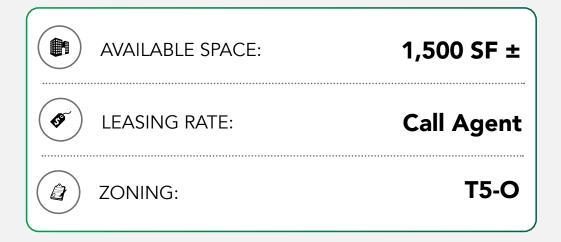




#### **EXECUTIVE SUMMARY**





- Turn-Key office space for lease
- Includes all fixtures and furniture
- Rent includes all utilities, wifi, cleaning and coffee station
- High ceilings + impact windows
- Street parking available
- Adjacent to NW 36th St (approx. 19,500+ traffic count)
- Branding opportunity facing I-195
- Direct exposure to I-195 (approx. 147,500 daily) and I-95 (approx. 100,500 daily)
- Ideal for creative offices, artist studios, law firms, galleries, print shops, and more
- Minutes from Design District, Wynwood, Allapattah, and more







#### **INTERIOR PHOTOS**











#### **INTERIOR PHOTOS**











### **OUTDOOR PATIO PHOTOS**











# **AERIAL VIEW (West To East View)**





## **AERIAL VIEW (N.W. To S.E. View)**







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