

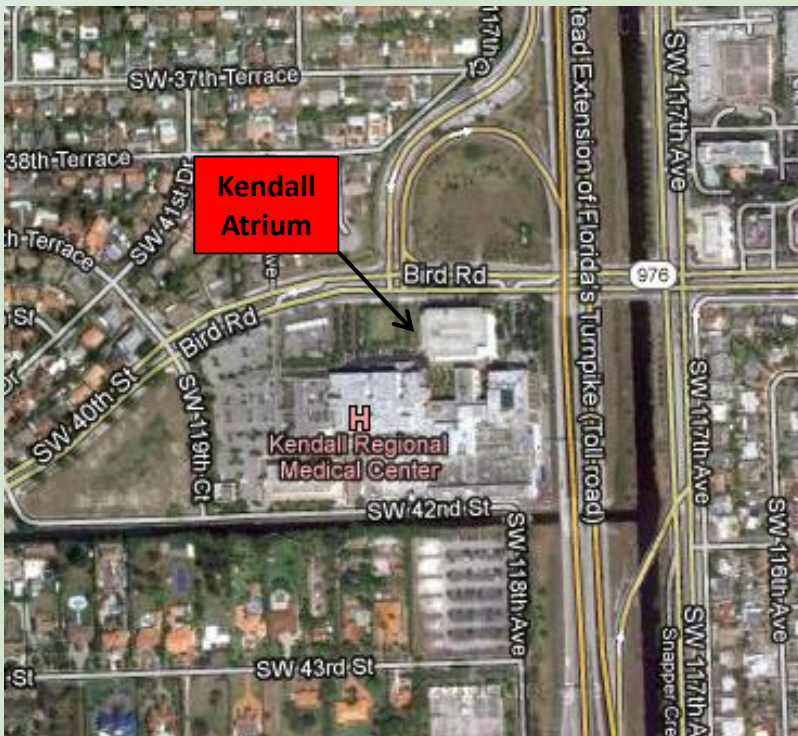
EXCELLENT LEASING OPPORTUNITY



Atrium Medical Office Building
33175

11760 Bird Road ■ Miami, FL

7 Story Atrium Lobby



BUILDING SPECIFICS

- Class "A" Medical Office Space
- 118,000 Square Feet / 7 Floors
- Availability: **Only one suite available!**
- Lease Rate: \$20-\$21.50/ RSF, Triple Net (NNN)
- Located on busy hospital campus
- New lobby elevator for a total of 3 serving all floors
- Free garage parking with valet available

LOCATION

- Easy Access from Florida's Turnpike at Exit 23 (FL976 / SW 40th St.)
- 3 miles South of the Dolphin Expressway
- Attached to the Kendall Regional Medical Center



Contact Brian Wilcox at 321-663-3953 / bwilcox@holladayprop.com