



MIAMI DENTAL SUITES CO.

**PRIVATE, LUXURY MEDICAL SUITES AVAILABLE
530 NW 54TH ST, MIAMI FL 33127**

THE SPACE

Location	530 NW 54th St Miami, FL 33127
County	Dade
Square Feet	2,300
Lease Type	Gross

Notes Sf Avail 220-2,300 / \$10 - \$15 PSF (Annual)

HIGHLIGHTS

- Prime Location: Miami Dental Suites, positioned in a high-growth medical corridor.
- Turnkey Buildout: 3–8 week completion timeline, with premium finishes and modern design.
- Fully Equipped Infrastructure: Digital-ready (power, plumbing, technology), plus sterilization, Cone Beam access, and Wi-Fi.
- Flexible Terms: Shorter annual leases with weekly payment options designed to scale with practice growth.
- Cost-Effective Entry: Avoid \$350k+ traditional buildout costs and debt — suites available at a fraction of the investment.
- Professional Image: Private entrances, concierge-level amenities, and boutique architecture tailored for dental professionals.
- Strong Demand: Limited availability — only 8 suites remain in this release.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
29,077	224,799	599,275

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$60,312	\$90,071	\$107,282

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
10,669	92,705	248,574



PROPERTY FEATURES

BUILDING SF	10,450
GLA (SF)	10,450
LAND SF	21,344
LAND ACRES	0.49
YEAR BUILT	1981
YEAR RENOVATED	2024
ZONING TYPE	T6-9-0
BUILDING CLASS	Class A Medical/Dental
TOPOGRAPHY	Flat
LOCATION CLASS	Medical Corridor
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
CORNER LOCATION	Yes

NEIGHBORING PROPERTIES

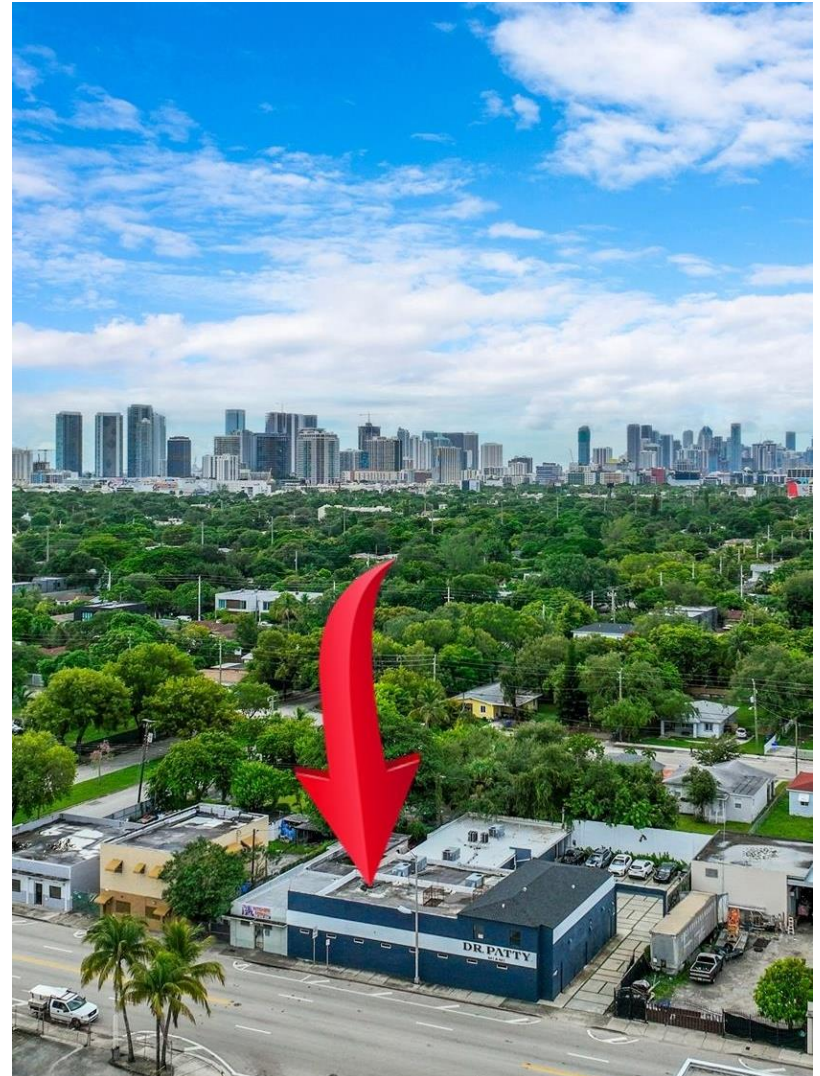
NORTH	Residential
SOUTH	Commercial Retail
EAST	Residential
WEST	Residential

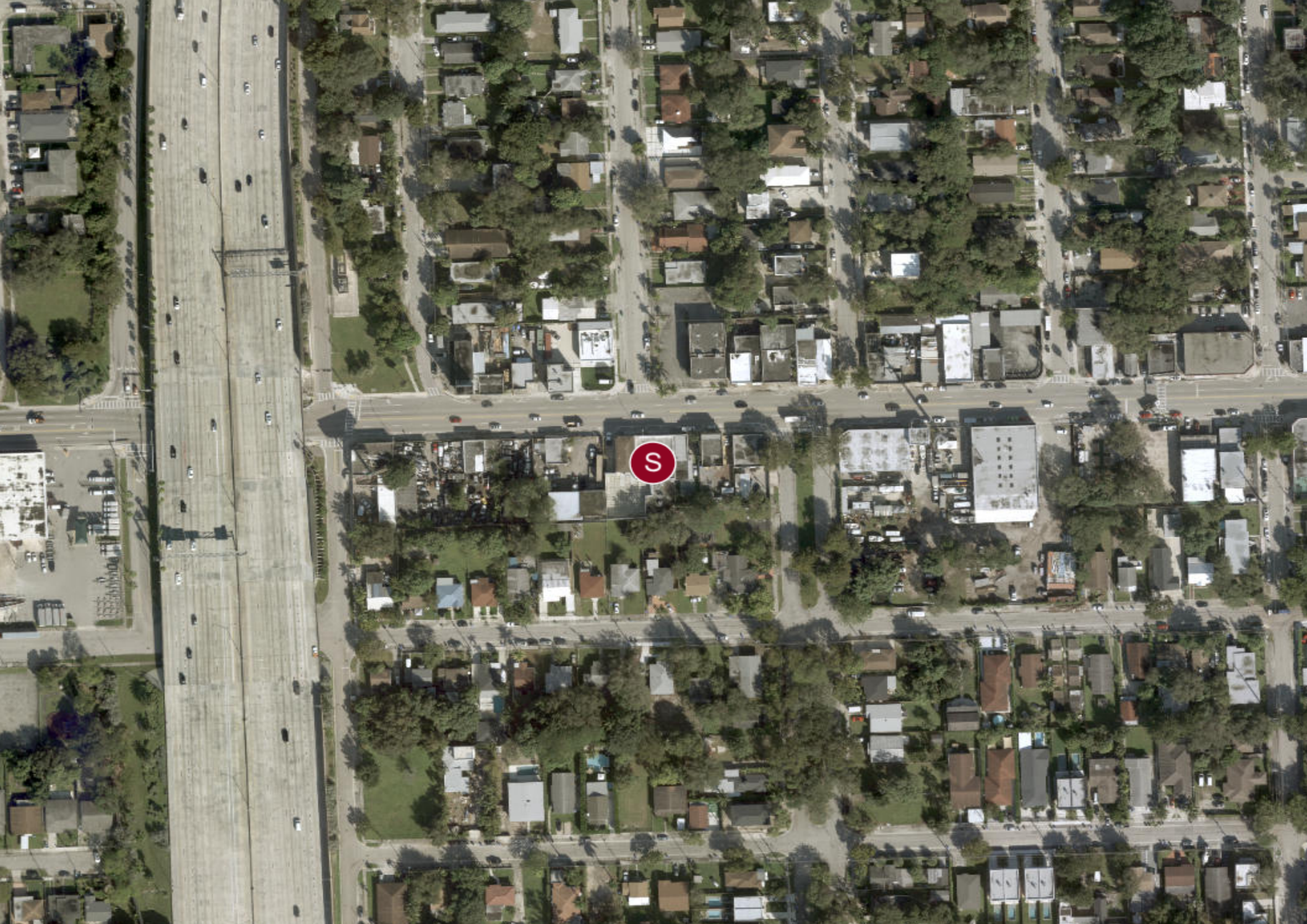
MECHANICAL

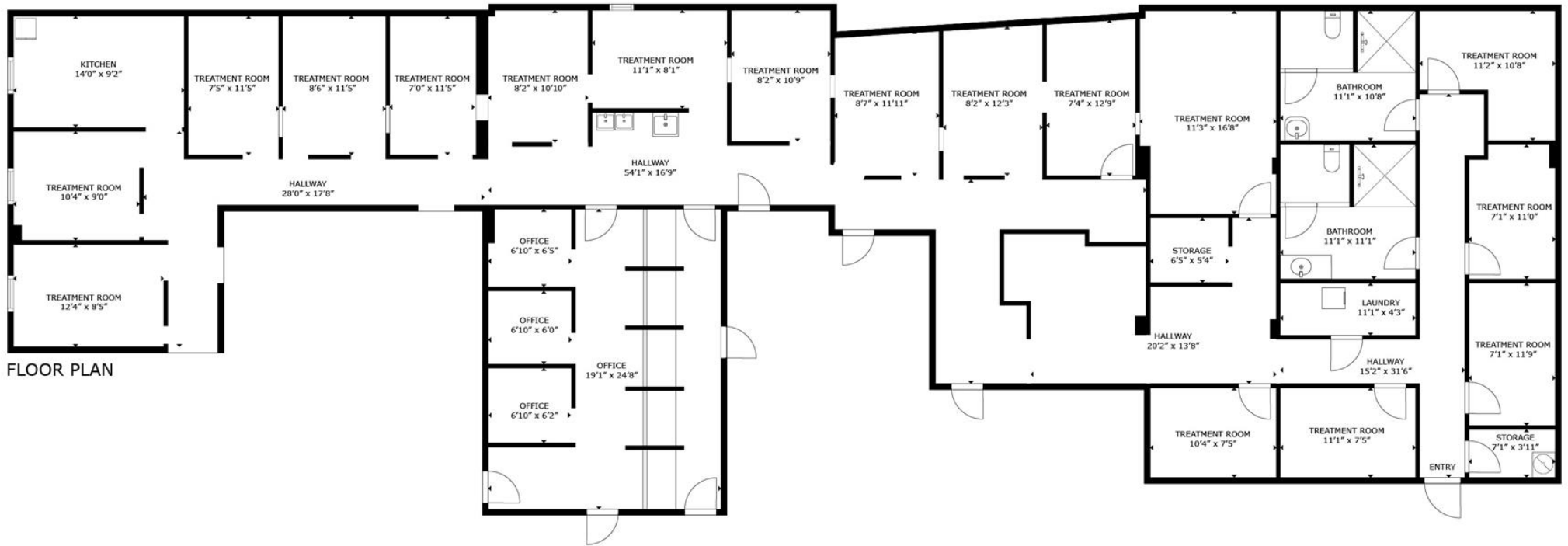
HVAC	Central, Brand New
FIRE SPRINKLERS	Yes
ELECTRICAL / POWER	2000 amps/ 3-phase
LIGHTING	LED

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Concrete Block
EXTERIOR	Stucco with Modern
PARKING SURFACE	Asphalt
ROOF	Flat, TPO







FLOOR PLAN

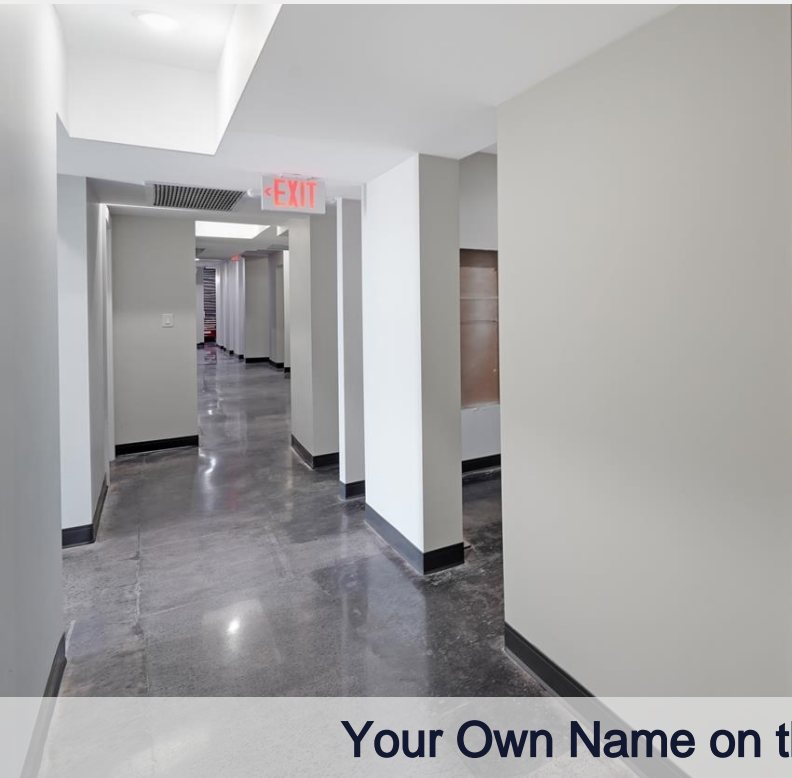
GROSS INTERNAL AREA
 FLOOR PLAN: 3,665 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



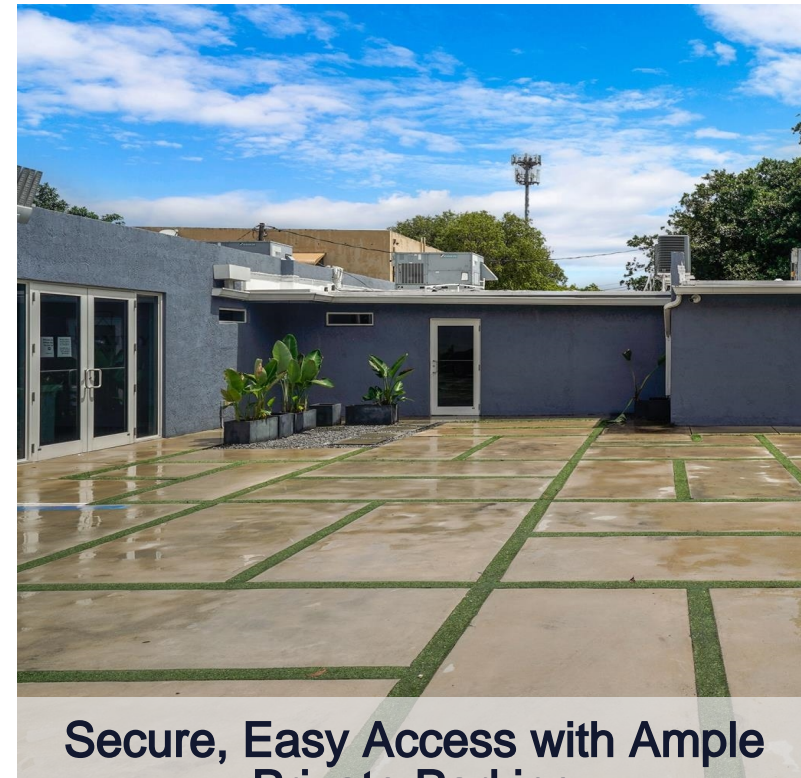
Custom-Built for Specialists & Visionaries



Flexible Terms — Scale at Your Pace



Your Own Name on the Door



Secure, Easy Access with Ample Private Parking



CDC-Grade 3D X-Ray Access — Available to Tenants for a Small Fee



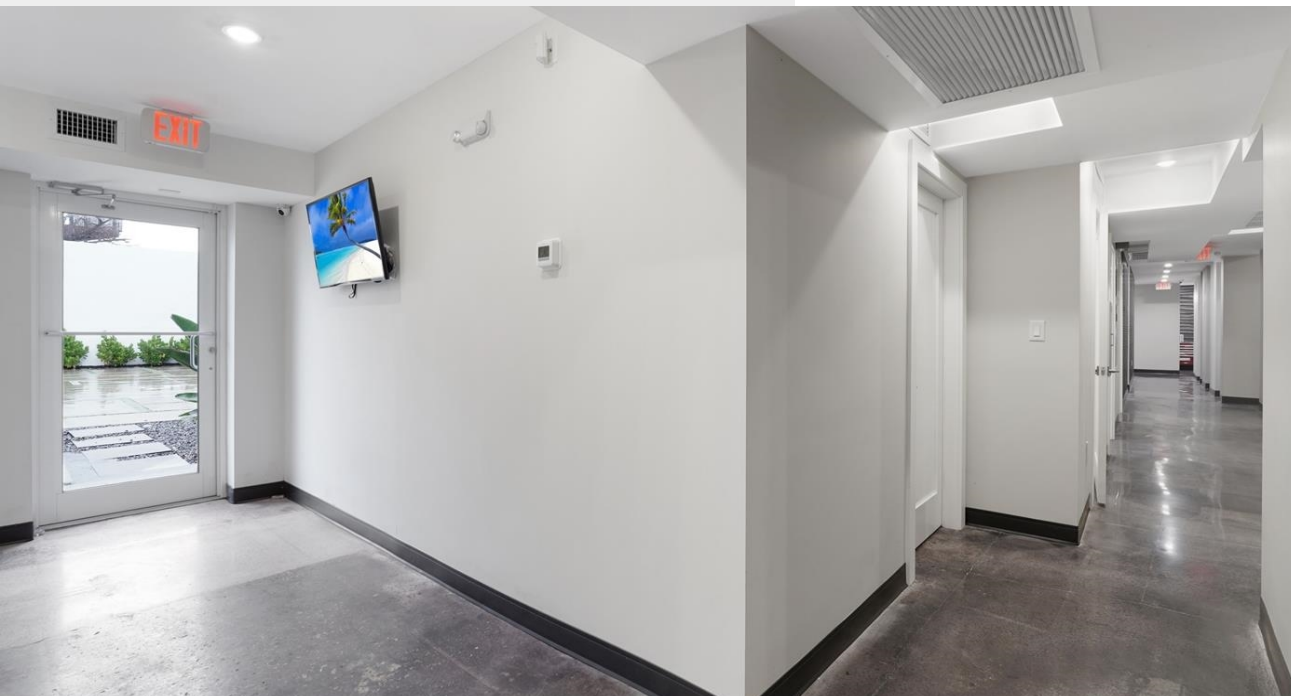
State-of-the-Art Sterilization Center — Ensuring Safety & Compliance



Turnkey Private Suites Ready for Your Practice



Designed to Elevate the Patient Experience



Private Entrance, Professional Image



An Office That Reflects Your Standard of Care



Secure Parking w/Automatic Door



Virtual Reception using ButterflyMX



Isael Prieto
Broker/Founder

Isael is a South Florida native who enjoys the area's upbeat atmosphere and diverse culture. Since he was 13 years old, Isael enjoyed touring homes and envisioned a career in real estate. Today, he is the broker of Able CRE and has helped with the purchase and sale of more than 5,000 homes in diverse neighborhoods for clients with all kinds of budgets.

Isael is proud to have his broker's license and honored to be named one of the National Association of Hispanic Realtors top 10 realtors. He's a board member of the Miami Association of Realtors Young Professional Network and volunteers with Special Olympics and the SSJ Health Foundation.

At Able CRE, our team specializes in crafting strategic real estate solutions that align with the intricate needs of banks, investors, and homeowners. With over 15 years of experience in real estate investment and brokerage, we've honed our expertise in mitigating risk and maximizing returns for our clients.

Our work transcends mere transactions; we're committed to making a tangible difference for all stakeholders involved. The trust placed in us stems from our ability to save clients time and deliver tailored strategies for asset and wealth preservation, particularly in complex situations like bankruptcy, receivership, or probate acquisitions.

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The information contained herein is not a substitute for a thorough due diligence investigation. Able CRE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Able CRE has not verified, and will not verify, any of the information contained herein, nor has Able CRE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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