

FOR LEASE

2,218 S.F. Office/Warehouse Street Front Corner Unit

10840 NW 138 St #1
Hialeah Gardens, FL 33018

Features:

2,218 SF +/- Total Area
1,564 SF +/- Office Build-out
Reception Lobby Area
Full Kitchen w/ all Appliances
Large Conference Area
Large Open Office Area
654 SF +/- Warehouse
3-Phase Electric Power
20' High Twin Tee Roof
Street-front Corner Unit
Excellent Location

FOR LEASE

\$3,600/MTH

**MULTI-MILLION
DOLLAR PRODUCER**

2001-2024

**SELLING REAL ESTATE IN
SOUTH FLORIDA SINCE 1991**



2,218 SF Total area. Office Style Flex space located in Hialeah Gardens 1,564 SF +/- Office Areas with Full Kitchen, Reception Area/Lobby, Large Open Office Area on 2nd Floor, Built In Furniture. 654 SF +/- Warehouse Area. Plenty of Storage Space with street level loading door and a total of 5 Assigned parking spaces.

Rent includes Garbage. Great offices for Architect, GC, Showroom.
Excellent Street Front Exposure on Busy NW 138 St.
Easy Access to I-75, 826 and Florida's Turnpike.



Global Investment Properties, Inc.

2000 Ponce De Leon Blvd Suite 600 Coral Gables, Fl 33134

Direct (305) 318-4736 Fax (844) 817-1789

Web Site: www.marcelomerlo.com

Email: merlo8888@aol.com

Note: This offering is subject to errors, omissions, withdrawal from market, modification of terms and conditions or change of price without notice.