

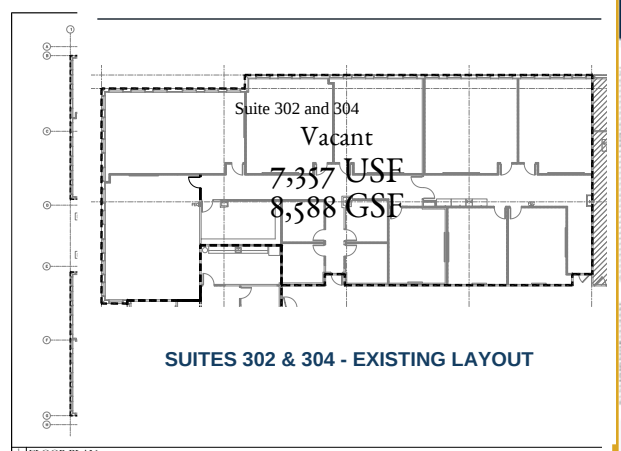
FOR LEASE OR SALE | CLASS A OFFICE / MEDICAL

# Professional Arts Center at Kendall Village

8501 SW 124th Ave, Miami, FL 33183



AVAILABLE TOGETHER OR SEPARATELY  
CAN BE DIVIDED



FLEXIBLE LAYOUTS TO SUIT YOUR NEEDS

**7,357 USF**

AVAILABLE | 8,588 GSF

**Suites 302 & 304**

THIRD / TOP FLOOR

**\$30.00**

PER SF / YEAR | NNN



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# High-Quality Space in the Heart of Kendall



LEASE OR PURCHASE

## Top-Floor Class A Office Space

Opportunity to lease or purchase Class A office space on the top floor of the Professional Arts Center at Kendall Village. The property is located at Kendall Drive and SW 124th Avenue with immediate access to Florida's Turnpike, excellent natural light, elevator access, and a professional mixed-use retail and medical setting.

The Professional Arts Center is a condominium office building. Ownership will consider flexible layouts and built-to-suit configurations, as well as the sale of the available units.

Office

Medical

Wellness

Specialty Practices

**Class A**

BUILDING CLASS

**Condominium**

OFFICE BUILDING

**2007**

YEAR BUILT

**6 / 1,000 SF**

PARKING RATIO

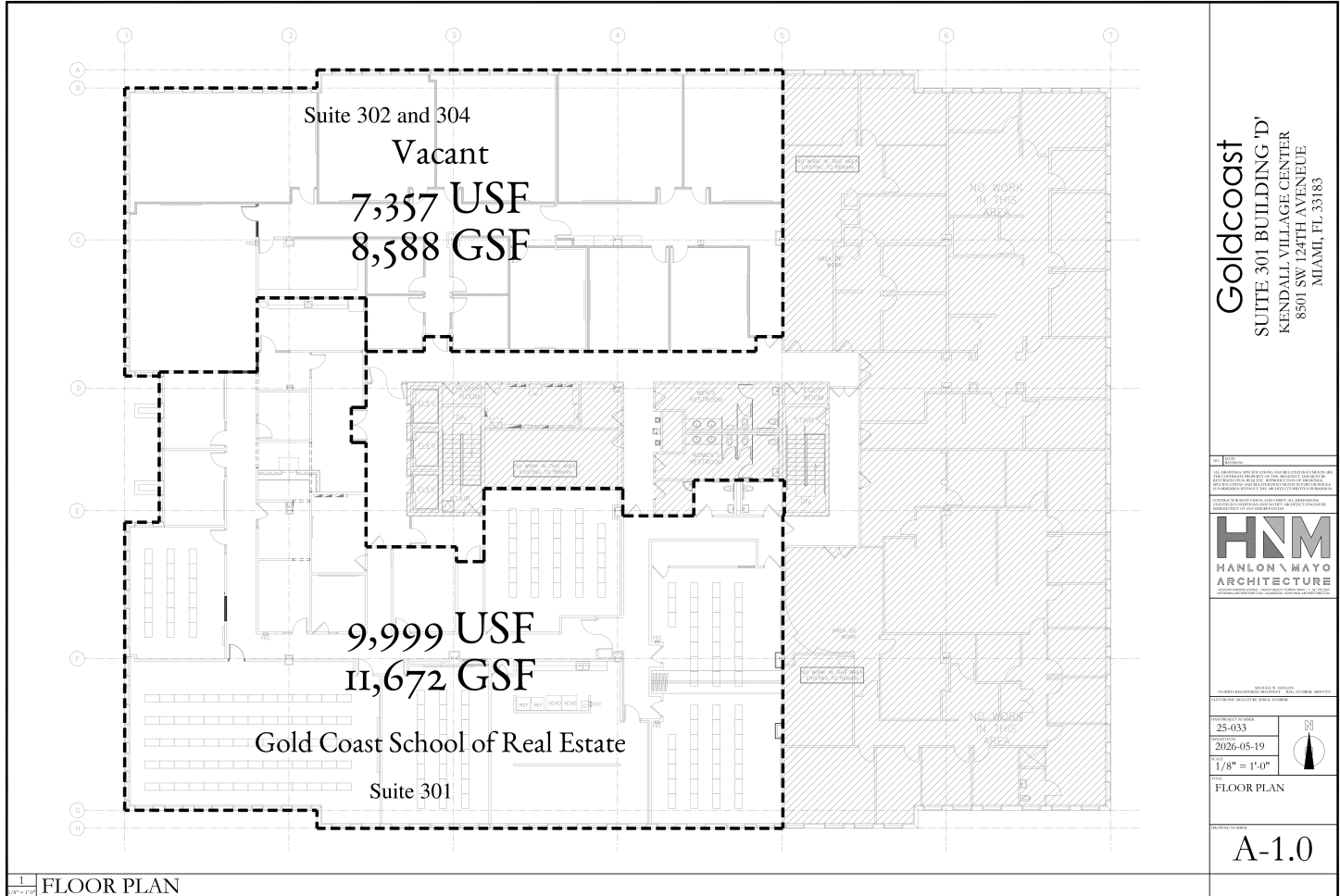
KEY-CARD RESERVED PARKING AVAILABLE



# Suites 302 & 304 - 7,357 USF Available

VACANT

The third-floor plan below identifies the available Suites 302 & 304 and the adjacent Gold Coast School of Real Estate in Suite 301.



**7,357 USF / 8,588 GSF**

Suites 302 & 304 | Available contiguous space

**Suite 301 - Gold Coast School of Real Estate**

9,999 USF / 11,672 GSF

# Illustrative Two-Suite Test Fit

## FLEXIBLE LAYOUTS

The planning concept illustrates how the combined availability can be organized into two distinct suites with offices, conference / exam rooms, break rooms and open work areas.



PROFESSIONAL ARTS CENTER AT KENDALL VILLAGE  
TENANTS SPACE PLANNING

### 3,437 USF

Illustrative Tenant 1 planning area

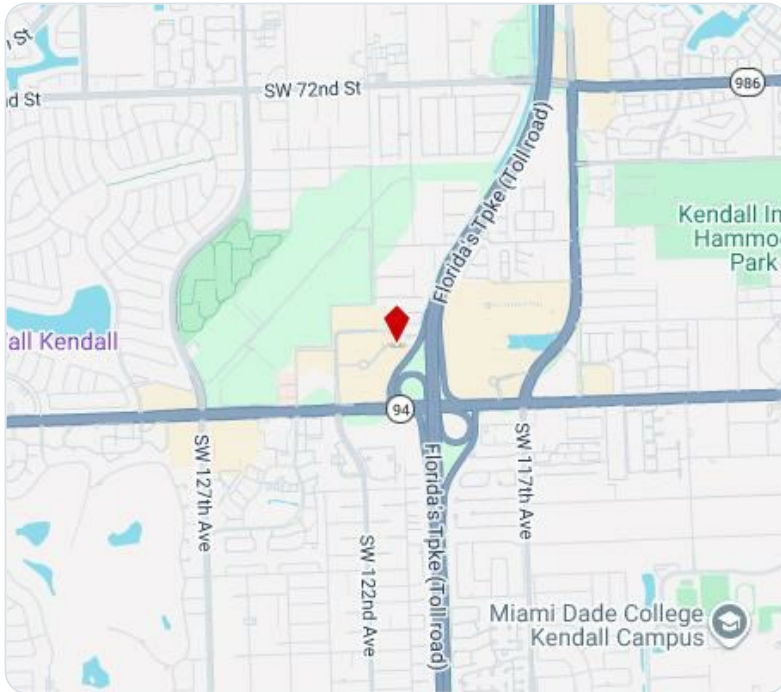
### 3,920 USF

Illustrative Tenant 2 planning area

### 7,357 USF

Combined usable area. Test fit is conceptual and can be adapted for qualified users.

# Convenient Kendall Location with Strong Amenities

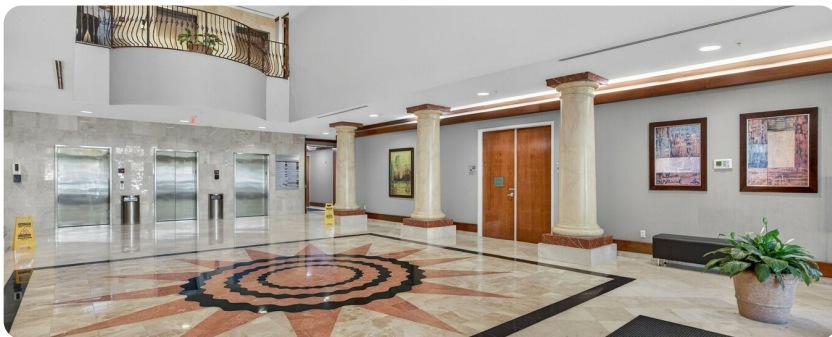


8501 SW 124TH AVE

## Kendall Drive & SW 124th Avenue

Located at Kendall Drive and SW 124th Avenue, with immediate access to Florida's Turnpike. National retailers, restaurants and daily-needs amenities are all within Kendall Village.

- Excellent natural light and top-floor privacy
- Elevator access and covered building entry
- 6/1,000 parking ratio; key-card reserved parking available
- Professional Class A lobby and common areas
- Flexible office / medical configurations
- Condominium units available for lease or sale



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The information contained herein has been obtained from sources believed reliable but is not guaranteed. Prospective tenants and purchasers should independently verify all dimensions, areas and other information.