

OFFICE/RETAIL SPACE AVAILABLE FOR LEASE



7355 SW 117TH AVENUE | MIAMI, FL

- **+9,127 SF Second Generation Office Space**
- **South Side (Half) of a +16,727 SF Building**
- **Abundant Parking directly in front and back of the space**
- **Two Separate Entrances and Five ADA bathrooms**
- **Tenant may Install Name on Monument**
- **Easy Access via the Florida Turnpike**

ASKING RENT: \$32.50 PSF NNN



THE KATSIKOS GROUP, INC.
8669 NW 36 Street, Suite 315 | Miami, Florida 33166

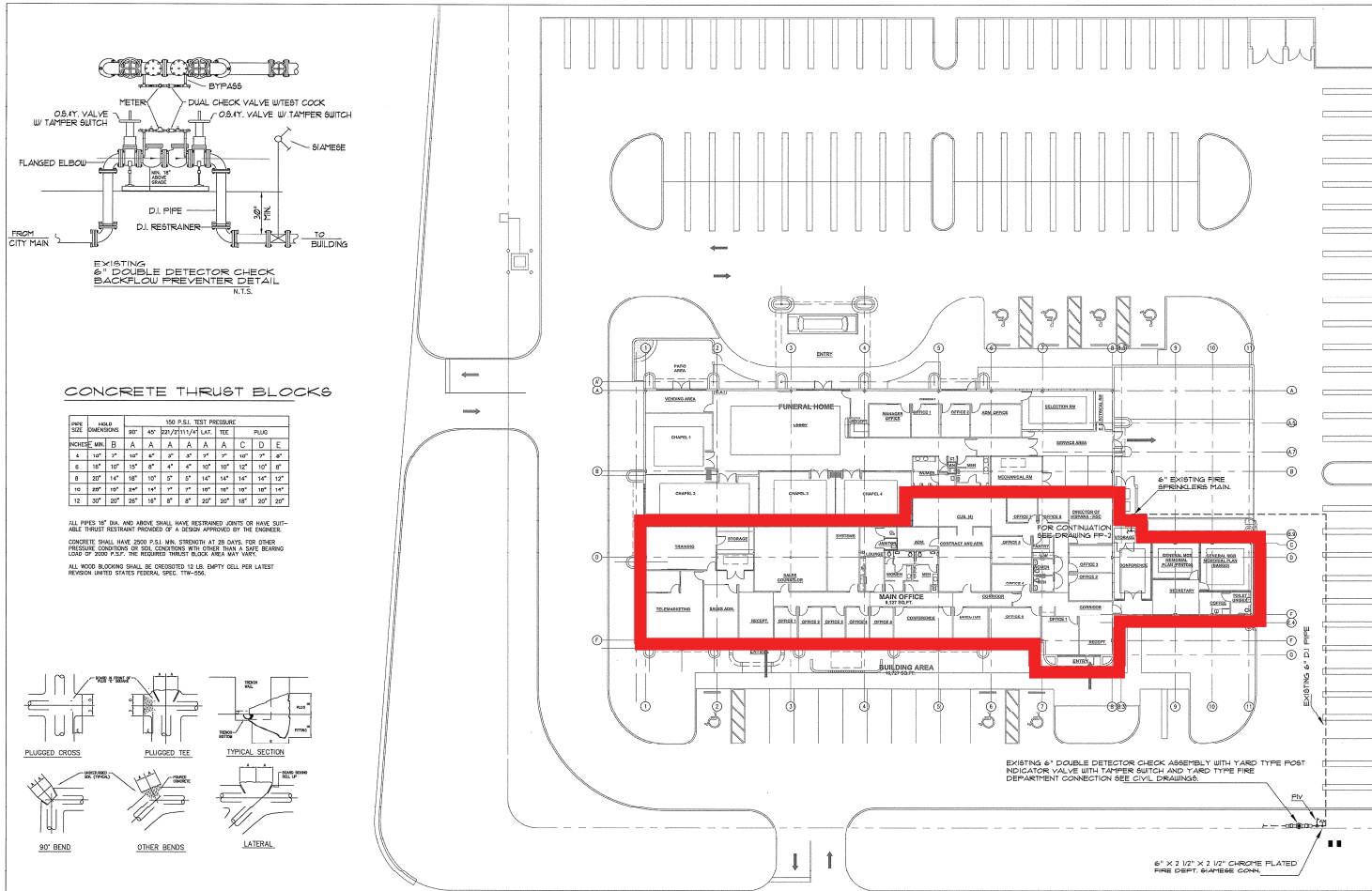
JORGE A DAVILA, P.A.
jdavila@thekatsikosgroup.com
Ph: (305) 717-1880

Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

OFFICE/RETAIL AVAILABLE FOR LEASE

7355 SW 117TH AVENUE | MIAMI, FL

SITE PLAN



BROWN + brown ARCHITECTS
A CSA GROUP COMPANY
7100 S.W. 99TH AVE. SUITE 201
MIAMI, FLORIDA 33173
TEL: (305) 273-2460
FAX: (305) 273-7467
E-MAIL: ARCH@BRL.NET
WEB: WWW.BRL.NET

CONSULTANTS
STRUCTURAL ENGINEERS
SOLWAY STRUCTURAL ENGINEERING INC.
2200 N.W. 10TH STREET #12
MIAMI, FL 33136
(305) 972-8991 (305) 559-8347

M.E.P. TRUCKO, WEB & RANNEY
CONSULTING ENGINEERS, INC.
2200 N. WILSON BLVD. SUITE #218
MIAMI, FL 33136
(305) 470-0202 (305) 470-0200

TWR ENGINEERS
101 W. WARE
MIAMI, FL 33136
TEL: (305) 574-1411
1100 S. & ZANESVILLE BLVD. SUITE 210
MIAMI, FL 33136
TEL: (305) 474-3434 FAX: (305) 475-5353

CLIENT:
SCHIBPANA & MEMORIAL PLAN
7200 NW 22 ST
MIAMI, FL 33166

PROJECT NAME:
OFFICE BUILDING FOR
SCI MEMORIAL PLAN
KENDALL FUNERAL HOME AND ADM. OFFICES

PROJECT ADDRESS:
7355 S.W. 117TH AVE.
MIAMI, FLORIDA

PROJECT NUMBER:
SCI-002

DRAWING TITLE:
SITE PLAN

NO.	DATE	NO.	DATE
1	03/20/07		

DRAWN BY: D.G.
CHECKED BY: W.F.A.

SHEET NO.
FP-1
OF
3

THE KATSIKOS GROUP, INC.
LICENSED REAL ESTATE BROKER

SITE PLAN 1" = 16'

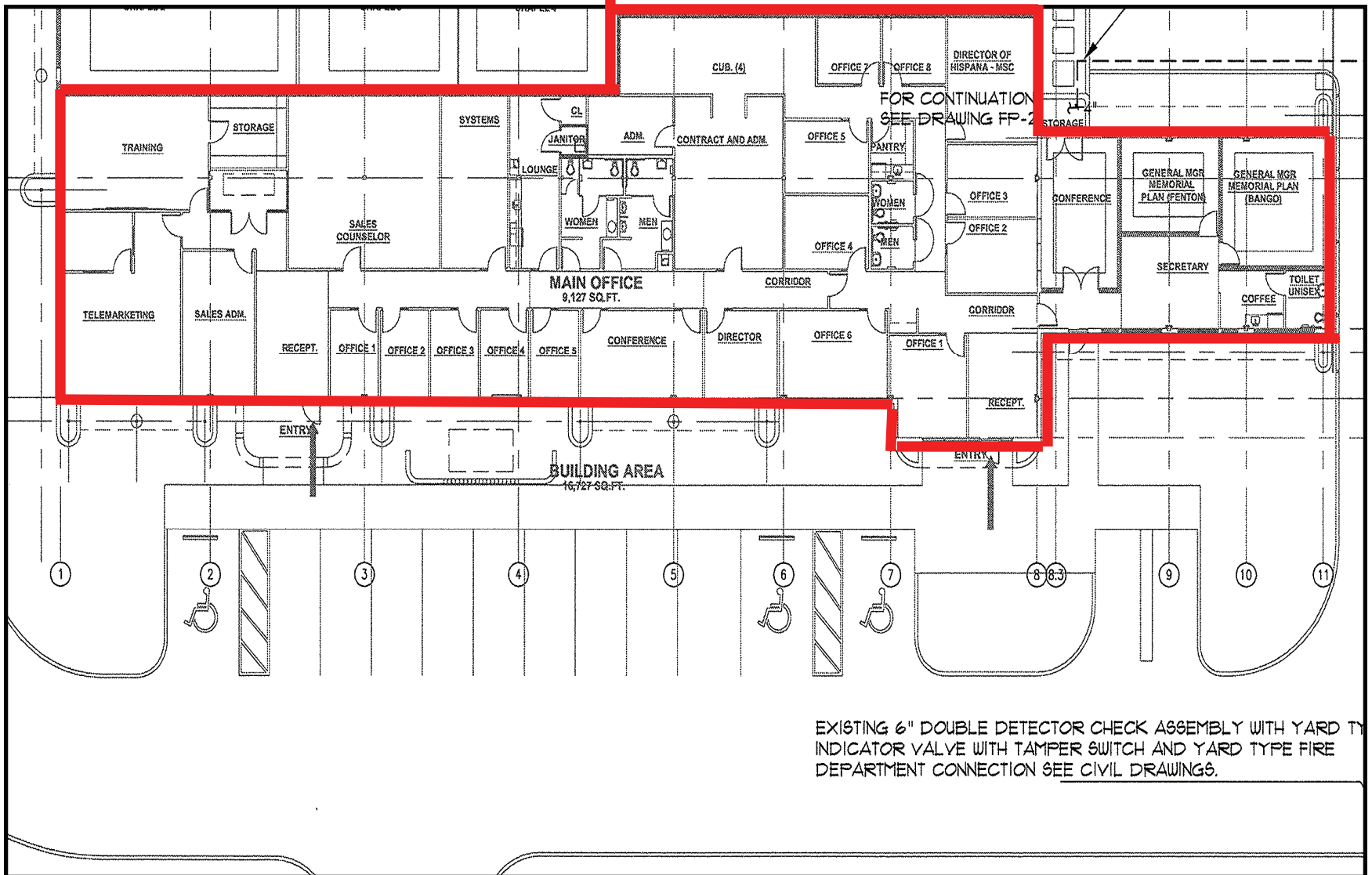
AS BUILT MAY 2009

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7355 SW 117TH AVENUE | MIAMI, FL

AS BUILT PLAN



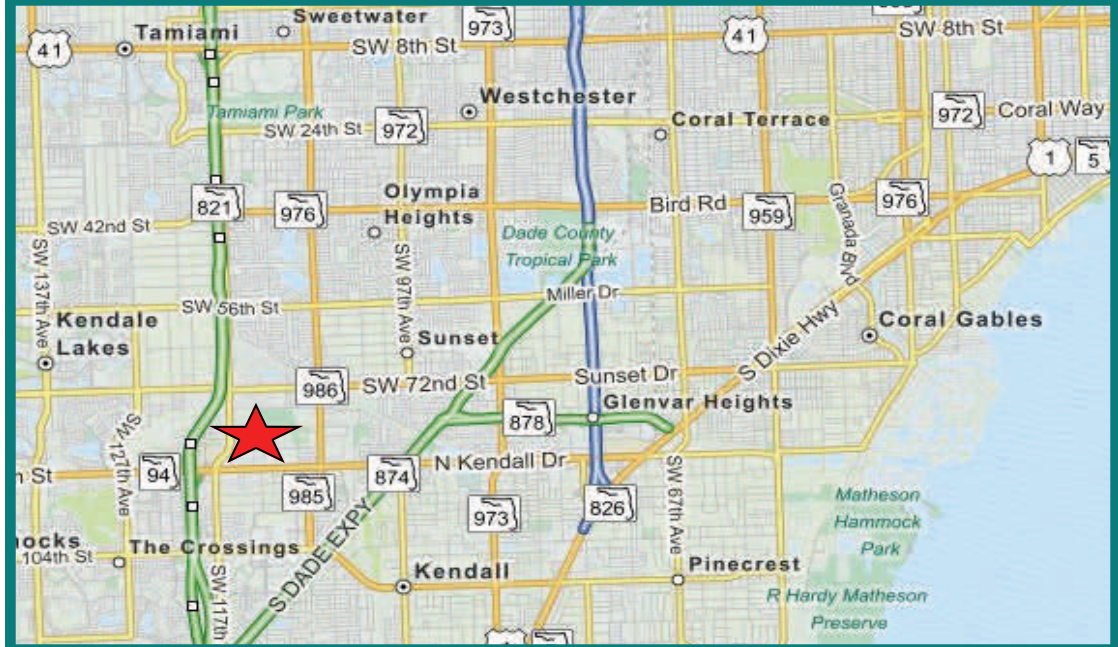
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FOR LEASE — 9,127 SF OFFICE SPACE

TRAVEL DISTANCE FROM SITE:

- 0.60 Mile to The Palms at Town & Country Shops
- 1 Mile to FL. Turnpike Interchange on 88 Street
- 2.25 to Kendall Regional Medical Center
- 3.50 Miles to Baptist Hospital of Miami
- 5 Miles to West Kendall Baptist Hospital
- 5.20 Miles to Dadeland Mall
- 10 Miles to Miami International Airport
- 17 Miles to Downtown Miami



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(305) 776-2166

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No warranties or representations, expressed or implied are made as to the accuracy of the information contained herein. The property is offered subject to errors, omissions, change of price, rental or other conditions including withdrawal without notice, and will be subject to any special conditions, which may be imposed or made by the owner of The Katsikos Group, Inc. The owner and The Katsikos Group, Inc. reserve the right to accept or reject any and all offers.