

• FOR SALE: CLASS A OFFICE IN MIAMI •

**AVISON
YOUNG**



One Seventeen Professional Arts Center

11731 Mills Drive | Kendall, Florida

Partnership. Performance.

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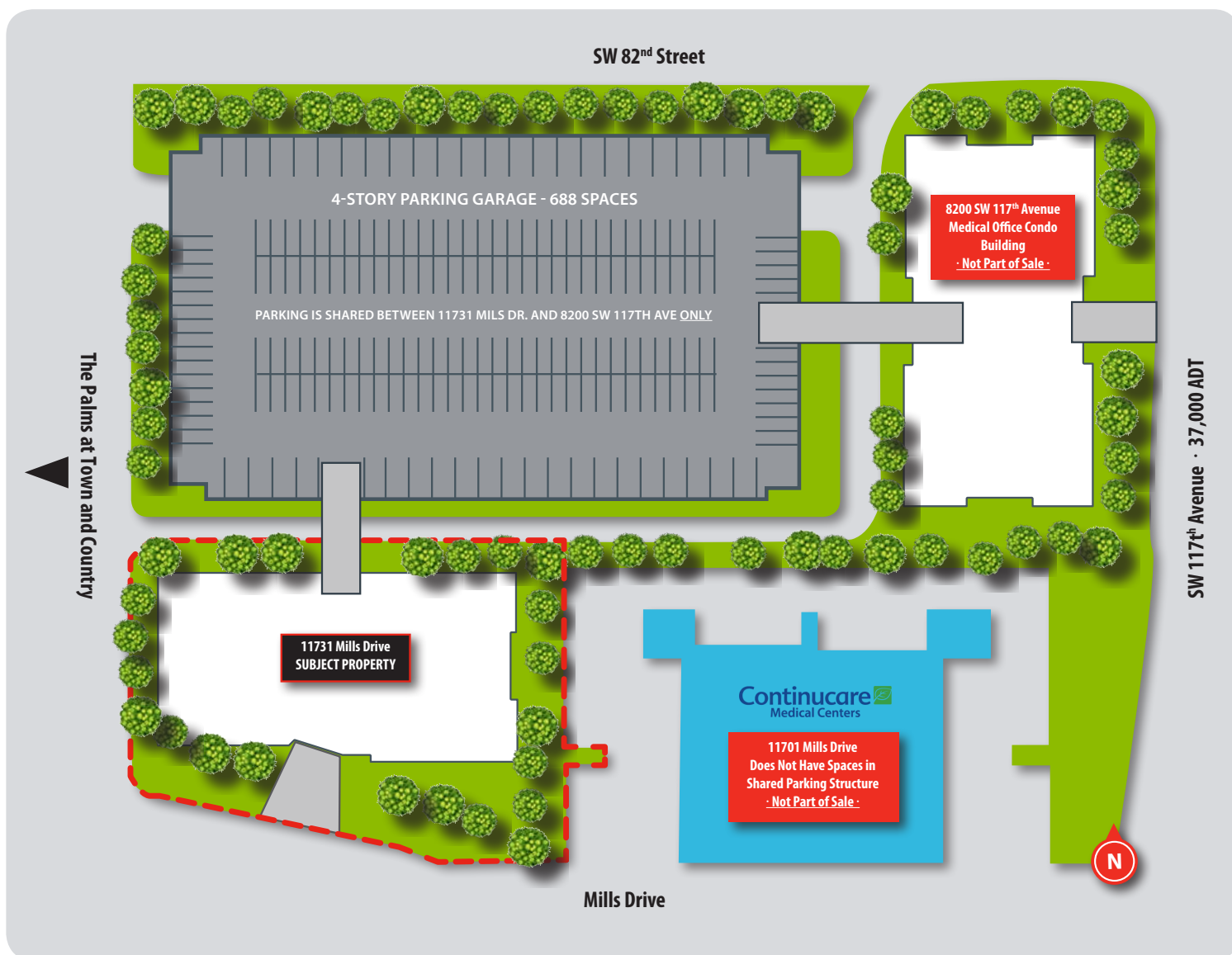
One Seventeen Professional Arts Center

PROPERTY HIGHLIGHTS

- Well Located 4-Story Class A Office Building consisting of 63,206 SF.
- Strong Cash Flow with value-add opportunity via lease-up of ±9,741 SF (±15.4% NRA) of contiguous vacant space or for an owner/user.
- Excellent access to Florida's Turnpike and SW 88th Street and just a short drive from the Palmetto Expressway.
- Very generous 4.6/1,000 SF parking ratio provided by the attached 4-story parking structure.
- The Property is walkable to nearby shopping center The Palms at Town & Country and many restaurants, which amenitize the Property.

PROPERTY STATS

Property Address	11731 Mills Drive, Miami, Florida
Parcel ID	30-4936-041-0010
Year Built	2008
Building Tenancy	Multi-Tenancy
Building Type	Office
Building Size (GLA)	±63,206 SF
Primary Zone	BU-2
Occupancy	84.6%
Parking	4.6 per 1,000 SF (Shared Parking Structure)





BJ's



KENDALL INDIAN HAMMOCKS PARK

SW 117TH AVENUE • 37,000 ADT

SW 80TH STREET

PARKING GARAGE

SUBJECT PROPERTY

SW 82ND STREET



MILLS DRIVE