

# OFFICE SPACE AVAILABLE FOR LEASE

6955 NW 52nd Street  
Suites 10 - 586 SF  
Miami, FL 33166



## ABOUT PROPERTY

This property boasts a unique location that is centrally located near Miami International Airport, with quick access to both Doral and Miami Springs. It offers easy connectivity to major roadways, including the Palmetto Expressway (SR 826), Dolphin Expressway (SR 836) and Florida's Turnpike. Additionally, the area is surrounded by a variety of amenities, including banks, hotels, restaurants, shopping centers, and residential communities.

## AVAILABLE

- ±586 SF of office
- Tenant has access to 2 assigned parking spaces at no additional cost
- Private restroom within suite
- Beautifully lush landscaping
- Available Immediately
- Lease rate does not include utilities; does include access to a trash dumpster located on the property and security alarm (tenant shall pay activation fee)
- Asking Rate: \$26.00 PSF / Industrial Gross

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