

FOR SALE

1140 W 50th Street

HIALEAH, FLORIDA



PROPERTY GROUP
Real Estate & Development

Medical & Professional Office Building | Owner-User & Investment Opportunity

ASKING PRICE

New to the Market

\$7,700,000

30,120

RENTABLE SF

4

STORIES

2026

RENOVATED

60

PARKING SPACES

Located in the **heart of Hialeah** — a dense, high-traffic medical & professional office corridor

Jose Val

D1 PROPERTY GROUP, LLC

255 Giralda Avenue #5 Floor, Coral Gables FL 33134

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Property Overview

1140 W 50TH STREET, HIALEAH FL · OFFICE & MEDICAL BUILDING



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BUILDING SNAPSHOT

30,120 SF RENTABLE AREA	7,800 SF TYPICAL FLOOR PLATE	22,500 SF LOT AREA
1972 / 2026 BUILT / RENOVATED	60 SPACES ON-SITE PARKING	Commercial ZONING



FLOOR-BY-FLOOR BUILD-OUT

Ground Floor	Lobby, two elevators, on-site parking
2nd Floor	Divisible suites, exam rooms and event room
3rd Floor	Main Lobby, executive suites and exam rooms
4th Floor	Full pediatric therapy build-out — OT/PT/speech rooms, sensory playroom; layout converts readily to standard medical suites

PROPERTY HIGHLIGHTS

- Currently home to a special needs children's therapy & education center — the clinical, ADA-friendly layout adapts easily to a medical office building
- Renovated common areas, restrooms and kitchen
- Two new elevators; new HVAC & electrical service on multiple floors
- Floor-to-ceiling glass on all sides — 360° natural light
- 12 Bathrooms in total
- Large on-site parking field with easy ingress/egress
- Supports single-tenant owner-user or multi-tenant leasing strategy

LOCATION



- Heart of Hialeah's commercial corridor, surrounded by banks, restaurants and established businesses
- Direct access to the Palmetto Expressway (SR-826); minutes from I-95 and I-75
- Approximately 15 minutes from Miami International Airport
- Dense, high-traffic medical & professional office submarket with limited competing inventory

MIAMI-DADE MEDICAL OFFICE MARKET

6.1%

Total vacancy, Q1 2026

\$47.09

Record direct gross asking rent, PSF

\$300-450

Stabilized MOB trading range, \$/SF

Source: Colliers Miami-Dade County Medical Office Building Report, Q1 2026

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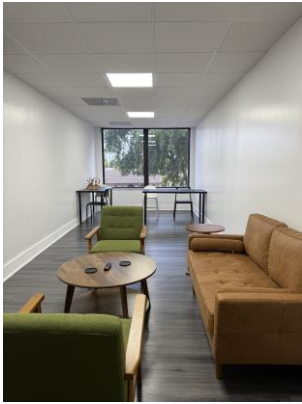
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Interior Gallery

1140 W 50TH STREET, HIALEAH FL · RECEPTION & OFFICE SUITES



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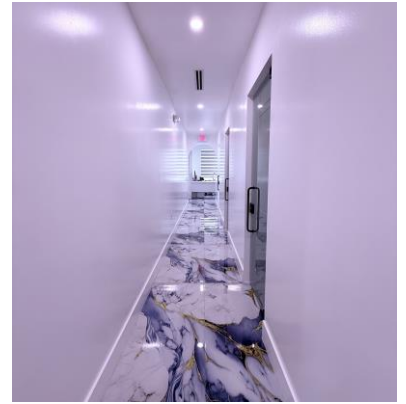
PRIVATE OFFICE



PRIVATE OFFICE



PRIVATE OFFICE



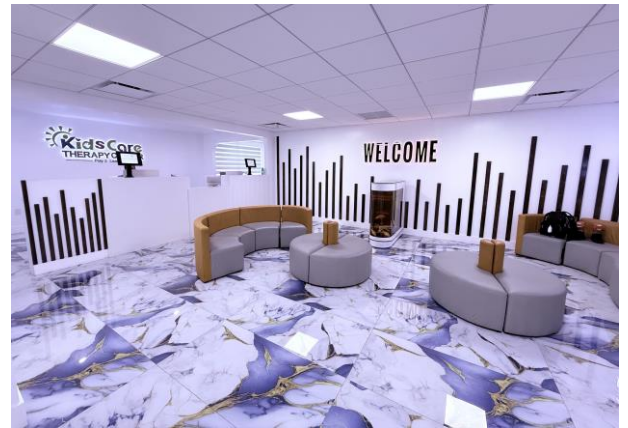
INTERIOR CORRIDOR



ELEVATOR LOBBY



INTERIOR CORRIDOR



RECEPTION



RECEPTION AREA



OFFICE ENTRANCE

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Interior Gallery

1140 W 50TH STREET, HIALEAH FL · THERAPY & PROGRAM ROOMS



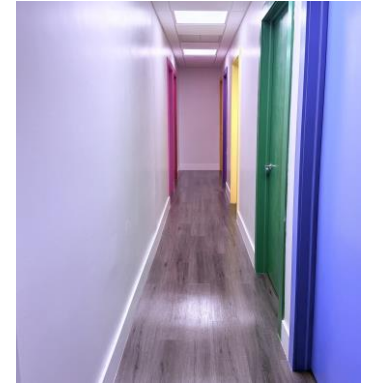
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EVENT ROOM



SENSORY PLAY ROOM



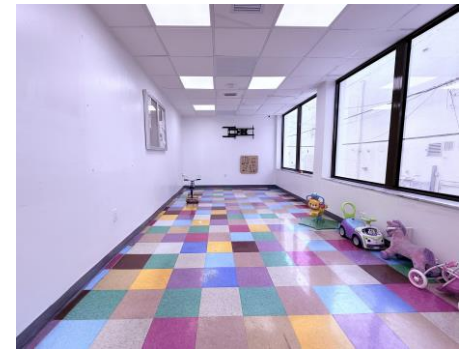
INTERIOR CORRIDOR



PLAY ROOM



WORK AREA / RECEPTION



MULTI-PURPOSE PROGRAM ROOM



THERAPY GYM



Reception

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Interior Gallery

1140 W 50TH STREET, HIALEAH FL · PARKING & BUILDING ACCESS



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BUILDING EXTERIOR & PARKING



ACCESSIBLE RAMP & WALKWAY



COVERED PARKING



COVERED DRIVE & LOADING AREA



INTERIOR CORRIDOR

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Interior Gallery

1140 W 50TH STREET, HIALEAH FL · GYM & SENSORY THERAPY ROOMS



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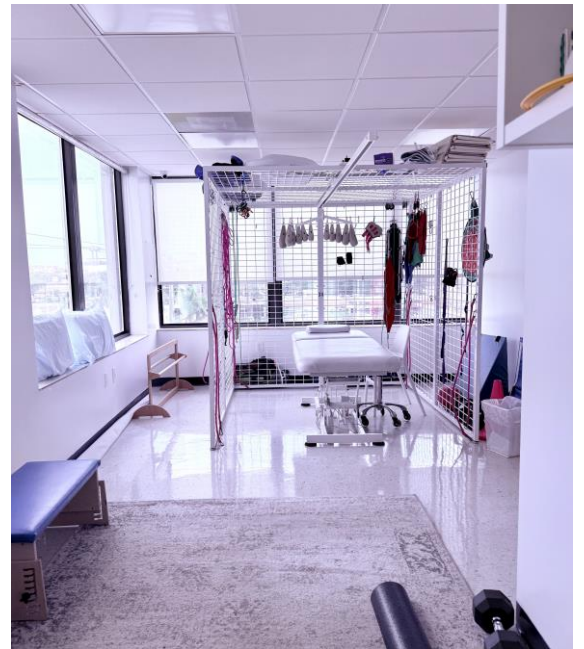
SENSORY / SOFT PLAY ROOM



PHYSICAL THERAPY GYM



PHYSICAL THERAPY GYM



EQUIPMENT & TREATMENT ROOM

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