



BIRD ROAD

OFFICE / WAREHOUSE
FOR LEASE:
7085-7087 SW 47 STREET
Miami, FL 33155

SCOTT WESTON

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JOSEPH WESTON

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MADDUX AND COMPANY
305.264.9661

2,500 SF FLEX

BIRD ROAD ARTS & INDUSTRIAL DISTRICT

7085-7087 SW 47 Street offers a prime office showroom-warehouse space designed for a variety of professional needs. This well-maintained property features modern amenities and flexible layouts, making it ideal for businesses seeking a prestigious and convenient workspace. Positioned in a thriving commercial hub, it provides easy access to major highways, shopping, dining, and other key conveniences. With its strategic location and professional environment, this office space is the perfect opportunity for businesses looking to establish or expand in Miami's dynamic market.

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www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

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7085-7087 SW 47 ST – OFFICE + WAREHOUSE FOR LEASE

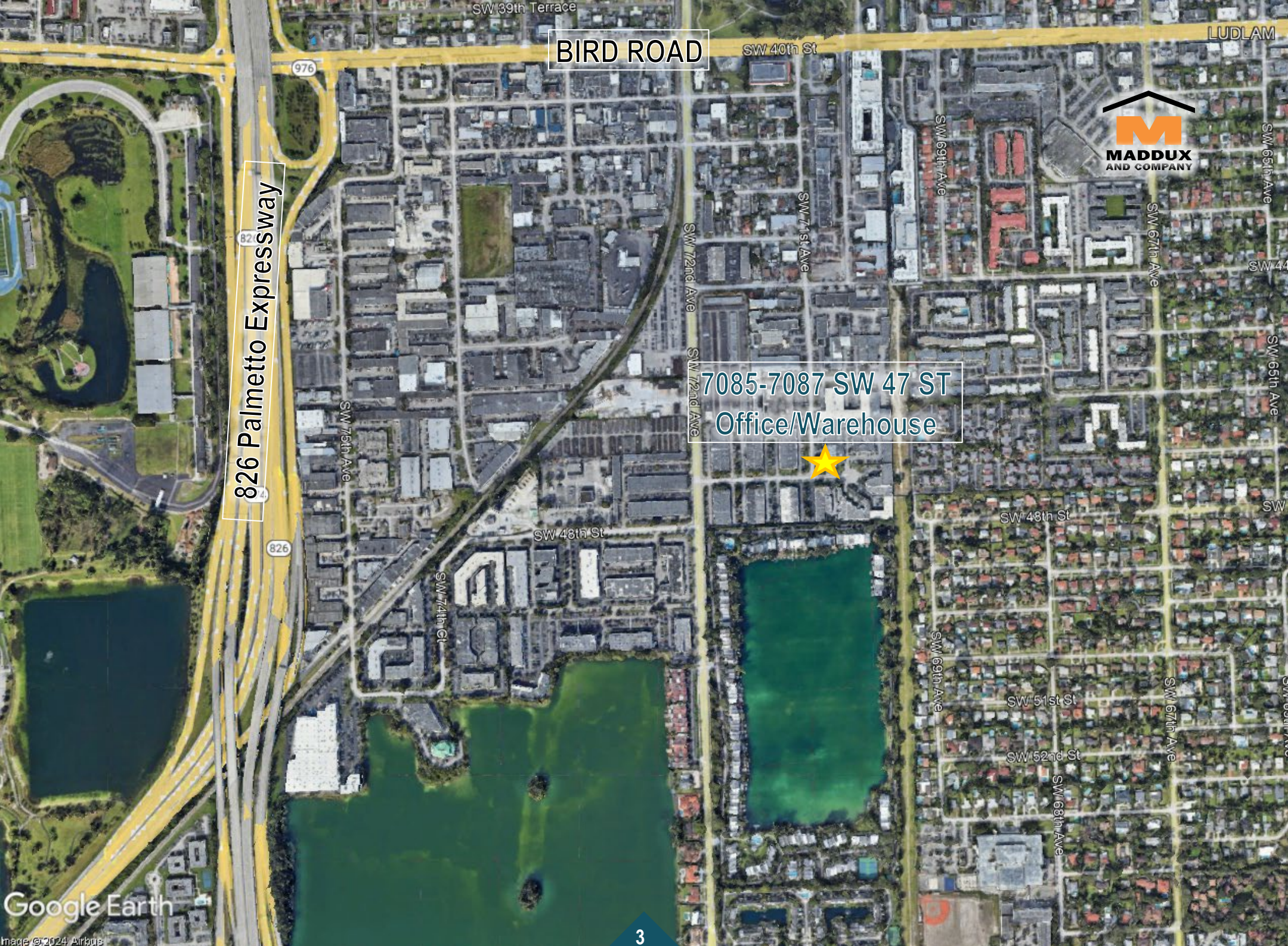
- ❖ 2,500 +/- SF Total Size – 100% under Air Conditioning
- ❖ Approximately 500 SF of Office.
- ❖ Approximately 500 SF of Showroom.
- ❖ Approximately 1,500 SF of Warehouse
- ❖ 4 parking spaces + Street Parking Available.
- ❖ Two central AC units – One for office and one for Warehouse

SIZE: 2,500+/- Square Feet

\$4,150.00 Per Month(Modified Gross)

Prime Flex Space in the Bird Road Arts and Industrial District

- **Premium Location** – Situated in the highly sought-after Marina Lakes Business Park, offering a prestigious business address.
- **Versatile Office Space** – Well-maintained property with modern amenities and flexible layouts to suit various professional needs.
- **Excellent Connectivity** – Easy access to major highways, ensuring seamless commuting and transportation.
- **Thriving Commercial Hub** – Surrounded by shopping, dining, and essential services for added convenience.
- **Ideal for Business Growth** – A professional environment perfect for businesses looking to establish or expand in Miami's dynamic market.



BIRD ROAD

SW 40th St

LUDLAM



826 Palmetto Expressway

7085-7087 SW 47 ST
Office/Warehouse



Google Earth

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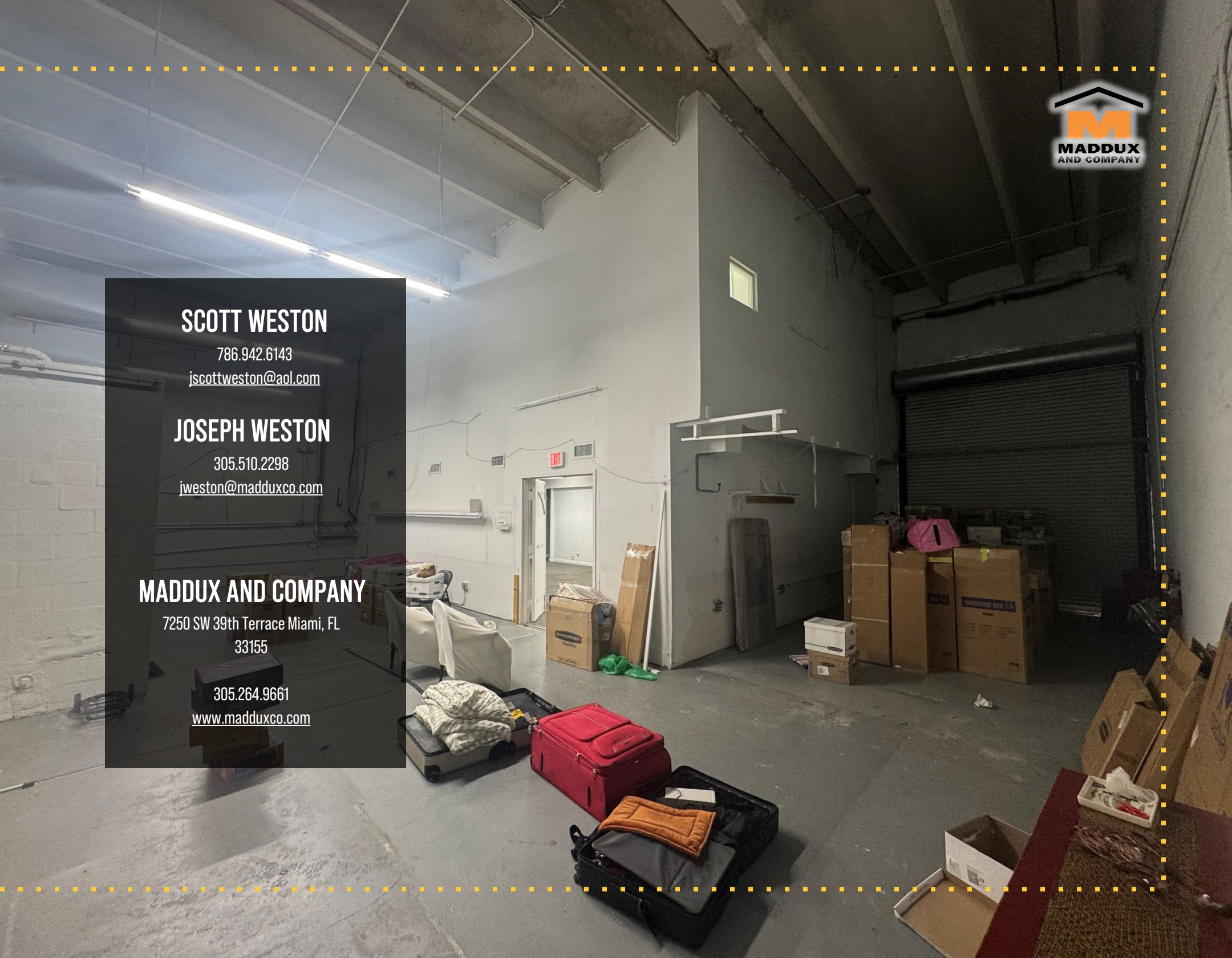
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