



28,488

BUILDING RSF

2,302 - 9,496

RSF

Q4 2026

DELIVERY

\$50/SF NN

+ \$13/SF NNN EST.

SUNSET SQUARE

Class A Medical/Office | Now Pre-Leasing | South Miami

Sunset Square is a state-of-the-art, Class A medical office building now under construction in the heart of South Miami's premier healthcare corridor. Strategically positioned minutes from Baptist Hospital and South Miami Hospital, with direct access via Sunset Drive and the Palmetto Expressway (SR-826), the project is designed as a flagship home for healthcare providers seeking a modern, efficient, and highly visible medical environment. 41,500 ADTC.

- Divisible suites from 2,302 RSF up to a single-tenant headquarters footprint of 28,488 RSF
- Minutes from Baptist Hospital, South Miami Hospital & Kendall Regional Medical Center
- Elevator-served building with modern architecture and on-site parking

SUNSET SQUARE

9945 Sunset Drive (SW 72nd St)
South Miami, FL 33173
www.sunsetsquaremed.com

BILLY PLANES, CCIM

305.772.8513
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AGUSTIN DUARTE, CCIM

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aduarte@360miamirealestate.com

CONSTRUCTION UPDATE

Vertical construction underway on site | Occupancy Q4 2026



Sunset Square site frontage on Sunset Drive



Exterior wall formwork in progress



Aerial view of second-floor slab and framing

Structural work is actively progressing on site, with vertical construction on track for a Q4 2026 delivery.

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SUNSET SQUARE

Medical Office Test-Fit

9,496 RSF | Delivery: Q4 2026 | Lease Rate \$50/SF NN (+\$13/SF NNN est.)



FLOOR PLAN LEGEND

	Exam / Patient Rooms		Private Offices
	Reception / Waiting		Consult / Nurse Station
	Break Room / Staff Lounge		Restrooms
	Storage / Utility		Open Collaborative Area

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