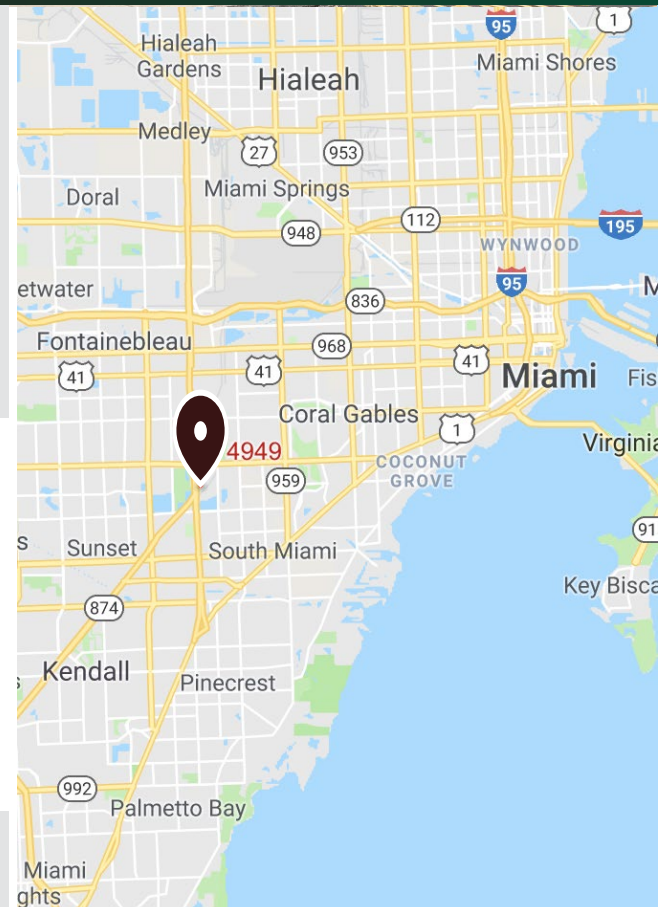




OFFICE SPACE FOR LEASE | MIAMI, FLORIDA

PROPERTY DESCRIPTION

Bird Road Industrial/Marina Lakes area offices. Originally flex space and now converted and completely office. Two adjoining units connected through the second-floor mezzanine offering both open floor plan and executive office sections. Nicely finished restrooms and conference rooms throughout. A third unit offering another 3,000 SF is also available.



AVAILABLE SF
 3,000-9,000



PROPERTY DETAILS
 Open Floor Plan
 Renovated Bathrooms
 Adjoining Units



PARKING SPACES
 Up to 16



PRICING
 \$14.00 NNN

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OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 3315

PROPERTY PHOTOS



OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 33155

PROPERTY PHOTOS



OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 33155

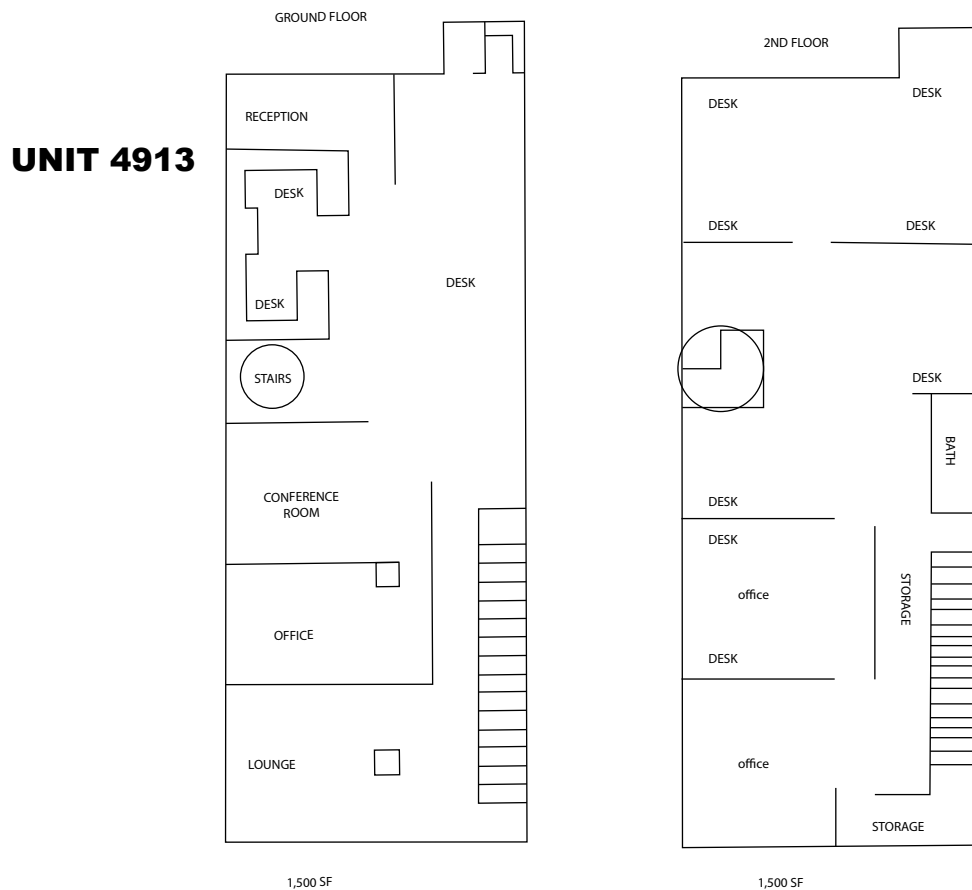
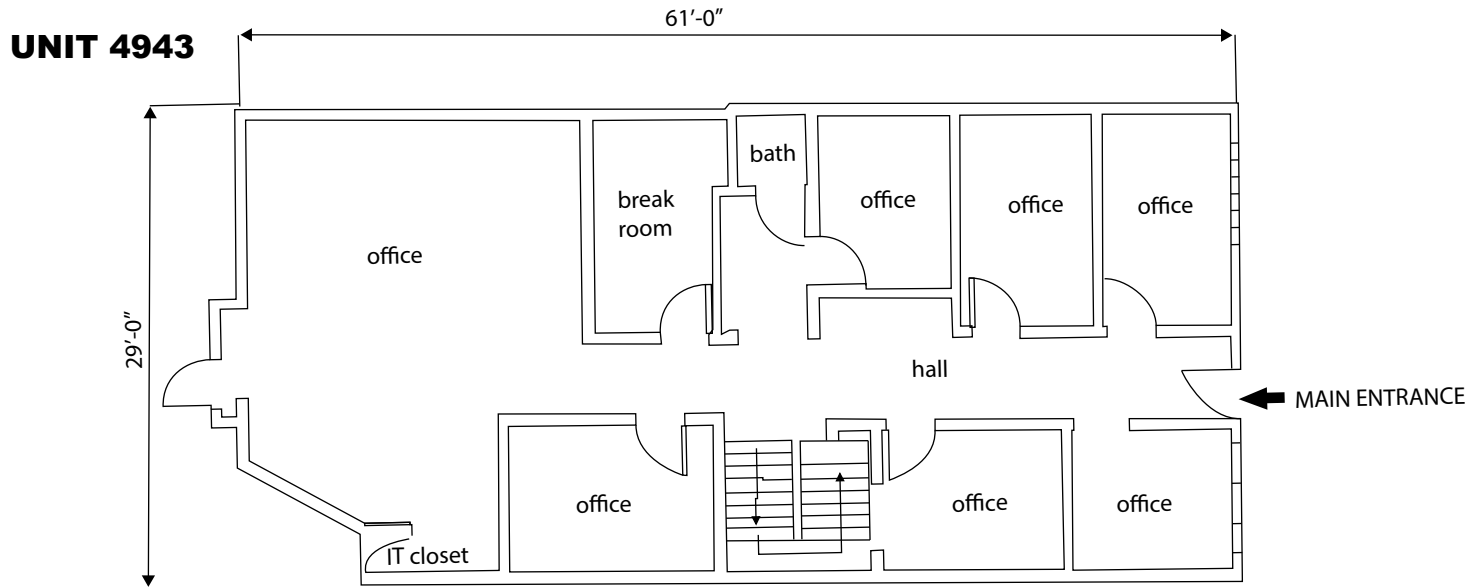
PROPERTY PHOTOS



OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 33155

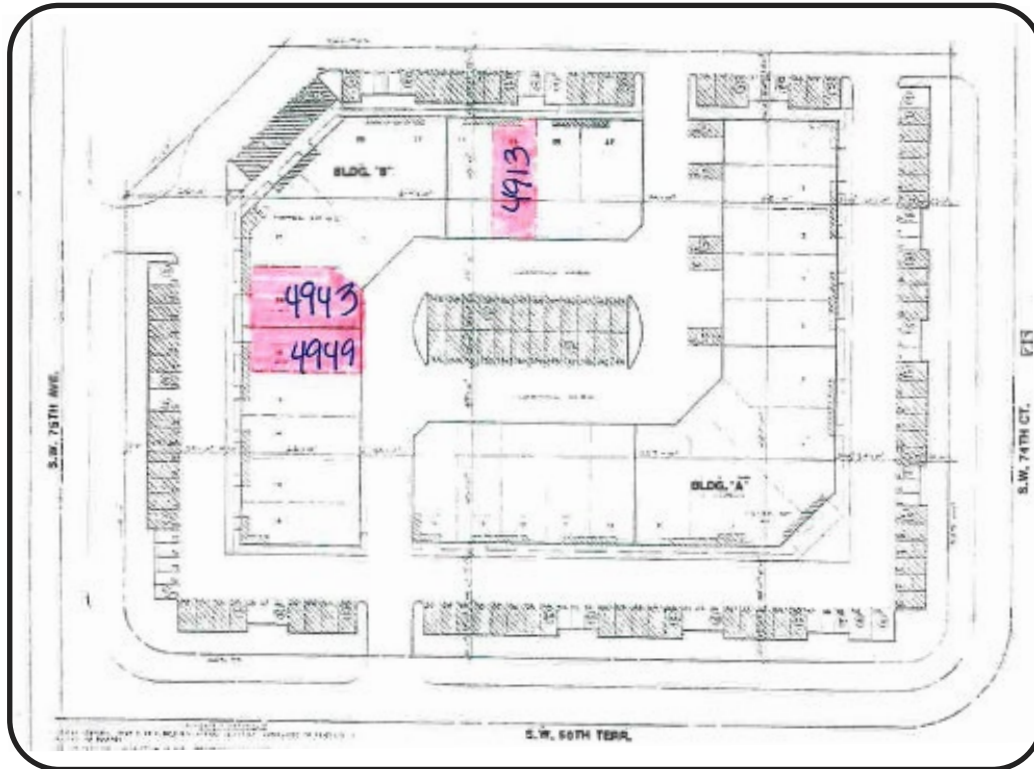
FLOOR PLANS



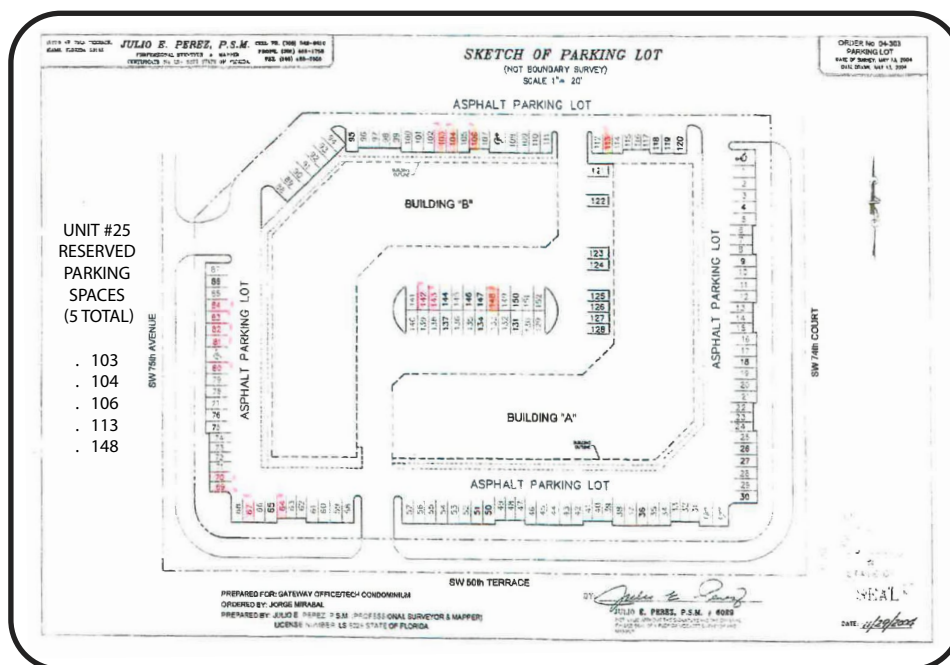
OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 33155

SITE PLAN



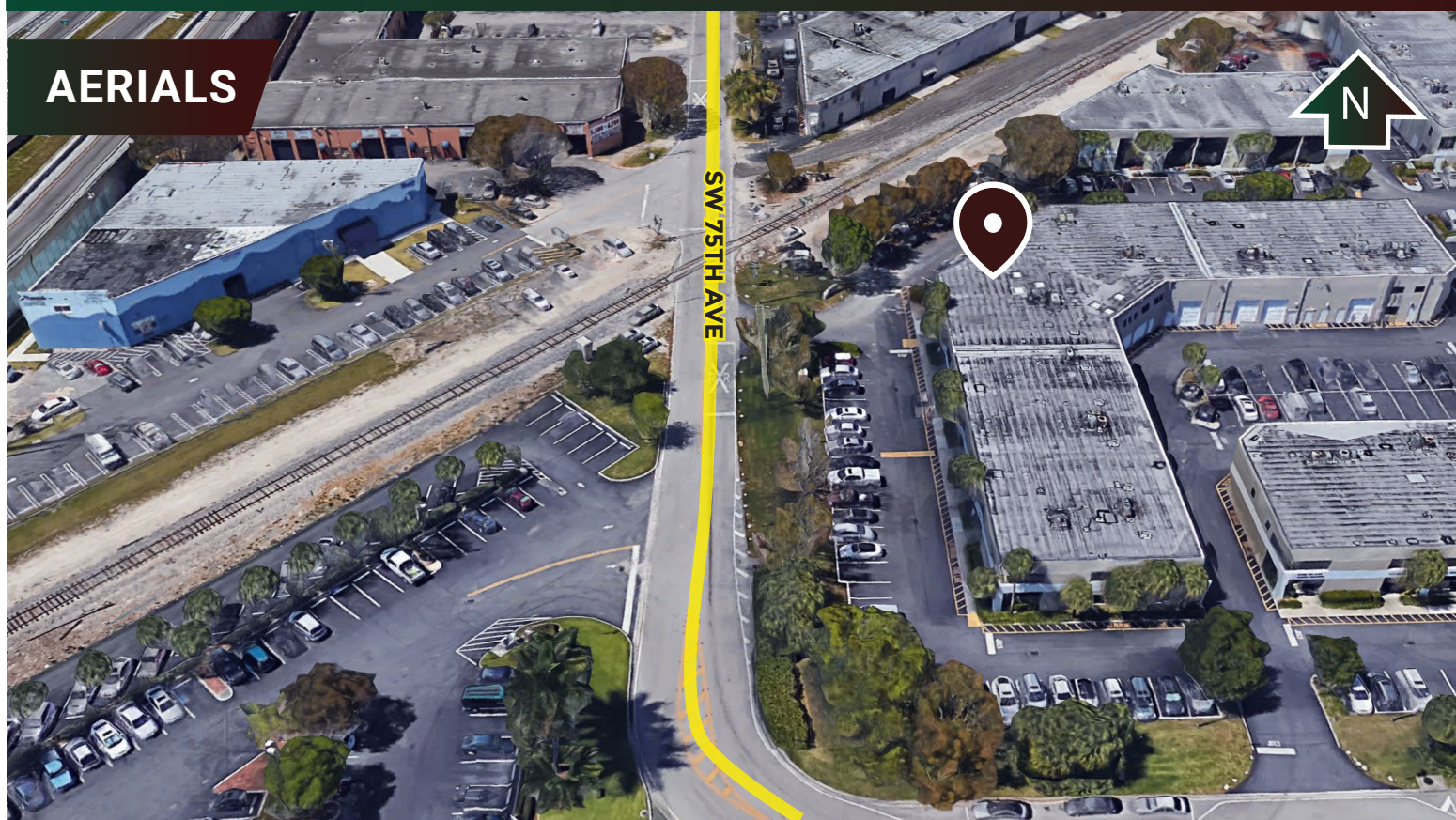
PARKING PLAN



OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 33155

AERIALS



OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 33155

RETAIL MAP



OFFICE FOR LEASE

4949 & 4943 SW 75 AVE, MIAMI, FL 33155

AREA OVERVIEW



CENTRAL

Near Major Attractions, Markets, Passenger And Cargo Hubs:

- 9.6 Miles From Miami International Airport
- 7.9 Miles From Downtown Miami
- 16.1 Miles From Downtown Miami Beach
- Convenient Drive To Ft. Laud Int. Airport, Ports & Stadiums



AREA DEMOGRAPHICS

KEY FACTS

464,996
Population

42.8

Median Age



Average
Household Size



\$62,582

Average Household
Income

STATISTICS RADIUS

5 Miles

BUSINESS



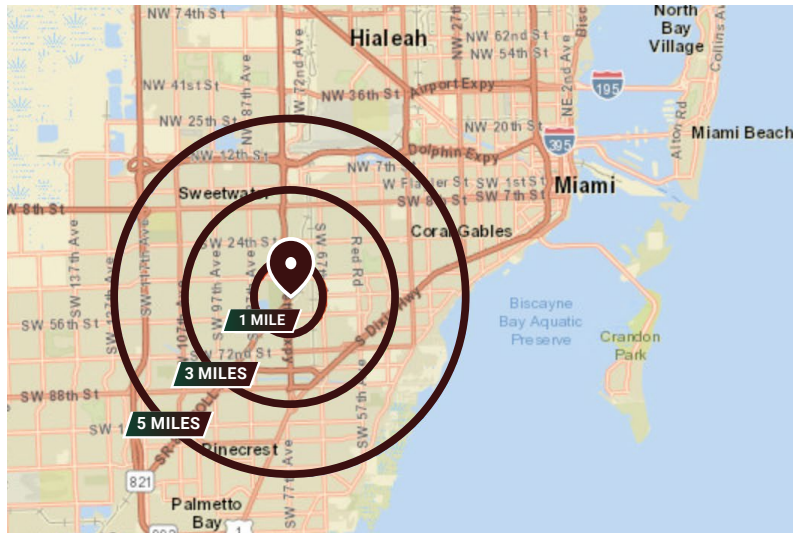
26,384

Total Businesses



271,451

Total Employees



2018 Summary

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|----------|----------|----------|
| Population | 10,053 | 163,707 | 464,996 |
| Households | 4,094 | 56,612 | 166,666 |
| Families | 2,591 | 39,477 | 114,903 |
| Average Household Size | 2.55 | 2.79 | 2.73 |
| Owner Occupied Housing Units | 2,247 | 31,604 | 85,241 |
| Renter Occupied Housing Units | 1,847 | 25,008 | 81,425 |
| Median Age | 42.2 | 42.6 | 42.8 |
| Median Household Income | \$60,678 | \$57,930 | \$53,260 |
| Average Household Income | \$97,909 | \$89,852 | \$85,923 |

2023 Summary

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|-----------|-----------|----------|
| Population | 10,716 | 170,655 | 485,011 |
| Households | 4,151 | 58,980 | 173,408 |
| Families | 2,631 | 41,003 | 119,331 |
| Average Household Size | 2.57 | 2.80 | 2.74 |
| Owner Occupied Housing Units | 2,353 | 33,291 | 90,583 |
| Renter Occupied Housing Units | 1,798 | 25,689 | 82,825 |
| Median Age | 43.1 | 43.1 | 43.5 |
| Median Household Income | \$69,828 | \$66,593 | \$61,062 |
| Average Household Income | \$114,606 | \$104,059 | \$99,453 |