

Owner-User Office Building Class A | Standalone | Turn-Key

9500 SW 77th Avenue
Miami, FL 33156



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Property Overview

Turn-key owner-user office opportunity in the heart of the Pinecrest/Dadeland corridor of Kendall, Miami. The ±7,646 SF, two-story CBS building was built in 2017 and features an elevator, full fire sprinkler system, on-site generator, and complete ADA compliance. The property offers 25 covered parking spaces (3.4/1,000 SF), monument and façade signage, and excellent visibility on SW 77th Avenue. The ground floor - with lobby, reception, restroom, and elevator core - is ideal for showroom, medical, or professional use, while the second floor is built out with reception, a conference room with balcony, three executive offices, seven perimeter offices, two open office areas, and full support spaces. Minutes from US-1, the Palmetto Expressway (SR-826), Metrorail, Dadeland Mall, and Baptist Hospital. Furniture available.



Property Information

Asking Price: \$5,250,000

Address:	9500 SW 77th Avenue
Building Size:	7,646 SF
Lot Size:	0.36 AC
Parking:	25 spaces (3.4 / 1,000 SF)
Year Built:	2017
Stories	Two (2)
Visibility & Signage:	Prominent frontage with monument and façade signage

☆ Property Highlights

Positioned as a modern, standalone office asset in the Kendall/Dadeland corridor, the property offers a highly functional two-story layout with quality construction and infrastructure, supporting a wide range of professional and medical uses. With strong visibility, covered parking, and close proximity to major transportation routes and dense, affluent demographics, the asset presents a compelling opportunity for immediate occupancy and long-term value.

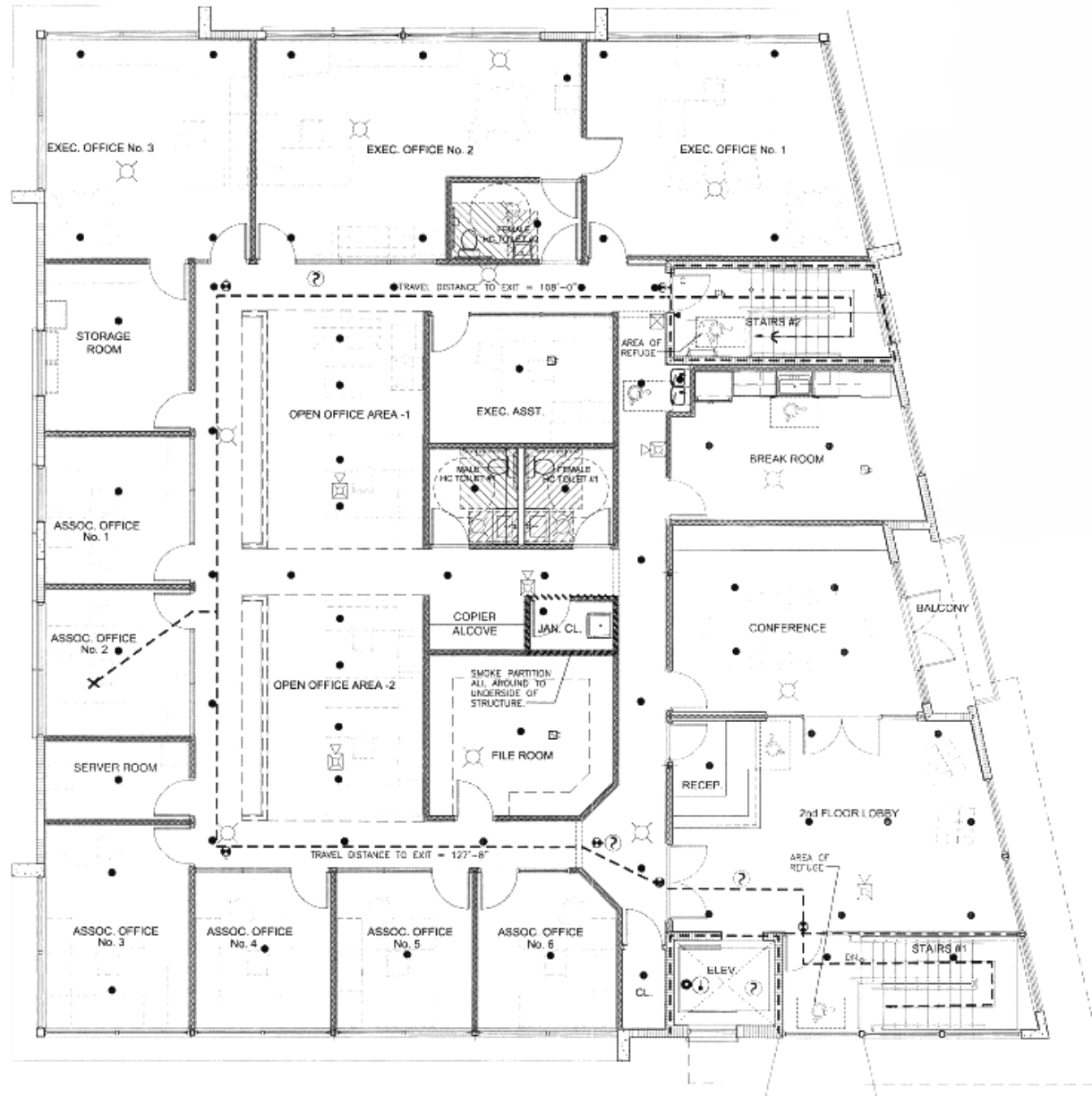
- **Modern** 2017 CBS construction with a **large elevator**, full fire sprinkler system, and **on-site generator**.
- **Complete ADA compliance**.
- **25 covered** parking spaces (3.4/1,000 SF).
- Second floor **fully built out**: reception, conference room with balcony, 3 executive + 7 perimeter offices.
- Ground floor **ideal for** showroom, medical, or professional use.
- Monument and façade **signage** with excellent visibility on SW 77th Avenue.
- **Minutes** from US-1, the Palmetto Expressway (SR-826), and Dadeland South Metrorail.
- **Strong demographics**: ~100,000 residents within 3 miles





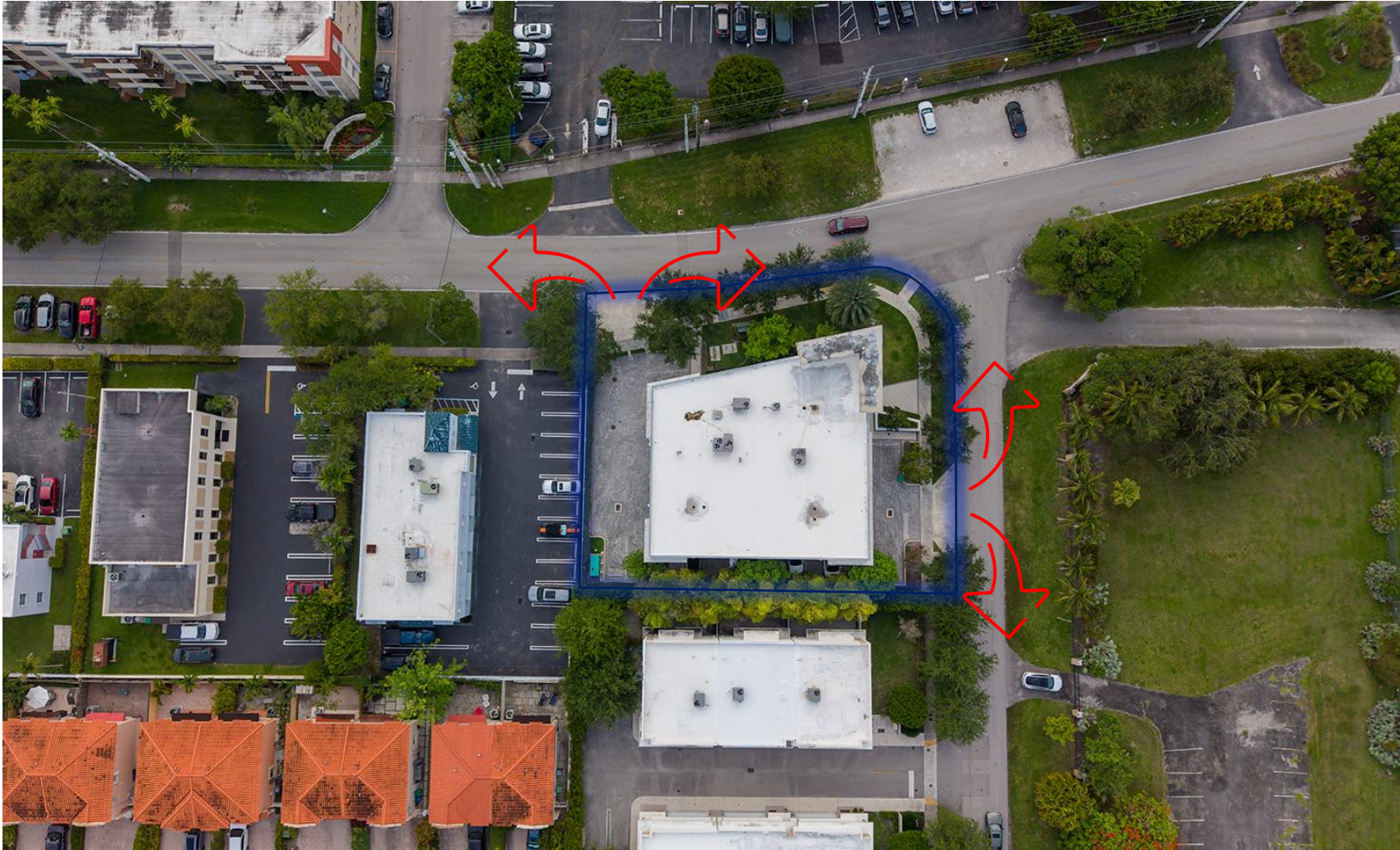


Floor Plan





Site Plan



Ideal For:

- Medical Practice
- Professional Office
- Corporate Headquarters
- Law Firm
- Financial Services
- Engineering
- Healthcare Services
- Showroom / Office Hybrid
- Owner-User Occupancy

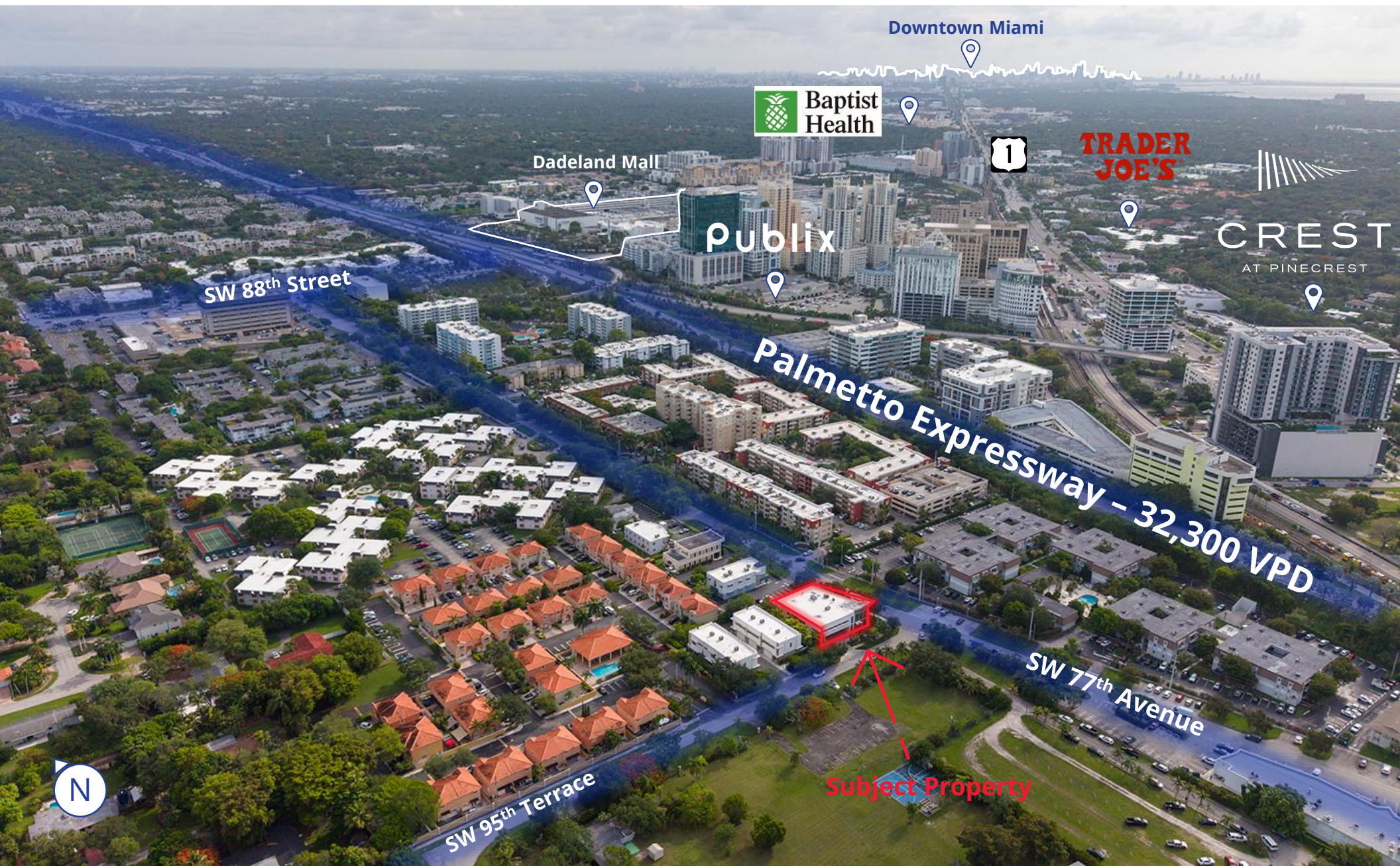


Aerial Photos





Parcel & Access Overview



Interior Photos



Demographic Overview

Population	1 Mile	3 Mile	5 Mile
2025 Population	22,600	78,879	191,334
2030 Population	22,927	78,468	187,544
2024-2029 Annual Rate Change	0.29%	-0.10%	-0.40%
2025 Median Age	41.9	43.7	44.6

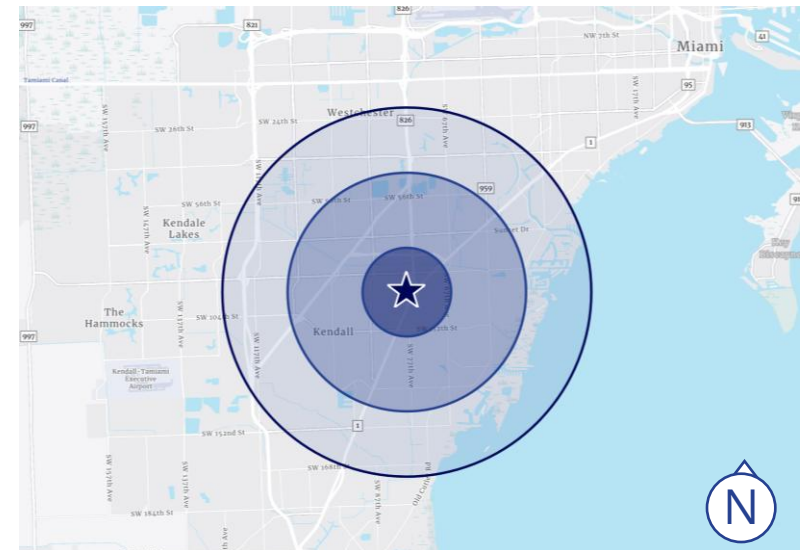
Households	1 Mile	3 Mile	5 Mile
2025 Total Households	10,912	30,184	67,444
2030 Total Households	11,177	30,467	66,808
2024-2029 Annual Rate Change	0.48%	0.19%	-0.19%
2025 Avg. Household Size	2.07	2.60	2.74

Median Household Income	1 Mile	3 Mile	5 Mile
2025 Median HH Income	\$100,205	\$126,640	\$107,307
2030 Median HH Income	\$153,130	\$146,655	\$124,769
2024-2029 Annual Rate Change	3.14%	2.98%	3.06%

Average Household Income	1 Mile	3 Mile	5 Mile
2025 Average HH Income	\$137,877	\$204,075	\$162,053
2030 Average HH Income	\$153,130	\$221,801	\$181,579

PINECREST/DADELAND OVERVIEW

The Pinecrest/Dadeland corridor is one of Miami-Dade County's most affluent and established residential communities, with approximately 22,600 residents and 10,900 households within a one-mile radius. The area is characterized by strong household earning power, with a median household income exceeding \$100,000 and an average household income of approximately \$138,000. Demographics reflect a mature and stable population, with a median age of 41.9 and consistent household growth projected through 2030, supporting sustained demand for professional, medical, and service-oriented businesses.





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