

Office



The 1401 Building

FOR LEASE

1401 SW 1st Street | Miami, FL 33135

Space Available: **2,859 SF**
Lease Rate & Type: **\$31.50 PSF, Modified Gross**
Net of Electric and Janitorial

For more listings visit: naimia-ftl.com/properties

For More Information

John Erixon

+1 305 607 6072

jerixon@naimiami.com

Larry Gautier

+1 305 397 6916

lgautier@naimiami.com

NAI Miami
Fort Lauderdale

The 1401 Building

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Property Features




- 2,859 SF Office spaces available:
- Medical use allowed
- Great exposure with frontage on SW 1st street
- Plenty of parking available behind building
- Signage available

Location Features

- Main corridor to Downtown Miami
- Located on the main bus line
- Thriving East Little Havana
- Walking distance to stores and restaurants



Demographic Summary

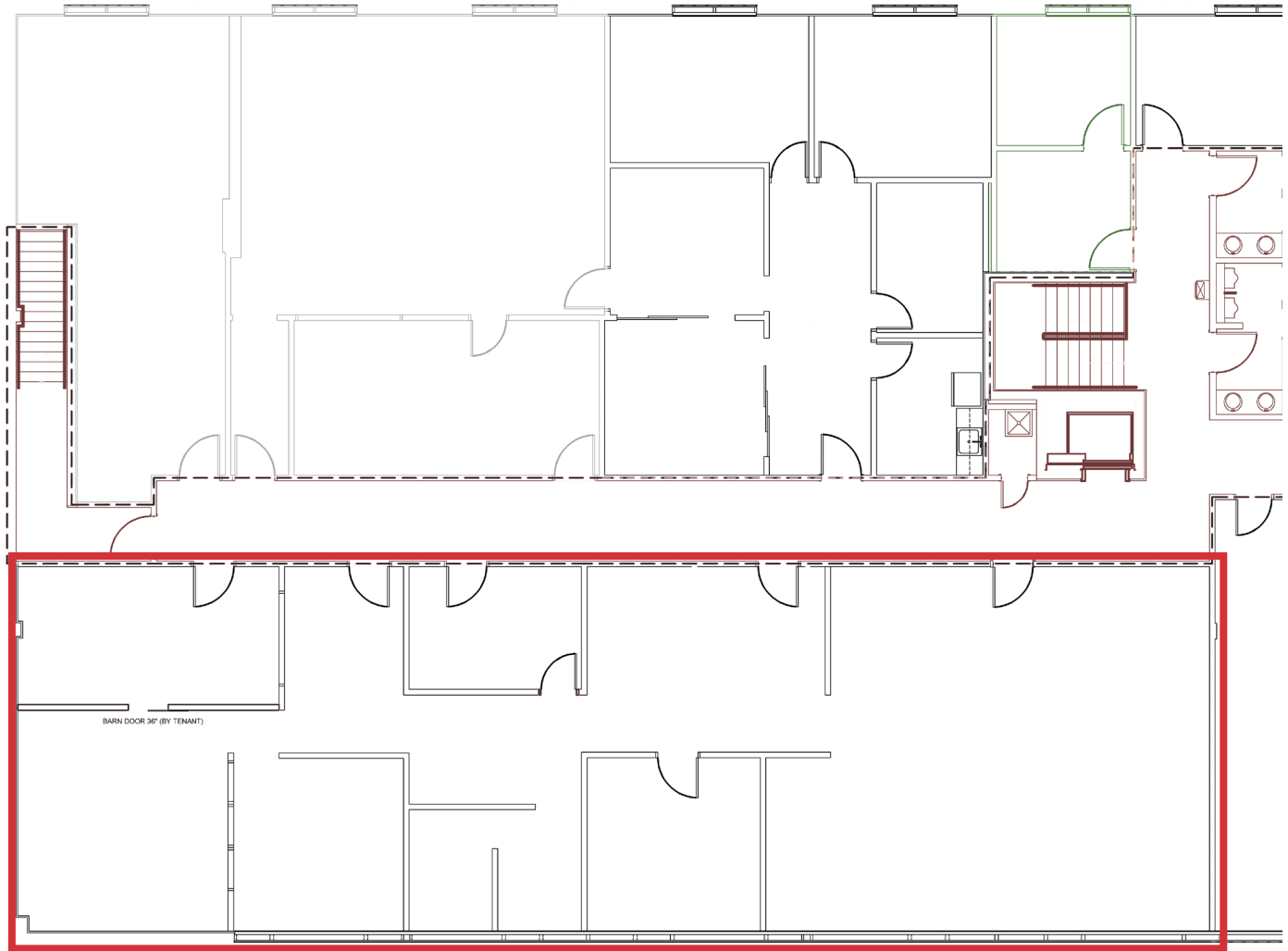
	  RADIUS			 Daily Traffic Count
	1 Mile	3 Miles	5 Miles	
Population	67,698	347,898	545,538	16,500 Cars Per Day
Average Household Income	\$69,525	\$114,719	\$120,227	Walkability Score
Daytime Employees	23,607	263,768	383,739	93 (Walker's Paradise)

Floor Plan - Suite 210

1401 SW 1st Street | Miami, FL 33135

Second Floor

± 2,859 Square Feet



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📍 9655 South Dixie Highway, Suite 300, Miami, FL 33156

📞 +1 305 938 4000

🌐 naimia-ftl.com

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