



**MADDUX
AND COMPANY**

305-264-9661

OFFICE SPACE FOR LEASE

7425 SW 42 Street
Miami, FL

BIRD ROAD ARTS DISTRICT

*Now available: a newly renovated
freestanding flex office building in the heart of
Miami.*

Located just off Bird Road with quick access to the Palmetto Expressway, this modernized property features updated interiors, multiple private offices, and open collaborative space, making it ideal for creative firms, professional services, or medical use. No longer a warehouse, the building has been fully converted to high-quality office space with ample on-site parking and a secure, gated lot. Move-in ready and centrally located – a rare find in a tight market.

**Industrial
Open Floor Plan
Freestanding
Building**



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www.madduxco.com**CONFIDENTIALITY DISCLAIMER**

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PROPERTY DESCRIPTION

CLASS "A" Renovated Freestanding Flex Office

SIZE: 5,768 +/- Square Feet**PRICE: \$25/SF Gross + Tax/Month****DESCRIPTION**

Now available for lease: a fully renovated freestanding office building in one of Miami's most connected and in-demand commercial corridors. Situated just off SW 40th Street (Bird Road) and the Palmetto Expressway (SR-826), this modernized flex office space is ideal for professional, medical, or creative users seeking a standalone building with private parking and high visibility.

Originally industrial, this property has been transformed into a contemporary office environment with a versatile layout, upgraded finishes, and a secure gated lot. It's the perfect setting for small-to-midsize businesses ready to establish a long-term presence in the heart of Miami.

Property Highlights

±5,768 SF of fully built-out office space

Freestanding building with no shared walls or common areas

Fully fenced lot with exclusive, secure parking

Renovated interiors including:

Modern flooring and LED lighting

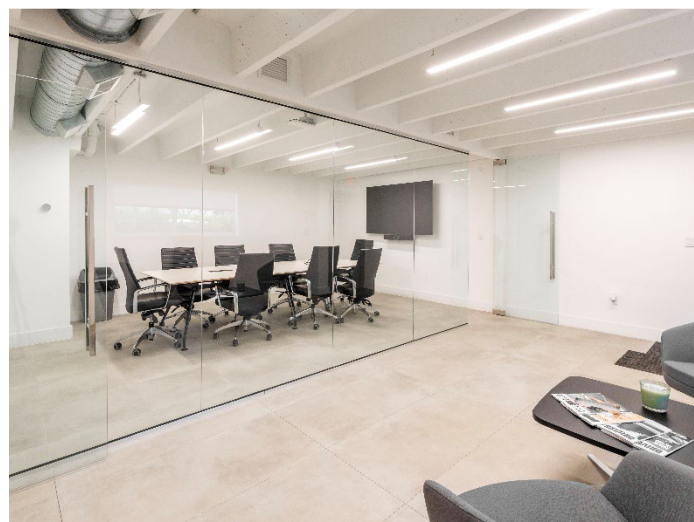
Private offices and conference room

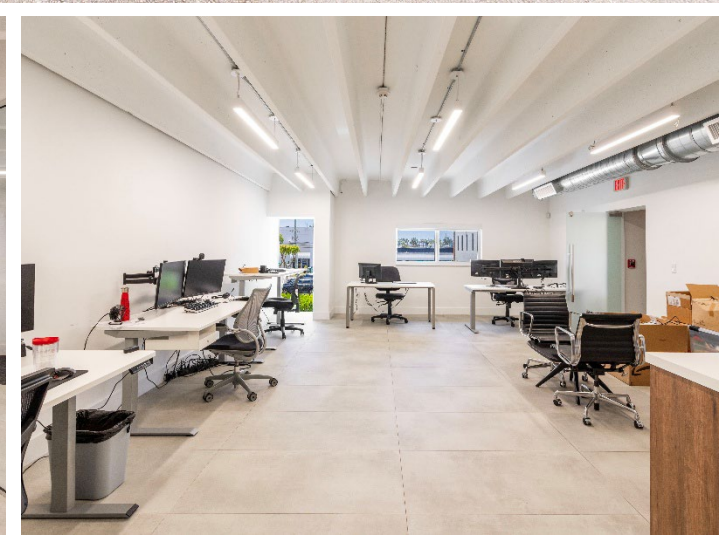
Open work area or bullpen

Reception area and updated restrooms

Zoned for a wide range of office or light commercial uses

Professionally maintained and move-in ready





LOWE'S YouFit SMALL BUSINESS
 goodwill **AMNIGHT COOKIES & CREAM**
McDonald's **RAW & KIBBLE**

KIRKLAND'S PartyCity
YOUR HOME DÉCOR STORE
ROSS DRESS FOR LESS™ **five BELOW**
CVS pharmacy **BURGER KING** **TACO BELL**
ups **ALDI**

BJ's YouFit SMALL BUSINESS **SUBWAY**
Pollo tropical CITRUS MARINATED CHICKEN **DOLLAR TREE** **MARAKAS Pizza**

(44,500 VPD)

CORALWAY (53,000 VPD)

Walmart **Publix**
T.J. maxx **STARBUCKS COFFEE**
Walgreens **Burlington**

826

TARGET **Publix** **BEST BUY** **STARBUCKS COFFEE** **TACO BELL**
McDonald's **Pizza Hut** **AMERICAN SIGNATURE FURNITURE™**

976

(69,000 VPD)

(163,500 VPD)

★
SUBJECT PROPERTY:
7425 SW 42 STREET

Sedano's
Office DEPOT **Denny's**

973

TROPICAL PARK

Lake Catalina

TOLL 874

Twin Island Lake



MIAMI FLORIDA

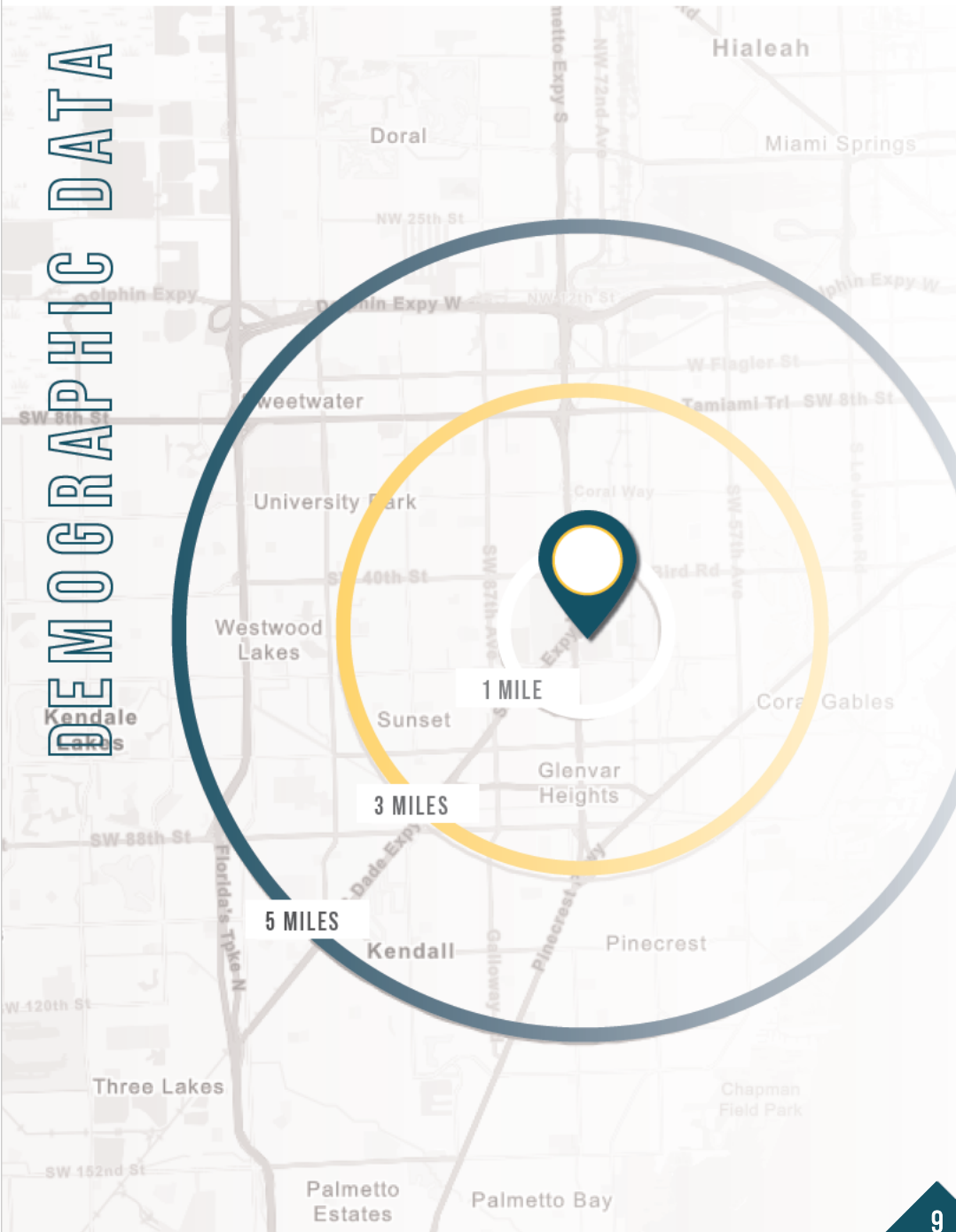
MIAMI FLORIDA: A THRIVING HUB FOR BUSINESS AND LIFESTYLE

Miami, Florida, is a vibrant city known for its coastal beauty, diverse culture, and booming economy. As a major business hub, it offers unmatched access to global markets, attracting companies in trade, tourism, finance, and technology. Its strategic location and infrastructure make it a key gateway for international business and investment.

The city is home to iconic landmarks like the Brickell financial district, the Port of Miami, and the world-famous South Beach. Cultural hotspots such as Wynwood, Little Havana, and Coconut Grove showcase Miami's rich diversity, while major venues like Kaseya Center and Hard Rock Stadium add to its dynamic lifestyle.

With continuous growth and development, Miami provides a business-friendly environment, no state income tax, and a thriving community. Its expanding real estate market and skilled workforce make it an ideal location for businesses and residents looking for opportunity and long-term success.

DEMOGRAPHIC DATA



2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,198	156,036	451,800
Households	3,799	57,793	170,202
Families	2,415	38,620	113,997
Average Household Size	2.41	2.60	2.59
Owner Occupied Housing Units	2,186	34,076	92,726
Renter Occupied Housing Units	1,613	23,717	77,476
Median Age	45.6	43.5	44.1
Median Household Income	\$100,573	\$90,278	\$83,026
Average Household Income	\$139,484	\$130,785	\$123,958
2029 SUMMARY	1 MILE	3 MILES	5 MILES
Population	9,273	155,543	448,026
Households	3,875	59,031	173,247
Families	2,496	39,658	116,390
Average Household Size	2.39	2.54	2.52
Owner Occupied Housing Units	2,294	35,409	96,976
Renter Occupied Housing Units	1,581	23,622	76,271
Median Age	46.7	44.1	44.8
Median Household Income	\$115,063	\$108,592	\$101,334
Average Household Income	\$163,600	\$153,280	\$145,675



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