



# Leasing Opportunity

## *1850 Little Havana Office Center*

Address: 1850 SW 8 Street Miami, FL 33135

- Great Location
- Plenty of parking space



Units Ranging From: 150 sq.ft to 1,400 sq.ft



This five-story building of concrete block structure was built in 1972, with approximately 30,000 square feet of rentable office and retail space as well as two additional lots comprising 0.28 acres used as parking area for the Praxis Institute only. The building has ground floor retail and four floors of office suites.

The building has excellent frontage on busy SW 8th Street (Calle Ocho). This property is centrally located minutes from the Palmetto Expressway (SR-836), Interstate 95, Miami International Airport, and Downtown Miami.

For additional information please contact Hector:



305-527-7170 or [Hector.Gutierrez@imcequitygroup.com](mailto:Hector.Gutierrez@imcequitygroup.com)



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### Available Units

- Total Units : 55
  - Units available: 5
- Ranging from 341 Sq.Ft to 916 Sq.Ft



#### Unit Id    Unit Size

1848	700*
204-F	341
209	916.35
312	808.66
504	443.43



\*Retail Space- Store Front



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### Demographics

	1Mile	3Miles	5Miles
2015 Total Population	57,065	311,617	504,079
2015 Occupied Housing Units	20,248	98,777	157,954
2015 Household Income: Average	\$37,068	\$55,379	\$58,819

### Features

- Property Type: Office
- County: Miami Dade
- Size: 33,000 Sq.ft
- Zoning: T6-8-O
- Parking ratio 3.6 / 1,000

### Daily Traffic Count

SW 8th St	50,500
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