

# 125th Street Executive Building

Prime Location

Units Ranging from: 1,000 Sq, to 2,000 Sq.

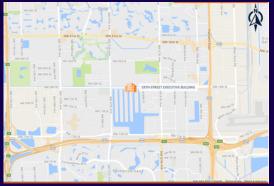




Two-story office building located in Doral, Florida. This property consists of 26,435 rentable square feet of office space.

The 25th Street Executive Building has been exceptionally maintained and has experienced extensive improvements. This building provides professional curb appeal, high visibility and signage opportunities.

The building is located directly on NW 25th Street, which provides high traffic counts of over 43,000 vehicles per day (VPD). This location provides easy access to the Miami International Airport (MIA), the Palmetto Expressway (SR-826), and the Dolphin Expressway (SR-836).



#### **Demographics**

	1 Mile	3 Miles	5 Miles
2015 Total Population	2,916	134,440	406,399
2015 Occupied Housing Units	673	38,204	115,665
2015 Household Income: Average	\$77,808	\$63,224	\$59,413

For additional information please contact Hector: 305-527-7170 or Hector.Gutierrez@imcequitygroup.com

### **Property Features**

- Property Type: Office
- County: Miami Dade
- Building Class: B
- Year Built: 1987
- Lot Size: 0.95 Acres
- Building Size: 26,300 Sq.ft
- Zoning: ID
- Parking Ratio: 51 1.92/1,000 Sq.ft



### **UNITS AVAILABLE**



2 Story Office Flex Building

" 100% Air Conditioned

"Private Bathrooms

" Frontage on NW 25th St

"Perfect for Showroom-Warehouse

" Professional Offices

"Signage Available

Units Ranging 1,000 Sq.Ft to 2,000 Sq.Ft
Maximum Contiguous: 3,900 Sq.Ft

DIRECTLY ON NW 25th Street, TRAFFIC COUNT 43,000 vehicles per day VPD RESPONSIVE HANDS ON OWNERSHIP! GENEROUS IMPROVEMENTS FOR QUALIFIED TENANT!!

AGGRESSIVE RATES!!

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