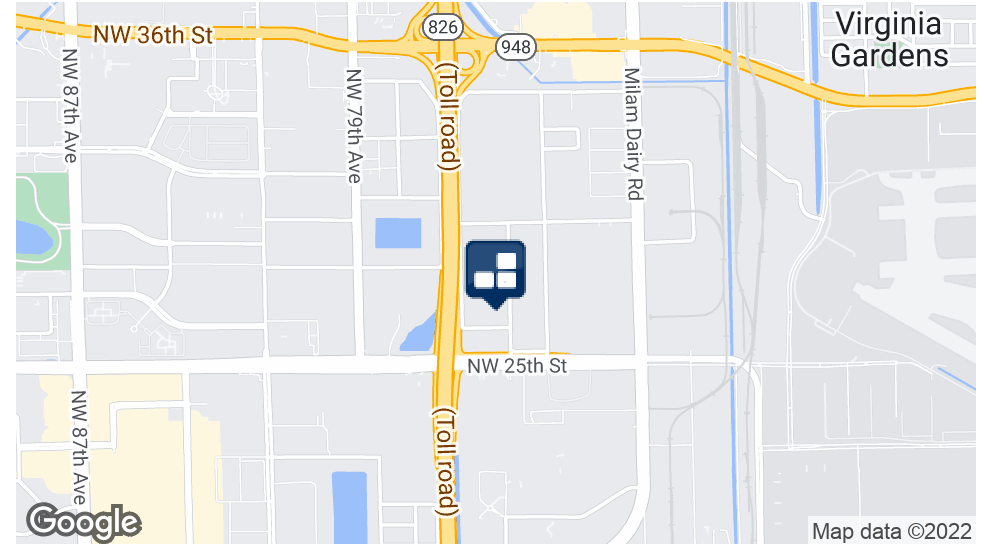


EXECUTIVE SUMMARY

2600 NW 75 AVENUE, SUITE 2600A, MIAMI, FL 33122



OFFERING SUMMARY

Lease Rate:	N/A
Building Size:	66,789 SF
Available SF:	Fully Leased
Lot Size:	2.89 Acres
Year Built:	1972
Zoning:	IU-2
Market:	Miami
Submarket:	Airport West / Doral

PROPERTY OVERVIEW

Available immediately lease a 1,600 SF office unit that is centrally located in the bustling Airport West submarket. This recently renovated and updated second floor unit offers an open concept with one private executive office, new kitchenette, new tile flooring and private restroom. The unit also comes with six (6) assigned parking spaces and a private entrance.

PROPERTY HIGHLIGHTS

- 1600 SF on 2nd Floor
- Recently Renovated with New Kitchenette & Tile Flooring
- Open Area and One Private Office
- Private Restroom
- Six (6) Assigned Parking Spaces
- Private Entrance

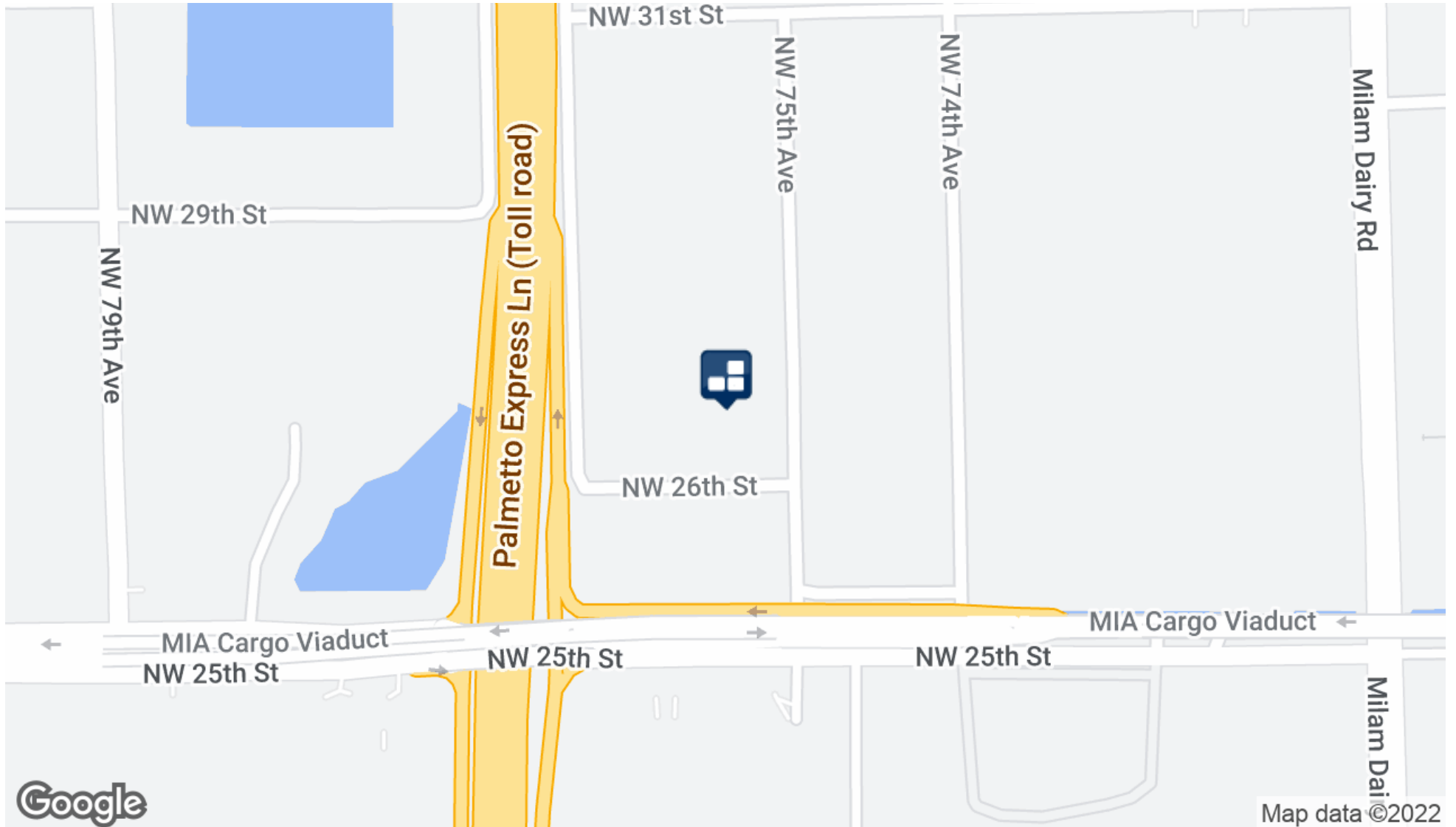
ADDITIONAL PHOTOS

2600 NW 75 AVENUE, SUITE 2600A, MIAMI, FL 33122



LOCATION MAP

2600 NW 75 AVENUE, SUITE 2600A, MIAMI, FL 33122



DEMOGRAPHICS MAP & REPORT

2600 NW 75 AVENUE, SUITE 2600A, MIAMI, FL 33122

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,030	98,609	434,751
Average Age	40.1	41.0	42.2
Average Age (Male)	37.7	39.0	40.3
Average Age (Female)	41.6	43.0	43.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	879	35,295	150,377
# of Persons per HH	3.4	2.8	2.9
Average HH Income	\$56,167	\$56,054	\$53,830
Average House Value	\$269,213	\$273,832	\$309,001

* Demographic data derived from 2020 ACS - US Census

