL 33186
COUNTY Miami-Dade

PROPERTY INFORMATION

PROPERTY TYPE Office
PROPERTY SUBTYPE Office Building
ZONING IU-C
APN # 3059140210010

BUILDING INFORMATION

BUILDING SIZE 19,696 SF
BUILDING CLASS B
TENANCY Multiple
NUMBER OF FLOORS 2
YEAR BUILT 1986
NUMBER OF BUILDINGS 1

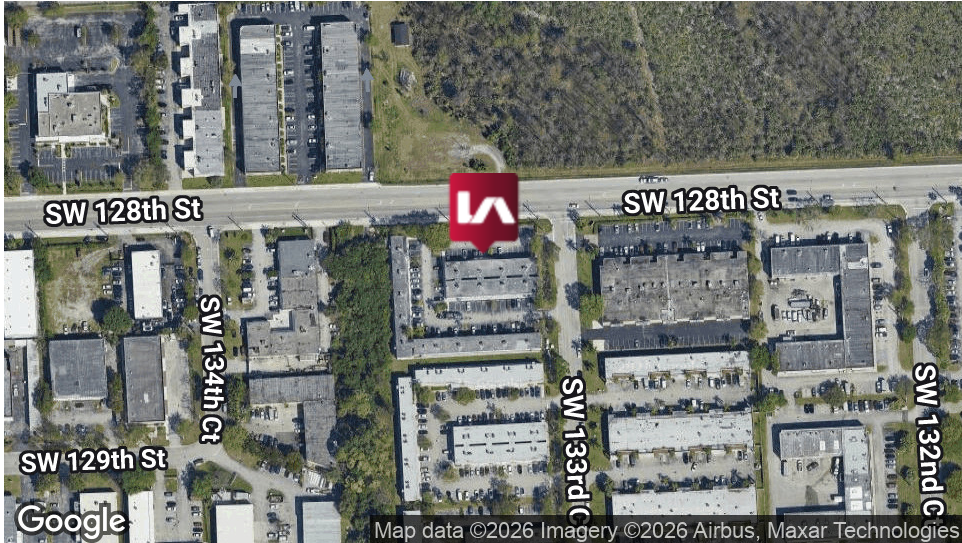
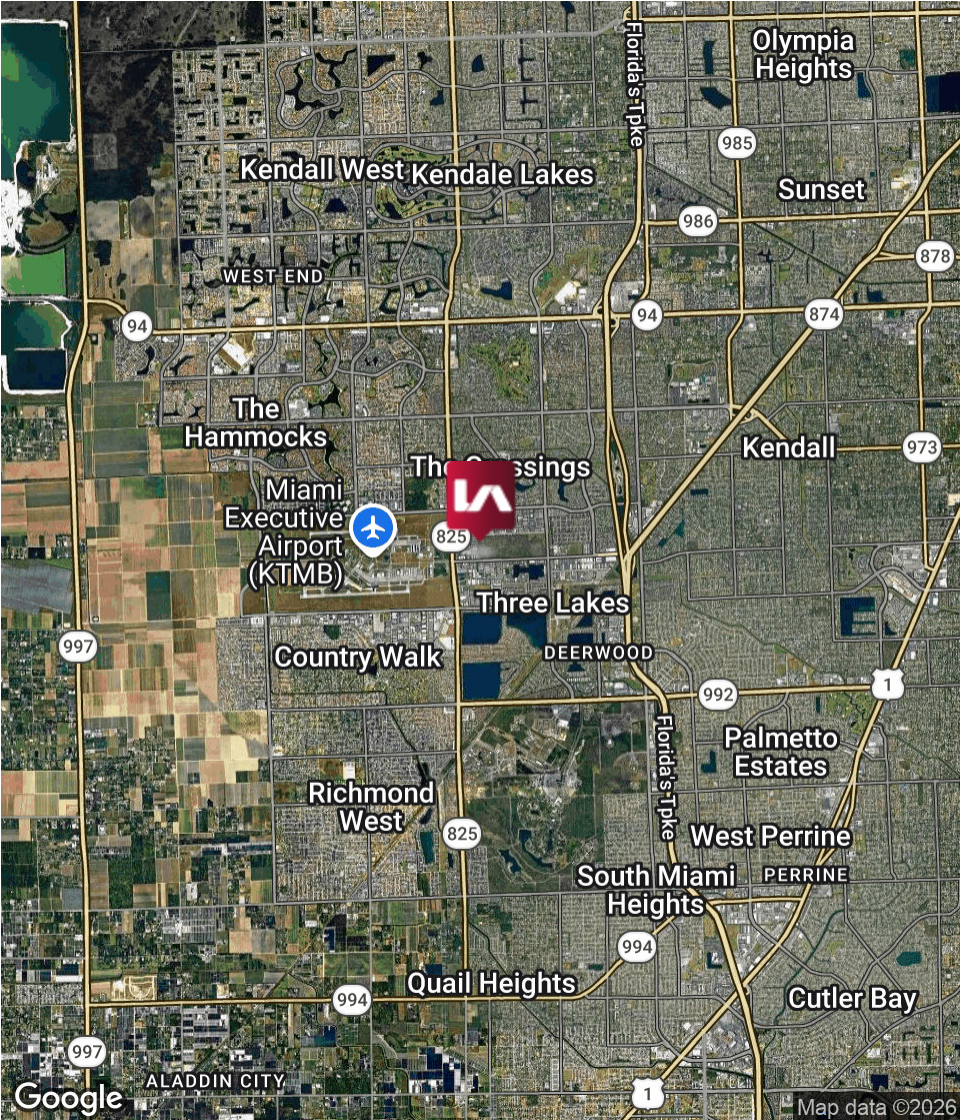
PARKING & TRANSPORTATION

PARKING RATIO 2.18
NUMBER OF PARKING SPACES 43



UNIT #1

REGIONAL MAP



LOCATION OVERVIEW

Positioned in the established Kendall office corridor, the property offers convenient access to major arterial roadways and surrounding residential neighborhoods. The location provides strong regional connectivity to Miami International Airport, Dadeland, and the greater Southwest Miami-Dade market.

CITY INFORMATION

CITY: Miami
 MARKET: South Florida

KENDALL TRADE AREA RETAIL & LIFESTYLE AMENITIES MAP



DEMOGRAPHIC PROFILE

KEY FACTS

121,951
Total Population

\$122,266
Average Household Income

42.2
Median Age

2.8
Average Household Size

EDUCATION

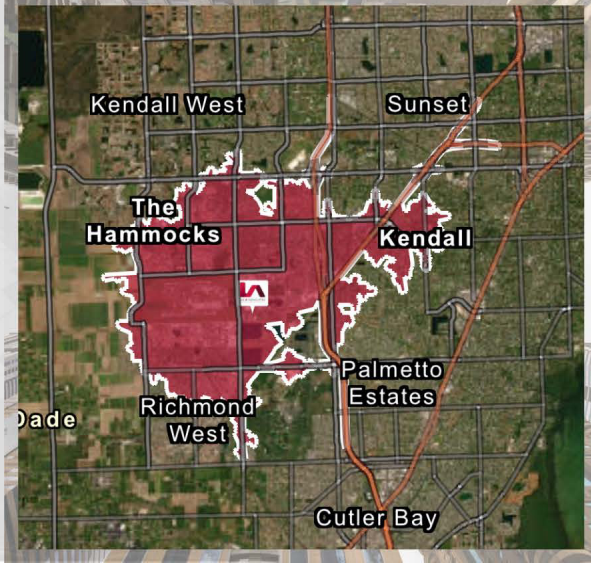
8%
No High School Diploma

24%
High School Graduate

29%
Some College

39%
Bachelor's/Grad/Prof Degree

Drive time of 10 minutes



EMPLOYMENT TRENDS



74%
White Collar

14%
Blue Collar

12%
Services

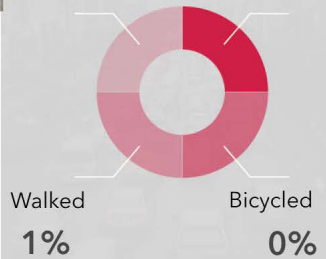
1.9%

Unemployment Rate

COMMUTING TRENDS

1%
Took Public Transportation

8%
Carpooled



NEARBY AMENITIES



302
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
113,453

Daytime Population: Workers
55,331

Daytime Population: Residents
58,122

BUSINESSES



7,011
Total Businesses



47,022
Total Employees



9,764,787,677
Total Sales

1,191
Retail Businesses



DEMOGRAPHIC PROFILE

KEY FACTS

375,264
Total Population

\$121,710
Average Household Income

43.0
Median Age

2.8
Average Household Size

EDUCATION

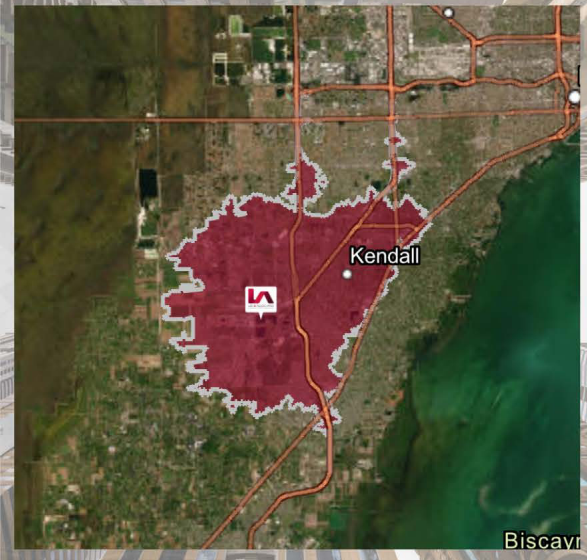
11%
No High School Diploma

25%
High School Graduate

26%
Some College

39%
Bachelor's/Grad/Prof Degree

Drive time of 15 minutes



EMPLOYMENT TRENDS



71%
White Collar

16%
Blue Collar

14%
Services

2.0%

Unemployment Rate

COMMUTING TRENDS

2%
Took Public Transportation

8%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



883
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
355,524

Daytime Population: Workers
176,093

Daytime Population: Residents
179,431

BUSINESSES



19,060
Total Businesses



151,003
Total Employees



26,677,139,097
Total Sales

3,203
Retail Businesses



DEMOGRAPHIC PROFILE

KEY FACTS

835,319
Total Population

\$122,769
Average Household Income

42.9
Median Age

2.9
Average Household Size

EDUCATION

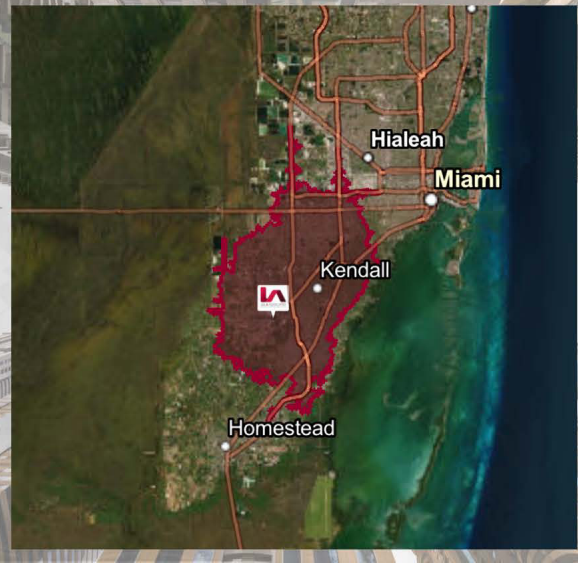
13%
No High School Diploma

25%
High School Graduate

24%
Some College

38%
Bachelor's/Grad/Prof Degree

Drive time of 20 minutes



EMPLOYMENT TRENDS



68%
White Collar

18%
Blue Collar

13%
Services

2.1%

Unemployment Rate

COMMUTING TRENDS

2%
Took Public Transportation

9%
Carpooled

1%
Walked

0%
Bicycled

NEARBY AMENITIES



2,032
Number of Restaurants

DAYTIME POPULATION

Total Daytime Population
783,651

Daytime Population: Workers
381,892

Daytime Population: Residents
401,759

BUSINESSES



41,325
Total Businesses



322,620
Total Employees



56,559,355,905
Total Sales

7,351
Retail Businesses

