

**AVISON
YOUNG**



FOR LEASE

DADELAND @9700

Partnership. Performance.

GREAT VALUE IN THE DADELAND SUBMARKET | 679 SF - 4,117 SF AVAILABLE

Avison Young is pleased to present between 1,045-2,336 sf at Dadeland @9700. Conveniently located in the Dadeland/East Kendall submarket, the Dadeland @9700 building is an 11 story multi-tenant office building near Dadeland Mall. The property recently underwent an extensive \pm \$6M in capital improvements. Dadeland @9700 features a unique location on South Dixie Highway with excellent visibility and access to SR826. The building is a block away from the Metro Station and within walking distance to Dadeland Mall.

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9700

S DIXIE HIGHWAY

MIAMI, FL

PROPERTY HIGHLIGHTS:

- Available Suites:
 - > Suite 640 1,045 sf
 - > Suite 830-840 2,336 sf
 - > Suite 870-880 2,030 sf
 - > Suite 940-970 4,117 sf
- Ample covered parking, 3.00/1,000 sf
- Tenant controlled thermostat
- On-site engineer and management
- Fastest and most convenient ingress and egress from South Dixie Highway (US1)
- South Dixie Highway with a daily traffic count of $\pm 91,747$
- Unparalleled access off South Dixie Highway (US1) and Palmetto Expressway (SR 826)
- Urban infill location within walking distance to Metro Rail and Downtown Dadeland/Dadeland Mall

