



OFFICE FLEX SPACE FOR LEASE

305.264.9661

4906 SW 74 CT – 2,750 SF
4912 SW 74 Ct – 2,250 SF
4918 SW 74 Ct – 2,800 SF
COMBINED : 7,800 SF +/-

WAREHOUSE/FLEX:
4924 SW 74 Ct – 2,000 SF

4936 SW 74 Ct – 4,500 SF
TOTAL : 14,300 SF +/-

INDIVIDUAL OR
COMBINED LAYOUTS
AVAILABLE

Gateway Office Tech Park V offers premier Class A office and flex space in the heart of Miami, combining modern functionality with an unmatched central location. With flexible layouts, modern offices, and seamless access to major highways, this is the ideal destination for businesses seeking efficiency, visibility, and growth.



AVAILABLE SUITES & PRICING DETAILS

4924 SW 74 Ct - 2,750 SF
GROUND FLOOR - 1,500
2nd FLOOR - 1,250
\$4,500 / Month Gross

4906 SW 74 Ct - 2,750 SF
GROUND FLOOR - 1,500
2nd FLOOR - 1,250
\$5,500 / Month Gross

4936 SW 74 Ct - 4,500 SF
\$14,500 / Month Gross

4918 SW 74 Ct - 2,800 SF
GROUND FLOOR - 1,500
2nd FLOOR - 1,300
\$5,500 / Month Gross

4912 SW 74 Ct - 2,250 SF
GROUND FLOOR - 1,500
2nd FLOOR - 500
250 SF WAREHOUSE
\$4,500 / Month Gross

JOSEPH WESTON

305.510.2298

jweston@madduxco.com**JESSE COX**

305.807.9614

jcox@madduxco.com**SCOTT WESTON**

786.942.6143

JscottWeston@aol.com**MADDUX AND COMPANY**

4950 SW 72 Avenue

Suite 118

Miami, FL 33155

305.264.9661

www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

This Offering Memorandum has been prepared by Maddux and Company for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any securities or assets. The information contained herein is confidential and is provided solely for the exclusive use of the recipient. By accepting this document, the recipient agrees to maintain the confidentiality of this information and not to disclose it to any third parties without prior written consent from Maddux and Company.

All information contained in this Offering Memorandum has been obtained from sources deemed reliable, but Maddux and Company makes no representations or warranties as to the accuracy or completeness of the information. Any financial projections or forward-looking statements included herein are estimates and do not guarantee future performance.

EXECUTIVE SUMMARY**FOR LEASE****4906-4936 SW 74 Ct**

Miami, FL — The Bird Road Arts and Industrial District Move-In Ready Office Suites at Gateway Office Tech Park V Five professionally finished office suites available at Gateway Office Tech Park V, located in The Bird Road Arts and Industrial District, minutes from Coral Gables, the University of Miami, and US-1/Palmetto Expressway access. Each unit is move-in ready — ideal for professional services, medical, or corporate users looking to open quickly with minimal buildout cost.

PROPERTY HIGHLIGHTS

- Move-in ready, finished office suites — no buildout required
- Flexible unit sizes from 2,000 to 4,500 SF; combinable for larger footprints
- Mix of surface and street parking, with additional off-site parking available for lease nearby
- Located within Gateway Office Tech Park V, in The Bird Road Arts and Industrial District
- Convenient access to US-1 and the Palmetto Expressway; minutes from Coral Gables and South Miami
- Ideal for professional, R&D, or corporate office users

LOCATION

Situated within Gateway Office Tech Park V along SW 74 Ct, the property offers tenants a central Miami-Dade location in The Bird Road Arts and Industrial District, with easy connectivity to Coral Gables' business district, South Miami's retail and dining corridor, and major regional thoroughfares.

Address	Size	Rate
4906 SW 74 Ct	2,750 SF	\$24.00/SF Gross
4912 SW 74 Ct	2,250 SF	\$24.00/SF Gross
4918 SW 74 Ct	2,800 SF	\$23.57/SF Gross
4924 SW 74 Ct	2,000 SF	\$27.00/SF Gross
4936 SW 74 Ct	4,500 SF	\$38.66/SF Gross

GATEWAY OFFICE TECH PARK V

Where Location Meets Opportunity

Prime Business Destination

Gateway Office Tech Park V offers modern office space within a flexible flex-building setting, in one of Miami's most sought-after locations. With direct access to Palmetto Expressway (826), the Turnpike, and major business hubs, this Class A property ensures seamless connectivity for corporate and professional office users. The lakefront setting and high-quality construction create a standout opportunity for businesses looking to establish a strong presence.

Built for Growth, Designed for Efficiency

With adaptable floor plans and a professional office environment, Gateway Office Tech Park V is designed to meet the needs of corporate and administrative users. High ceilings, modern interiors, and premium finishes create a polished setting for day-to-day operations. As Miami continues to grow, this property offers an unbeatable combination of location, functionality, and long-term value for businesses ready to thrive.





CLASS A FLEX &
OFFICE SPACES



PRIME MIAMI
LOCATION



MOVE-IN
READY SUITES



BUILT FOR
EFFICIENCY & GROWTH





PRIME LOCATION

Offers direct access to SR-826 and Florida's Turnpike, placing businesses minutes from Miami International Airport, Downtown Miami, and the Port of Miami. Its central location ensures seamless connectivity for corporate offices, logistics, and distribution.



SMART INVESTMENT FOR LONG-TERM GROWTH

With Miami's expanding economy and infrastructure improvements, Gateway Office Tech Park V provides long-term value and flexibility for growing businesses.



AMENITIES

Modern, two-story offices with various available layouts. Move-in ready for most professional business uses. Upgrade your address to this centrally located park.



THRIVING BUSINESS HUB

Situated within Miami's Bird Road Arts and Industrial District, the property is surrounded by a diverse mix of businesses, from tech startups to major logistics firms. The area's business-friendly policies, growing economy, and highly skilled workforce make it a prime destination for companies seeking expansion.



UNMATCHED CONNECTIVITY

Located near SW 40th Street (Bird Road) and SW 56th Street (Miller Drive), the property offers easy access to I-95, US-1, and Miami's Metrorail system. This makes commuting simple for employees while providing businesses with quick access to key distribution routes.







973

Lake Catalina

TROPICAL PARK

SUBJECT PROPERTY



Twin Island Lake

TOLL 874

08

CORAL WAY (53,000 VPD)

(44,500 VPD)

826

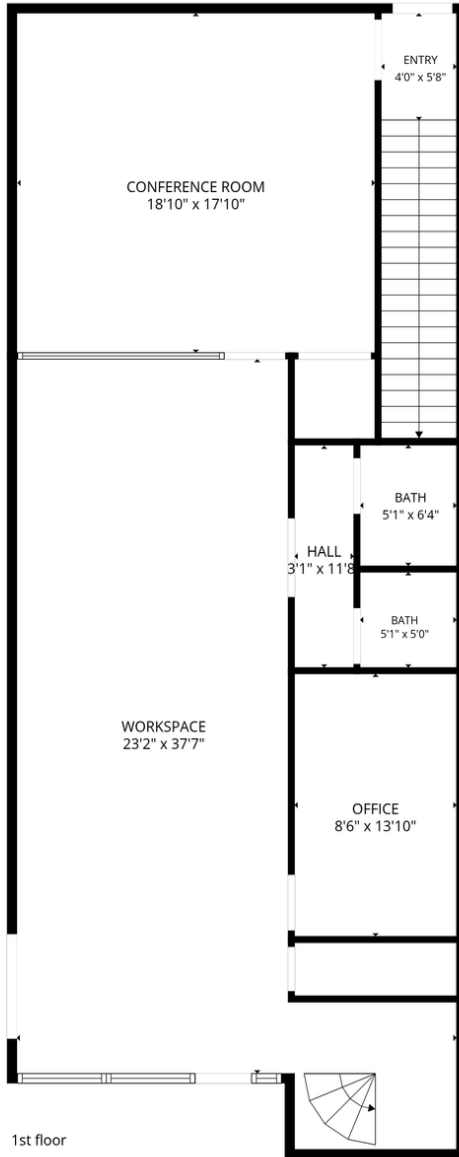
976

(69,000 VPD)

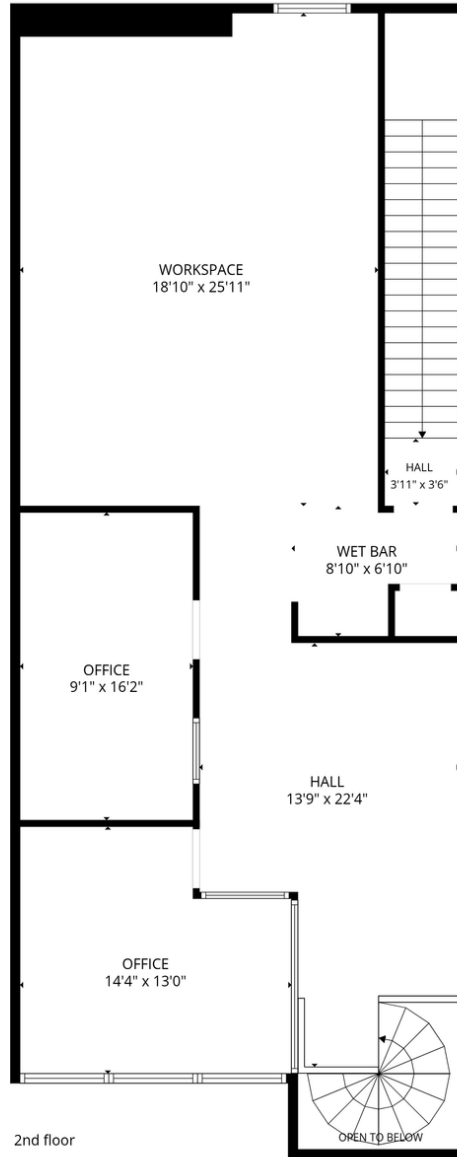
(163,500 VPD)

4906 SW 74 CT FLOORPLAN

1st FLOOR



2nd FLOOR

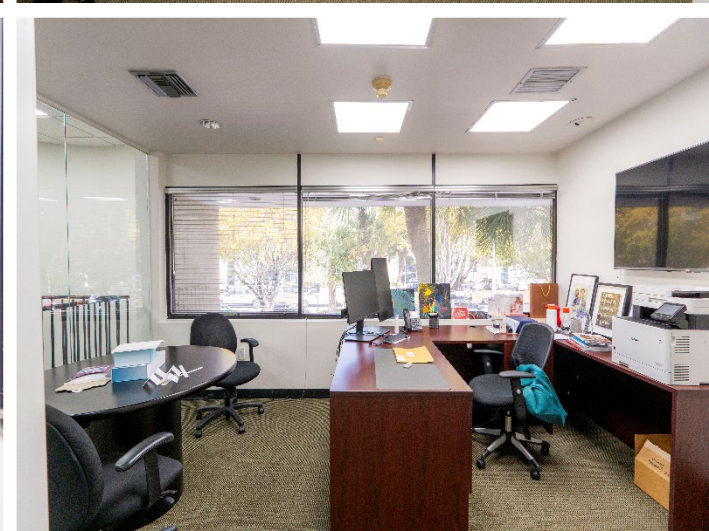


GATEWAY OFFICE TECH V | MIAMI, FL



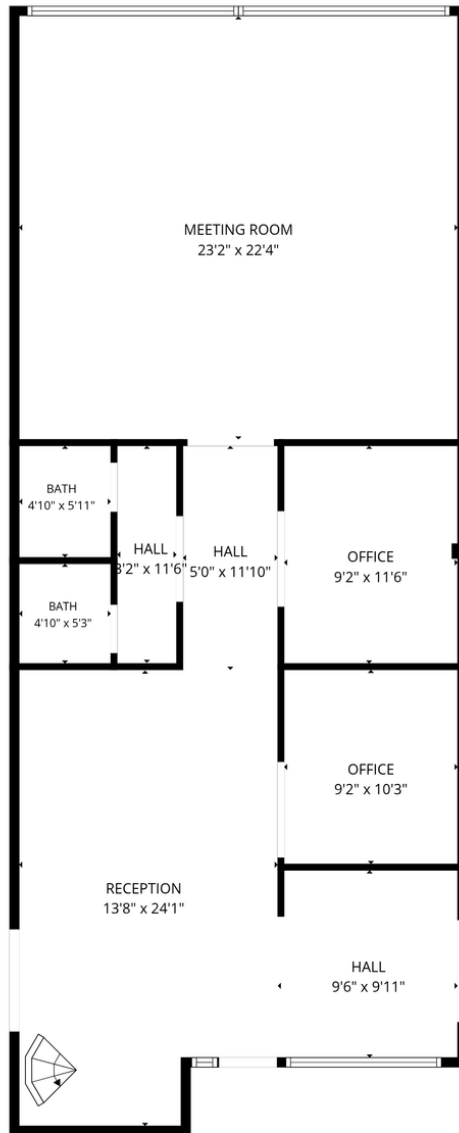
305.264.9661

4906 SW 74TH CT
2,750 SF - \$5,500
Per Month - Modified Gross Lease



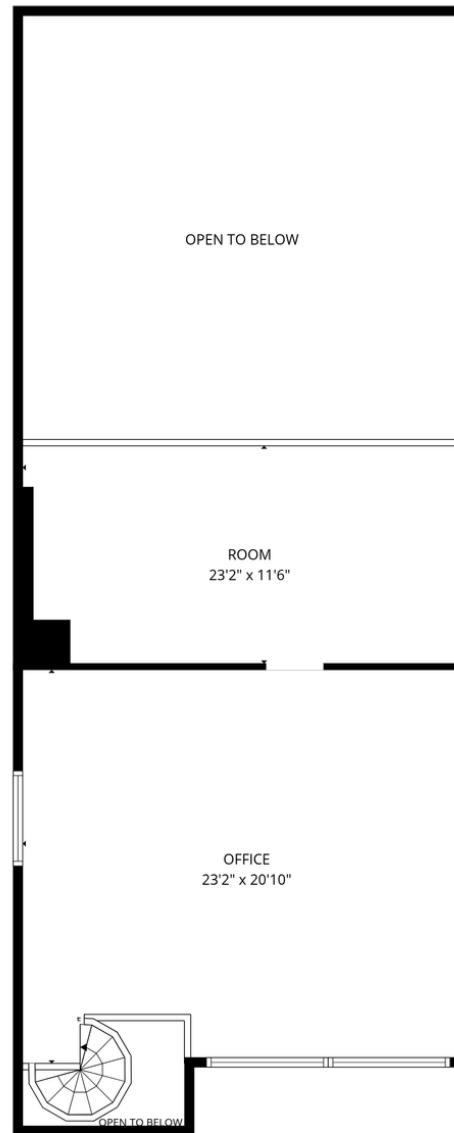


1st FLOOR



1st floor

2nd FLOOR



2nd floor



4912 SW 74 Ct - 2,250 SF
GROUND FLOOR - 1,500
2nd FLOOR - 500
250 SF WAREHOUSE

4912 SW 74 CT: 2,250 SF
PRICE PSF - \$24.00



305.264.9661

4912 SW 74TH CT

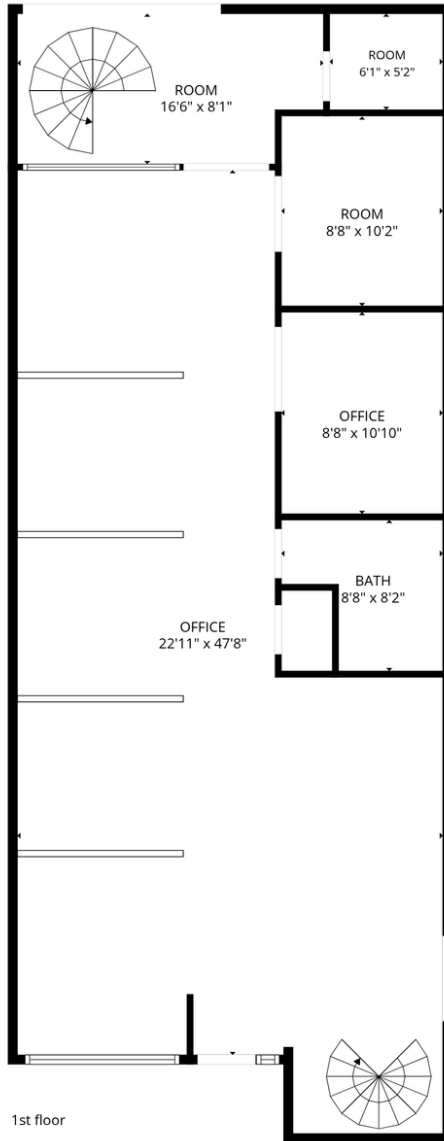
2,250 SF - \$4,500

Per Month - Modified Gross Lease

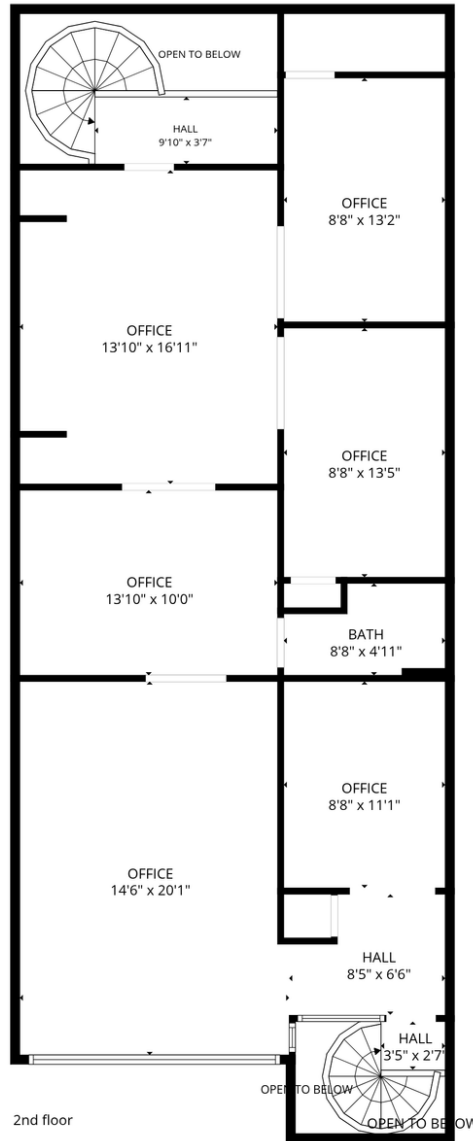




1st FLOOR



2nd FLOOR



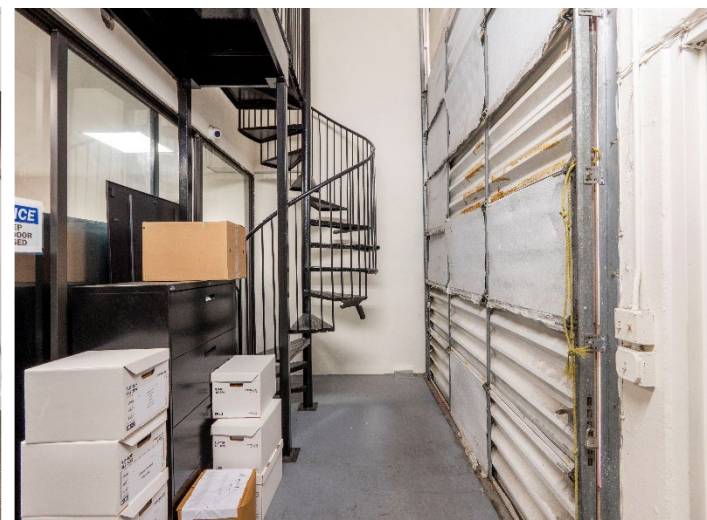
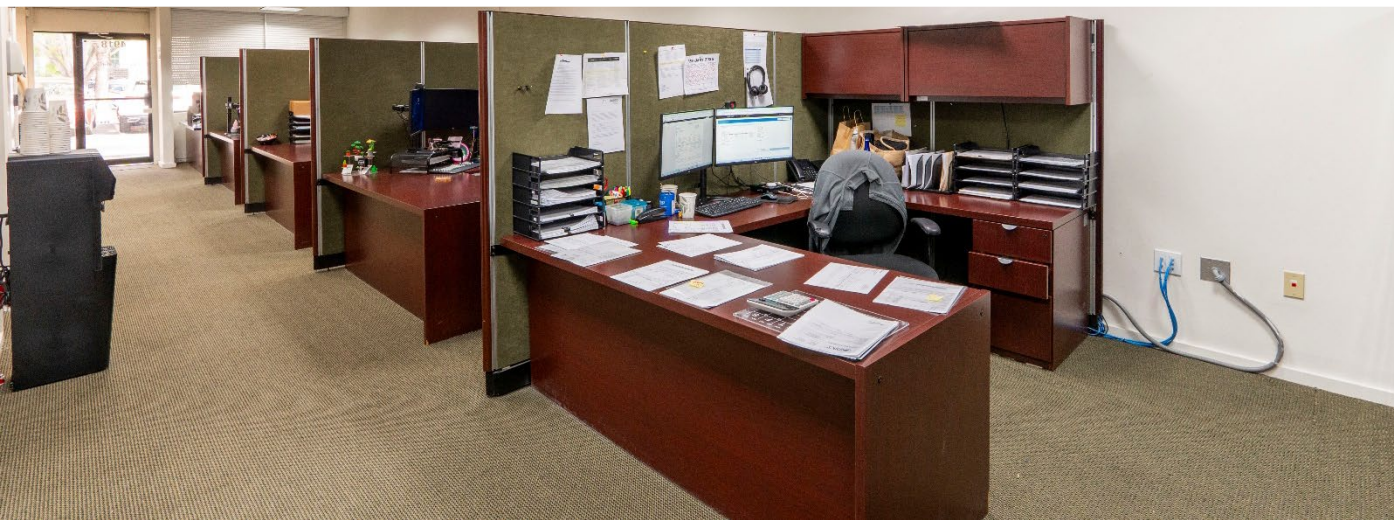
4918 SW 74 Ct - 2,800 SF
GROUND FLOOR - 1,500
2nd FLOOR - 1,300

4918 SW 74 CT: 2,800 SF
PRICE PSF - \$23.57

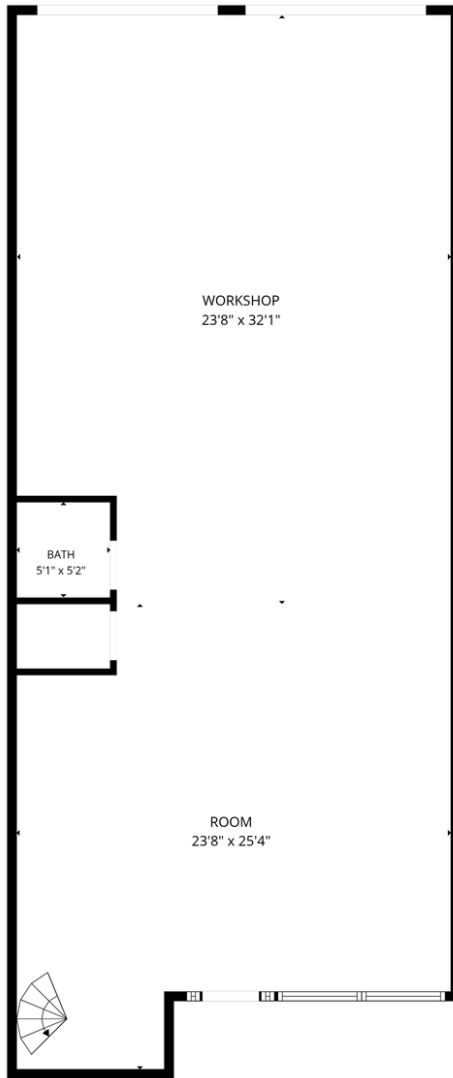


305.264.9661

4918 SW 74TH CT
2,800 SF - \$5,500
Per Month - Modified Gross Lease

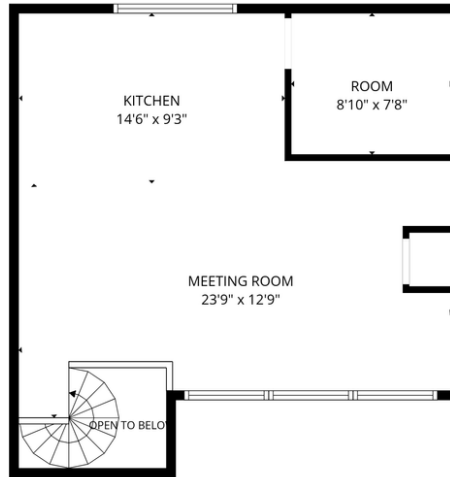


1st FLOOR



1st floor

2nd FLOOR



2nd floor



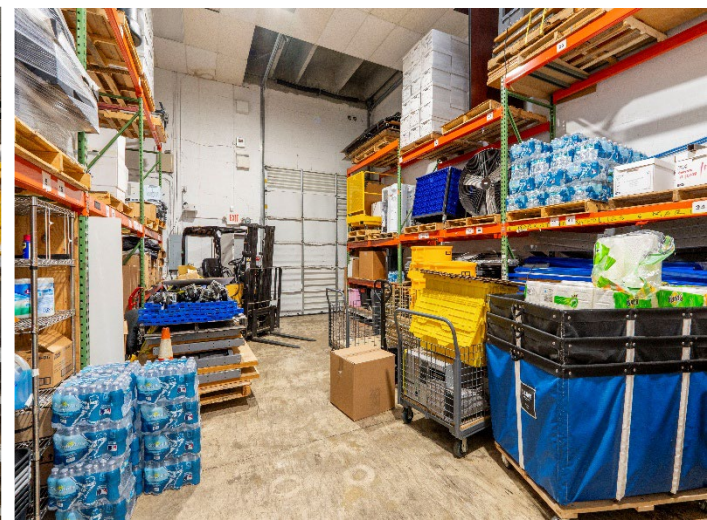
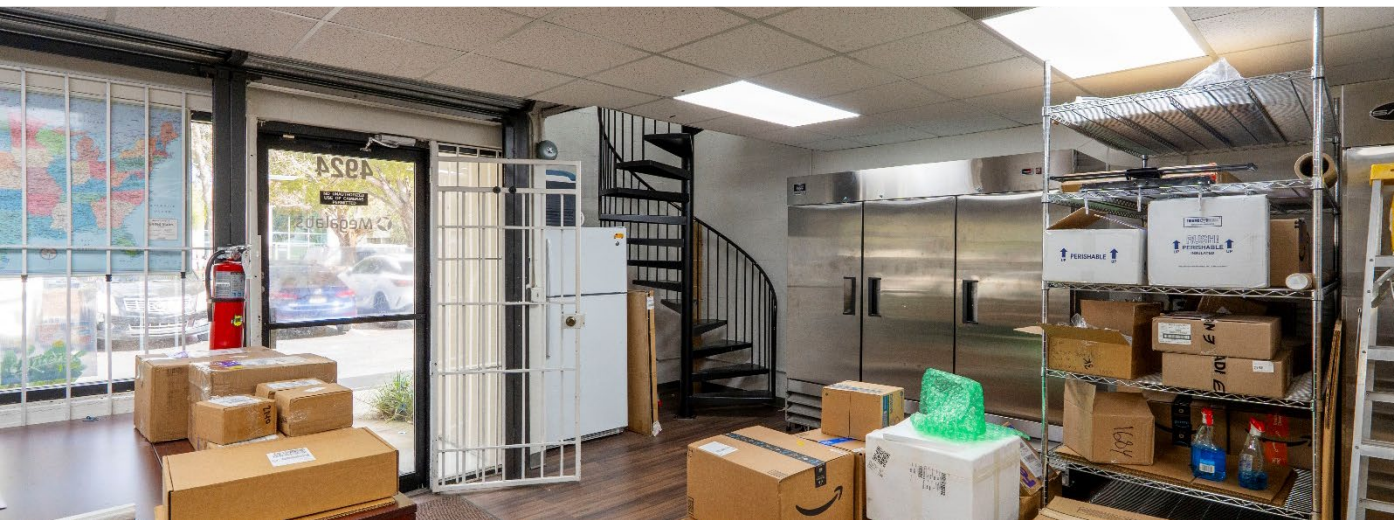
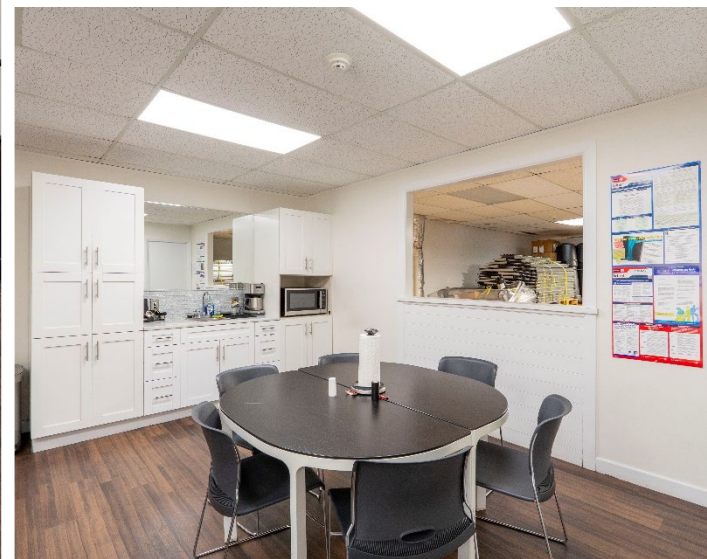
4924 SW 74 Ct - 2,750 SF
GROUND FLOOR - 1,500
2nd FLOOR - 1,250

4924 SW 74 CT: 2,750 SF
PRICE PSF - \$27.00



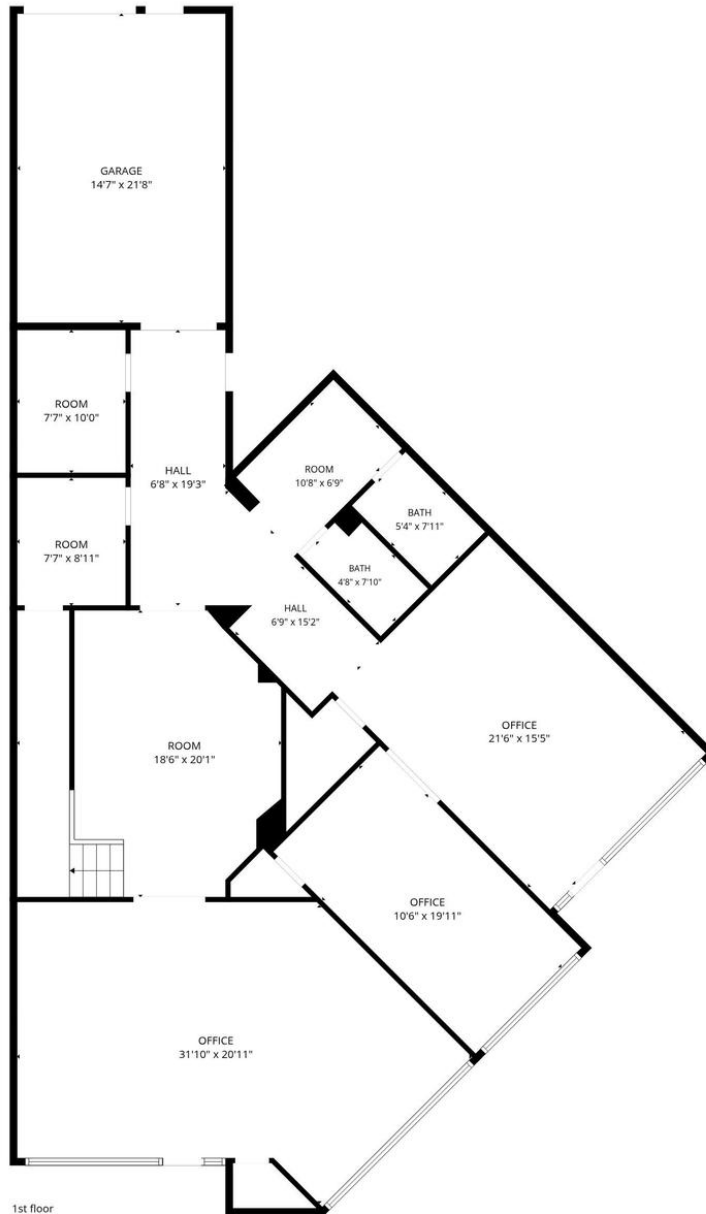
305.264.9661

4924 SW 74TH CT
2,800 SF - \$4,500
Per Month - Modified Gross Lease





1st FLOOR

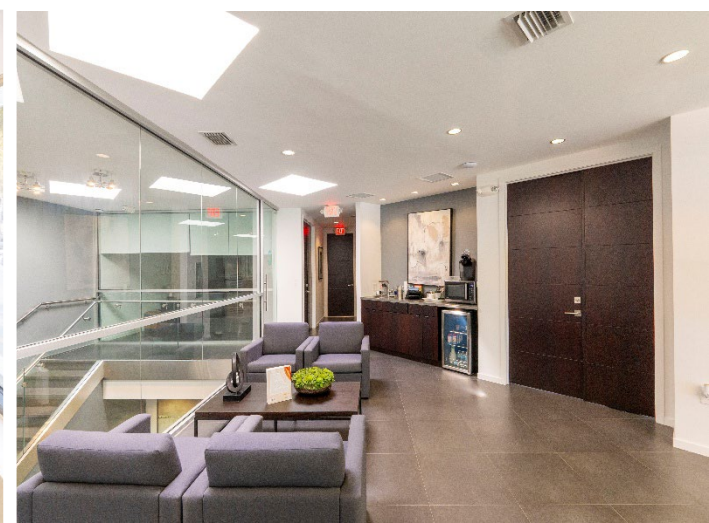


2nd FLOOR



305.264.9661

4936 SW 74TH CT
4,500 SF - \$14,500
Per Month - Modified Gross Lease



MIAMI FLORIDA

MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,198	156,036	451,800
Households	3,799	57,793	170,202
Families	2,415	38,620	113,997
Average Household Size	2.41	2.60	2.59
Owner Occupied Housing Units	2,186	34,076	92,726
Renter Occupied Housing Units	1,613	23,717	77,476
Median Age	45.6	43.5	44.1
Median Household Income	\$100,573	\$90,278	\$83,026
Average Household Income	\$139,484	\$130,785	\$123,958
2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,273	155,543	448,026
Households	3,875	59,031	173,247
Families	2,496	39,658	116,390
Average Household Size	2.39	2.54	2.52
Owner Occupied Housing Units	2,294	35,409	96,976
Renter Occupied Housing Units	1,581	23,622	76,271
Median Age	46.7	44.1	44.8
Median Household Income	\$115,063	\$108,592	\$101,334
Average Household Income	\$163,600	\$153,280	\$145,675



JOSEPH WESTON

305.510.2298

jweston@madduxco.com

JESSE COX

305.807.9614

jcox@madduxco.com

SCOTT WESTON

786.942.6143

JscottWeston@aol.com

MADDUX AND COMPANY

4950 SW 72 Avenue

Suite 118

Miami, FL 33155

305.264.9661

www.madduxco.com