
7990 Professional Building

OFFICES FOR LEASE

7990 SW 117th Avenue
Miami, FL 33183

Available Spaces: 1,086 - 2,664 SF
Lease Rate & Type: \$34.00 PSF, Full Service

For More Information

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naimia-ftl.com/properties



Office

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Property Features

- Office spaces available for July 1, 2026.
- Full-service lease at competitive rates
- Ample on-site parking, at no charge
- Substantial improvements — exterior painted, landscaping upgraded, new roof, and parking area resurfaced

Location Features

- Centrally located in the Kendall area
- Minutes away from Town & Country Mall
- Just east of the Florida's Turnpike with easy access to the Palmetto Expressway (SR 826)



Availabilities

Suite 100	1,578 RSF	\$34.00 PSF	Available July 1, 2026
Suite 111	1,086 RSF	\$34.00 PSF	Available July 1, 2026
Suites 100 & 111	2,664 RSF	\$34.00 PSF	Available July 1, 2026



📍 9655 South Dixie Highway, Suite 300, Miami, FL 33156

☎ +1 305 938 4000

🌐 naimia-ftl.com

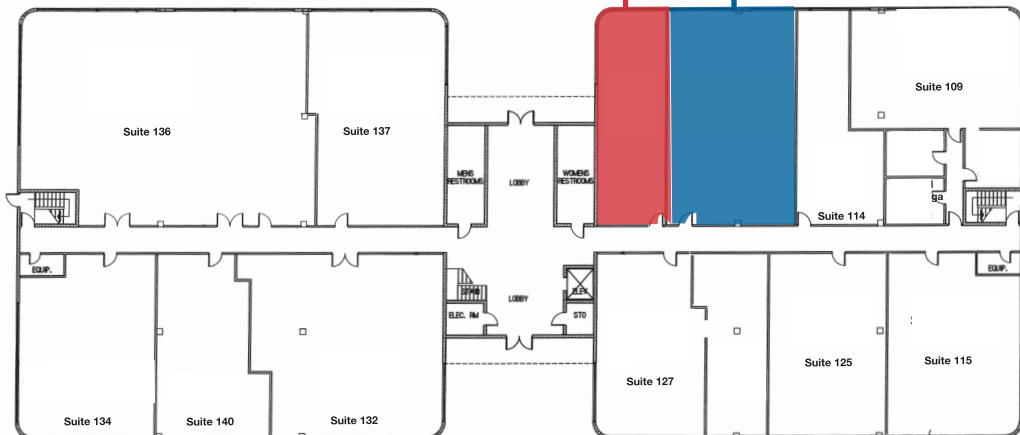
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Floor Plans

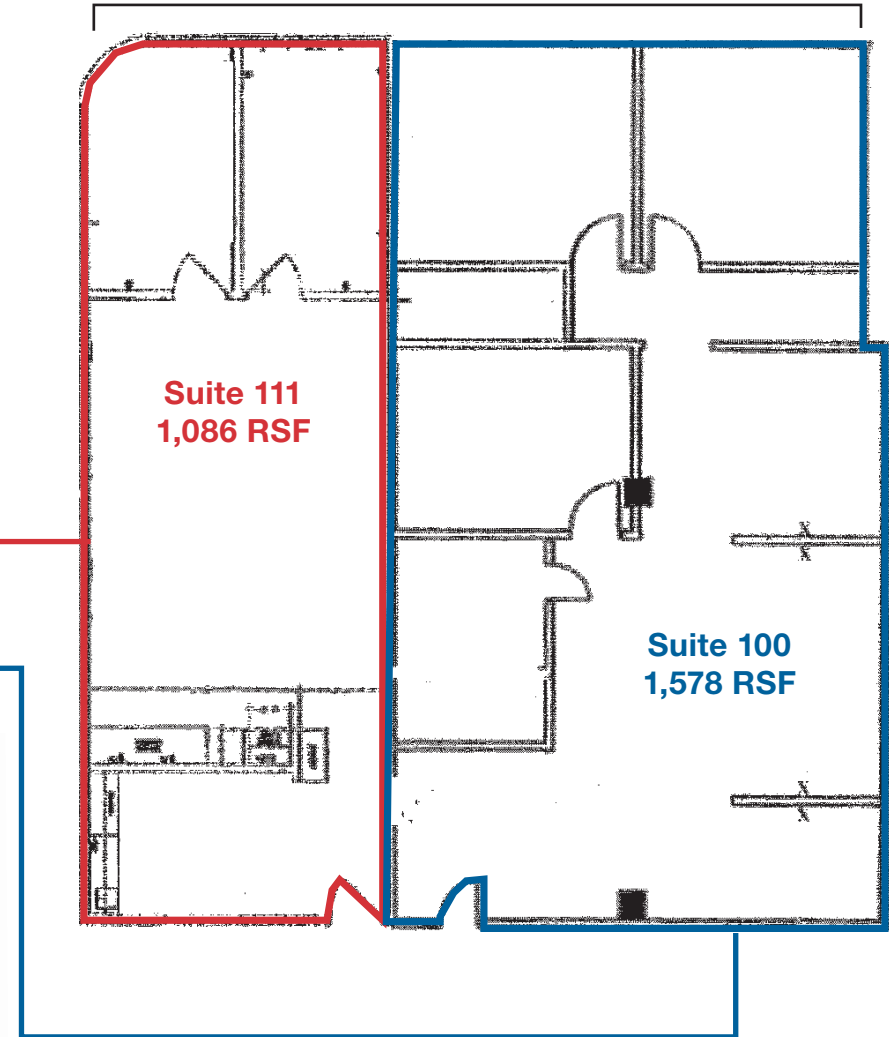
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Suite 111 and Suite 100 can be leased separately or combined for 2,664 rentable square feet.

First Floor Availability



Suite 100 & 111 - 2,664 RSF



Not to Scale: for conceptual layout purposes

Retail Map

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