

MIAMI

4000-4010 NW 36th Ave, Miami, Florida 33142

FULLY BUILT-OUT
OFFICE

FOR LEASE



AVAILABLE SPACE: SPACE 1: **7,400 SF ±**
SPACE 2: **4,000 SF ±**

LEASING RATE: **\$25 Gross**

ZONING: **IU-1**



Property Highlights

- 10 min to Design District and Midtown, 15 Min to Miami Beach and 8 min to the airport
- Ready for immediate occupancy
- Located next to a Film Production studio
- 6+ Offices
- Conference room, dedicated lounge / break room
- Exclusive use of bathroom facilities
- Natural light through sky lights
- On-site parking

Discover the perfect office space for your marketing, design, engineering, or architecture firm. This exceptional space is bathed in natural light, creating an inviting and productive atmosphere ideal for any professional setting. With thoughtfully designed elements that enhance both aesthetics and functionality, you'll find it a perfect fit for fostering creativity and collaboration.

Conveniently located within 2 miles from Miami International Airport, this office space offers unparalleled accessibility. Enjoy easy access to rail service, public transportation, and major highways, ensuring seamless commutes for you and your team. Elevate your business presence with this prime location that combines convenience, style, and practicality. Don't miss this opportunity to establish your office in one of Miami's most sought-after areas.



RECEPTION



OFFICES



www.chariff.com

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Page 3

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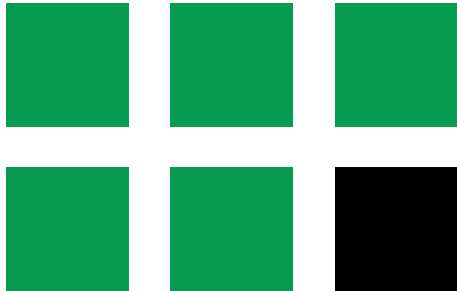
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Page 4

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