

OFFICES FOR LEASE

# Portofino Professional Center

925 NORTHEAST 30TH TERRACE

Homestead, FL 33033

PRESENTED BY:

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Portofino Professional Center

LEASING  
BROCHURE

925 NE 30th Terrace  
Homestead, FL 33033

**SVN**  
COMMERCIAL PARTNERS  
DELIBERATELY DIFFERENT™

# CITY INFORMATION

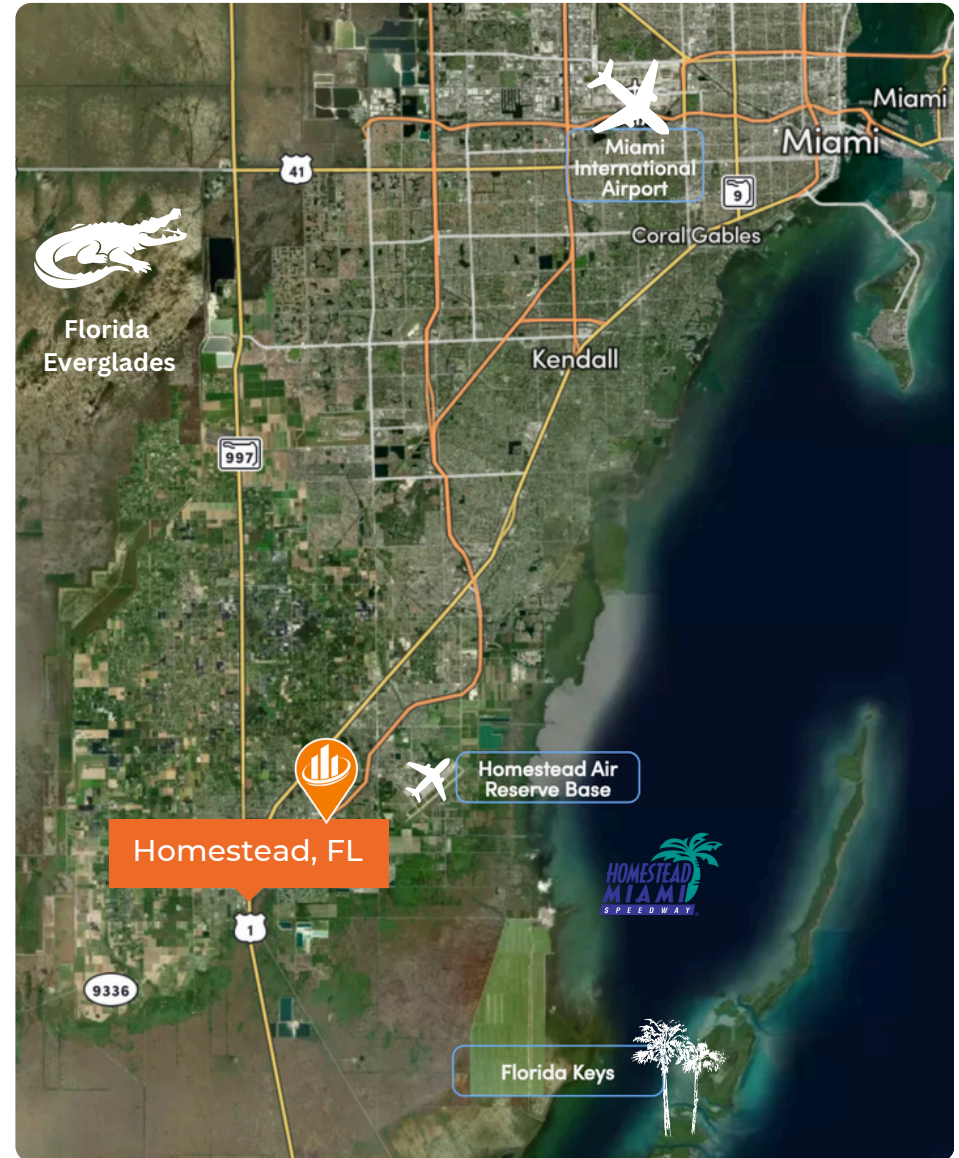
## HOMESTEAD, FL

Homestead, Florida, in Miami-Dade County, is a growing hub for development and investment. With a 10% population increase over the past decade, it offers a burgeoning market for residential and commercial growth. Its strategic location near Miami and key attractions drives steady visitor traffic, benefiting retail operations. The young, dynamic demographic supports a robust consumer base for retail and office expansion.

Proximity to major highways enhances logistical advantages, while favorable zoning laws and development incentives create a welcoming environment for new projects. Ongoing development continues to drive economic growth, solidifying Homestead's role in the Miami-Dade commercial real estate market.

## CITY HIGHLIGHTS

- Located 35 minutes from Miami, Homestead offers high accessibility and excellent connectivity for businesses.
- Situated 30 miles south of Miami, Homestead provides access to 2.7 million residents within a 50-mile radius.
- The city's position on U.S. Route 1 makes it a convenient stop for the 1 million visitors traveling to the Florida Keys.
- Homestead-Miami Speedway attracts over 300,000 visitors annually, increasing potential clientele for businesses.
- The average household income of \$62,000 in Homestead supports a robust local economy.
- Annual retail sales exceeding \$1 billion reflect the area's thriving commercial activity.
- Proximity to Everglades National Park brings over 1 million visitors annually, expanding the potential customer base.



# PROPERTY DETAILS & HIGHLIGHTS



<b>BUILDING TYPE</b>	MEDICAL/OFFICE CONDO
<b>STORIES</b>	3 STORIES
<b>FLOOR SIZE</b>	20,000 SF
<b>CEILING HEIGHTS</b>	+/- 16 FT
<b>APN</b>	10-7909-036-0170
<b>BUILDING SIZE</b>	61,062 SF
<b>LOT SIZE</b>	3.47 Acres
<b>YEAR BUILT</b>	2007
<b>ELEVATORS</b>	TWO
<b>PARKING RATIO</b>	4.80/1,000 SF
<b>ZONING</b>	9300
<b>UNITS AVAILABLE</b>	3 VACANCIES
<b>LEASE RATES</b>	\$34-\$36

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# SUITE #108 - MEDICAL OFFICE

## PROPERTY DESCRIPTION

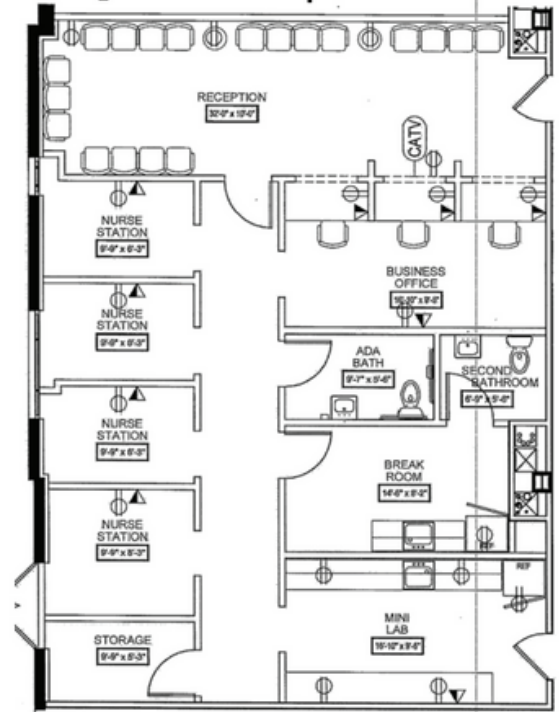
This prime medical office suite in Portofino Professional Center is now available for lease for \$5200/month. Previously occupied by Quest Diagnostics, the suite features a spacious open area, a bathroom, and five treatment rooms. Tenants enjoy 24-hour access via a secure keypad entry, high-speed internet, ample surface parking around the perimeter and individual control of air-conditioning and electrical systems. The building houses other medical professionals and is conveniently located near the new Baptist Health South Florida facility, ensuring a professional and collaborative environment.

## HIGHLIGHTS & LEASING SUMMARY

<b>FORMER TENANT</b>	QUEST DIAGNOSTICS
<b>FLOOR</b>	1ST
<b>RESTROOMS</b>	2 - ADA ACCESSIBLE
<b>ENTRANCE/EXITS</b>	2 MEANS OF EGRESS
<b>LAB SPACE</b>	160 SF
<b>RECEPTION DESKS</b>	3
<b>HVAC</b>	24/7 TENANT CONTROL
<b>LOT SIZE:</b>	3.47 Acres
<b>BUILDING SIZE:</b>	61,062 SF
<b>LEASE RATE:</b>	\$35.00 SF/yr (MG)
<b>LEASE TYPE:</b>	MODIFIED GROSS
<b>AVAILABLE SF:</b>	1,770 SF



**1,770** square feet



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# SUITE #212 - CUSTOM OFFICE

## PROPERTY DESCRIPTION

Suite 212, located at 925 Northeast 30th Terrace, Homestead, FL, 33033, offers 2,070 square feet of customizable space on the second floor. This cold dark shell condition suite is ready for your vision, with the landlord providing tenant improvement dollars to help you build out and personalize the space to meet your needs. Featuring huge windows that overlook a beautiful treescape, this suite provides a serene and inspiring work environment. The property includes ample parking and excellent visibility, making it a prime location for various businesses. Enjoy convenient access to major transportation routes and nearby amenities, positioning your business for success. Don't miss the opportunity to create your ideal workspace in this outstanding property.

## HIGHLIGHTS & LEASING SUMMARY

<b>FLOOR</b>	2ND
<b>ENTRANCE/EXITS</b>	2 MEANS OF EGRESS
<b>CEILING HEIGHT</b>	+/- 16 FT
<b>HVAC</b>	24/7 TENANT CONTROL
<b>LOT SIZE:</b>	3.47 Acres
<b>BUILDING SIZE:</b>	61,062 SF
<b>LEASE RATE:</b>	\$34.00 SF/yr (MG)
<b>LEASE TYPE:</b>	MODIFIED GROSS
<b>AVAILABLE SF:</b>	2,070 SF
<b>TI ALLOWANCE:</b>	\$40-\$50/PSF

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# SUITE #312 - CUSTOM OFFICE

## PROPERTY DESCRIPTION

Suite 312, located at 925 Northeast 30th Terrace, Homestead, FL, 33033, offers 2,122 square feet of customizable space on the third floor. This cold dark shell condition suite is ready for your vision, with the landlord providing tenant improvement dollars to help you build out and personalize the space to meet your needs. Featuring huge windows that overlook a beautiful treescape, this suite provides a serene and inspiring work environment. The property includes ample parking and excellent visibility, making it a prime location for various businesses. Enjoy convenient access to major transportation routes and nearby amenities, positioning your business for success. Don't miss the opportunity to create your ideal workspace in this outstanding property.

## HIGHLIGHTS & LEASING SUMMARY

<b>FLOOR</b>	3RD
<b>ENTRANCE/EXITS</b>	2 MEANS OF EGRESS
<b>CEILING HEIGHT</b>	+/- 16 FT
<b>HVAC</b>	24/7 TENANT CONTROL
<b>LOT SIZE:</b>	3.47 Acres
<b>BUILDING SIZE:</b>	61,062 SF
<b>LEASE RATE:</b>	\$34.00 SF/yr (MG)
<b>LEASE TYPE:</b>	MODIFIED GROSS
<b>AVAILABLE SF:</b>	2,122 SF
<b>TI ALLOWANCE:</b>	\$40-\$50/PSF

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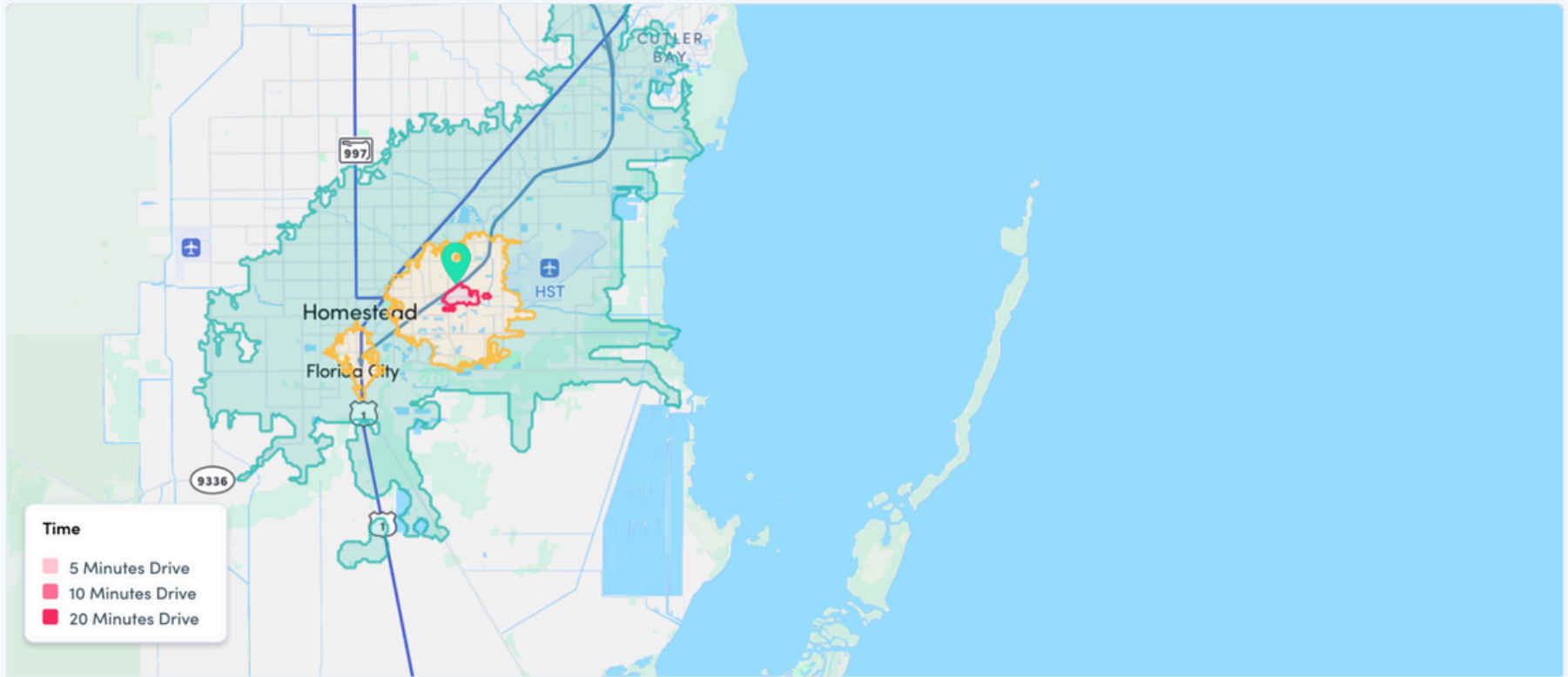
# RETAILER MAP





# DRIVE TIME TRADE AREA

925 NE 30th Terrace · 925 NE 30th Terrace, Homestead, FL 33033, USA



**Time**

- 5 Minutes Drive
- 10 Minutes Drive
- 20 Minutes Drive

**Travel Mode**

- Driving
- Walking
- Public Transport

**Drive Time**

- 5 Minutes
- 10 Minutes
- 20 Minutes

**Time**

Mon 06 AM

**Direction**

- Inbound
- Outbound

**Radius Rings**

+ Add

# DEMOGRAPHICS MAP & REPORT

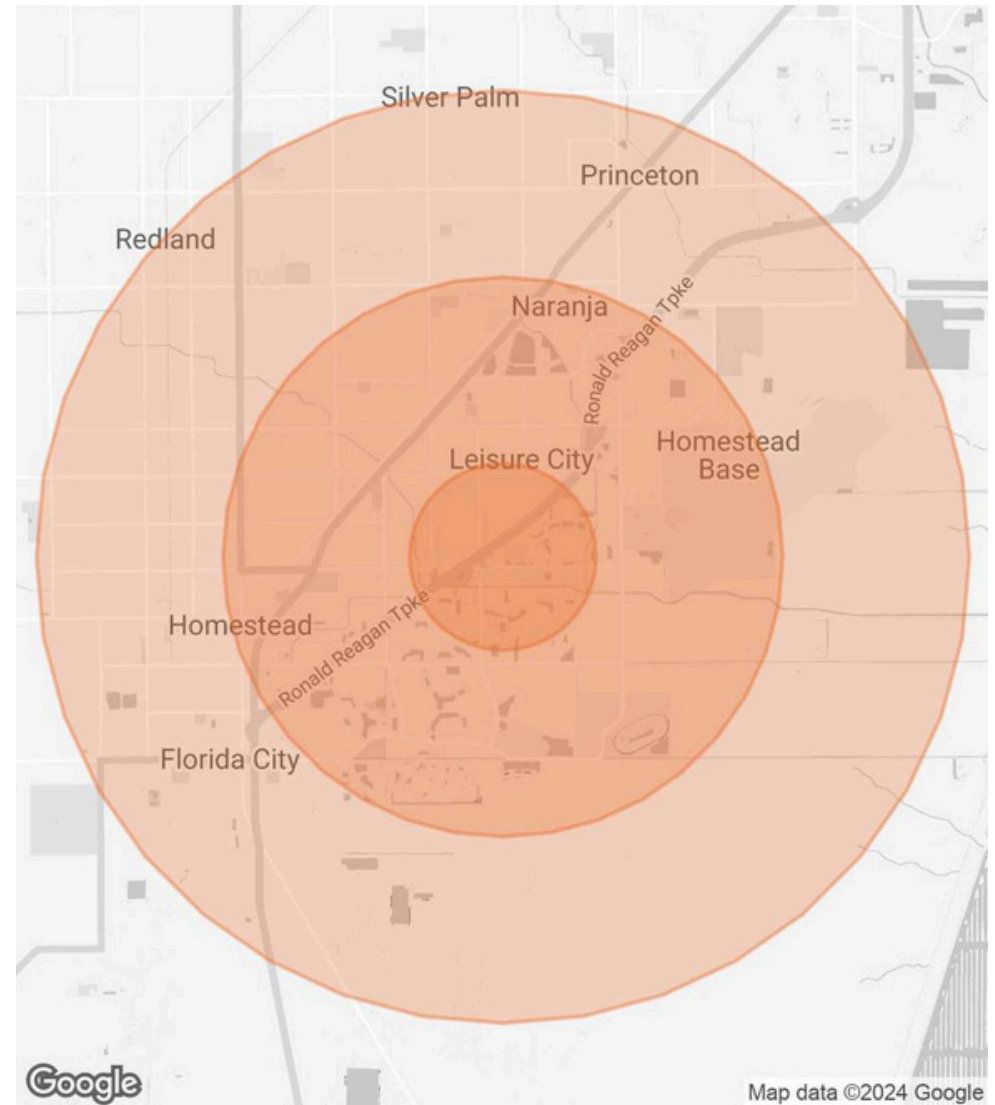
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,945	121,791	185,457
AVERAGE AGE AVERAGE	36	36	36
AGE (MALE) AVERAGE	35	35	35
AGE (FEMALE)	38	37	37

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,940	37,482	56,490
# OF PERSONS PER HH	3.5	3.2	3.3
AVERAGE HH INCOME	\$94,346	\$80,119	\$78,197
AVERAGE HOUSE VALUE	\$376,404	\$334,287	\$354,822

Demographics data derived from AlphaMap



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## DISCLAIMER

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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