



**OUTPATIENT
MEDICAL OFFICE
@ 8000 BUILDING**

 **REMAX** 360
CONFIDENTIAL MEMORANDUM

FOR LEASE

OFFICE BUILDING

PROPERTY SUMMARY

KENDALL MEDICAL OFFICE | GROUND FLOOR SUITE 100

8000 SW 117TH AVE | MIAMI, FL 33183



PROPERTY HIGHLIGHTS

- ±1,499 SF Ground Floor Medical/Dental Suite
- Second-Generation Build-Out with Existing Clinical Infrastructure
- Designed as a Miami-Dade County-Permitted Outpatient Surgical Facility
- Operatory Plumbing, Lab, and Sterilization Areas in Place
- Efficient Boutique Layout Maximizing Usable Space
- Corner Unit with Abundant Natural Light
- Dual Entry/Exit Configuration for Patient Flow & Privacy
- Dedicated Recovery Room and X-Ray Area

PROPERTY DESCRIPTION

Rare opportunity to lease a fully built, second-generation medical/dental office located on the ground floor of a professional building in the heart of Kendall.

Suite 100 comprises approximately 1,499 square feet and is designed as a Miami-Dade County-permitted outpatient surgical facility, with completed medical/dental plumbing and infrastructure. The existing improvements provide a highly efficient clinical layout and can significantly reduce buildout time, cost, and time to occupancy.

The space features a boutique-style design with exceptional flow, creating an environment that feels larger than its footprint. As a corner unit with natural light, the suite benefits from windows on multiple sides—an uncommon feature for medical office space.

The layout includes a reception and waiting area, multiple exam/treatment rooms, lab and sterilization areas, X-ray, recovery room, private office, and support spaces. A dual entry/exit configuration further enhances patient flow and post-procedure privacy.

A major differentiator is the direct ground-floor access and superior parking configuration, including a deeded, covered parking space immediately adjacent to the suite, convenient patient pick-up, and free, gated staff parking next door.

Strategically located just off Kendall Drive along SW 117th Avenue, the property is within walking distance to The Palms at Town & Country and in close proximity to Baptist Hospital of Miami, providing excellent accessibility and a built-in patient base.



Each office independently owned and operated

BILLY PLANES

Broker - Owner - CCIM

305.772.8513

bplanes@remax.net

4217 Ponce De Leon Blvd
Coral Gables, FL 33146-1826

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

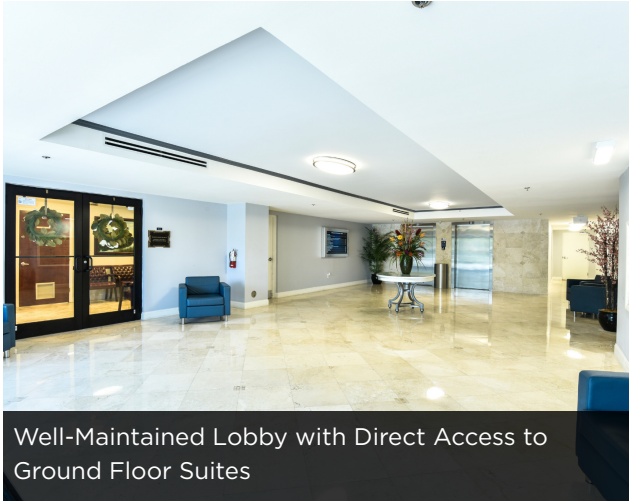
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ADDITIONAL PHOTOS

KENDALL MEDICAL OFFICE | GROUND FLOOR SUITE 100

8000 SW 117TH AVE | MIAMI, FL 33183



Well-Maintained Lobby with Direct Access to Ground Floor Suites



Welcoming Reception and Waiting Area



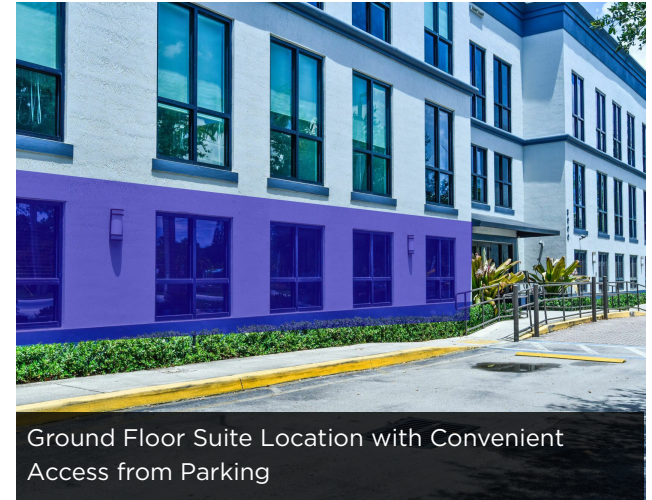
Fully Built Operator with Extensive Cabinetry and Clinical Infrastructure



Operator



Operator



Ground Floor Suite Location with Convenient Access from Parking



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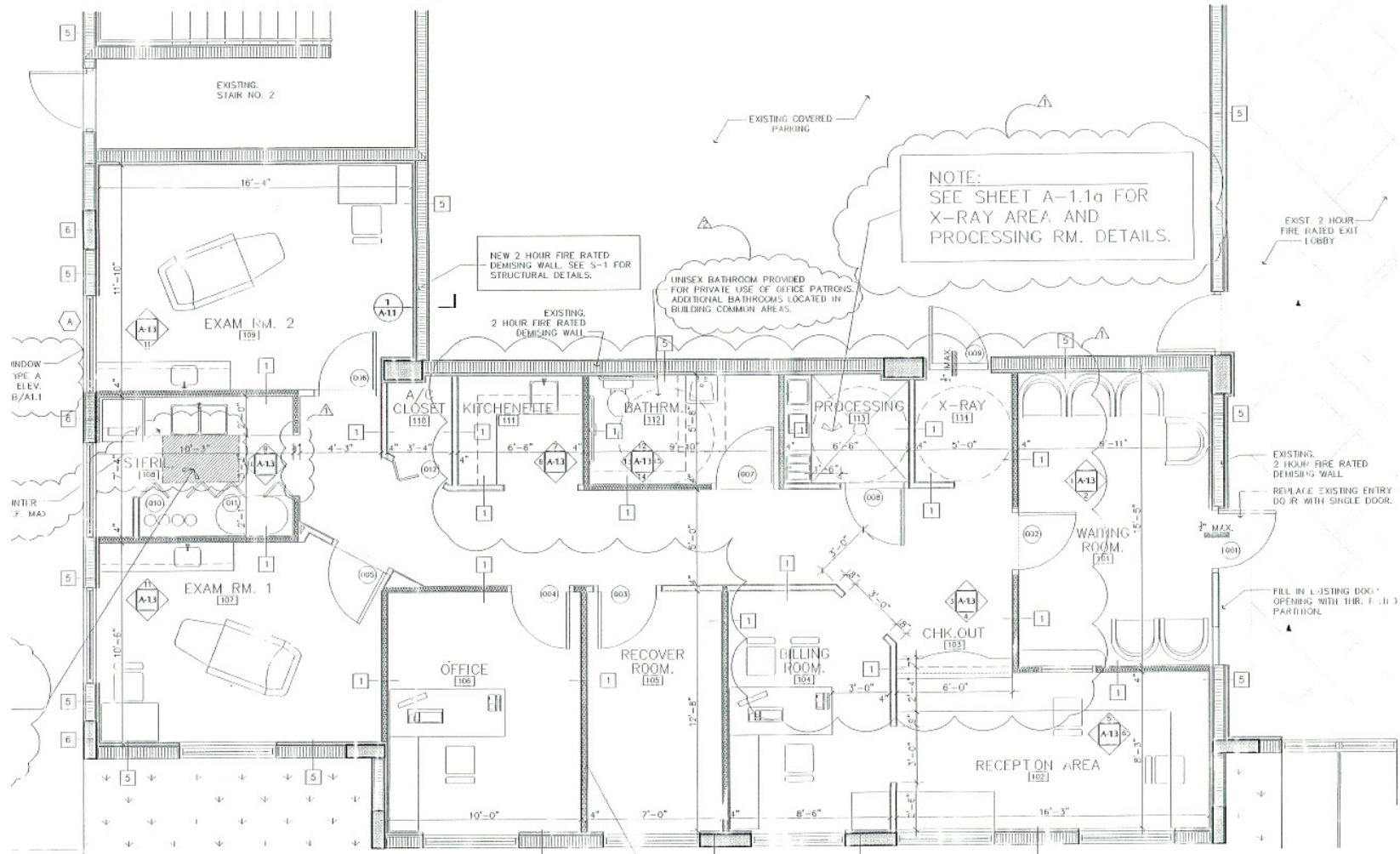
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PROPERTY DETAILS

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Lease Rate including NNN Exp.

\$64.75 SF/YR

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
APN #	30-4936-035-0001

LOCATION INFORMATION

Building Name	Kendall Medical Office
Street Address	8000 SW 117th Ave
City, State, Zip	Miami, FL 33183
County	Miami-Dade
Market	Miami
Sub-market	Kendall
Cross-Streets	Conveniently located just north of Kendall Drive along SW 117th Avenue in the heart of Kendall

LEASE RATE BREAKDOWN

Suite 100	1,499 SF
Base Rent	\$48.00
NNN Expenses Est.	\$16.75
Monthly Lease Rate Est.	\$8,089/M



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HCA Florida Kendall Hospital



Medical Office (subject property)



The Palms at Town & Country



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