



FOR LEASE | OFFICE

# 1,500 SF OFFICE SPACE IN MIAMI'S AIRPORT WEST AREA

8101 Park Boulevard, Miami, FL 33126



## LEASE OVERVIEW

AVAILABLE SF:	1500 SF
LEASE RATE:	\$2,700 Per Month (Modified Gross)
LOT SIZE:	1.0 Acres
BUILDING SIZE:	39,256 SF
BUILDING CLASS:	B
YEAR BUILT:	1998
ZONING:	BU-2
MARKET:	Miami
SUB MARKET:	Fontainebleau / Airport West
CROSS STREETS:	Park Boulevard & NW 82 Avenue

## PROPERTY DESCRIPTION

SVN South Commercial Real Estate Advisors is pleased to present for immediate lease a 1,500 SF office space in the heart of the high-density residential and commercial Fontainebleau section of Miami-Dade County just west of the Palmetto Expressway / SF 826. The space is located in the front of Lighthouse Self Storage, one of the area's primary storage rental facilities.

## LOCATION OVERVIEW

Located in the Fontainebleau section of Miami-Dade County, south of the Dolphin Expressway / SR 836 and west of the Palmetto Expressway / SR 826. Subject property is located on Park Boulevard, between Flagler Park Plaza large strip shopping center and the Mall of the Americas, one block north of W. Flagler Street.



**MATTHEW ROTOLANTE, CCIM, SIOR**  
Managing Director  
305.235.1500 X1006  
matt@svnsouth.com  
FL #BK3088290

**DANIEL ROTOLANTE**  
Advisor  
305.235.1500  
daniel.rotolante@svn.com

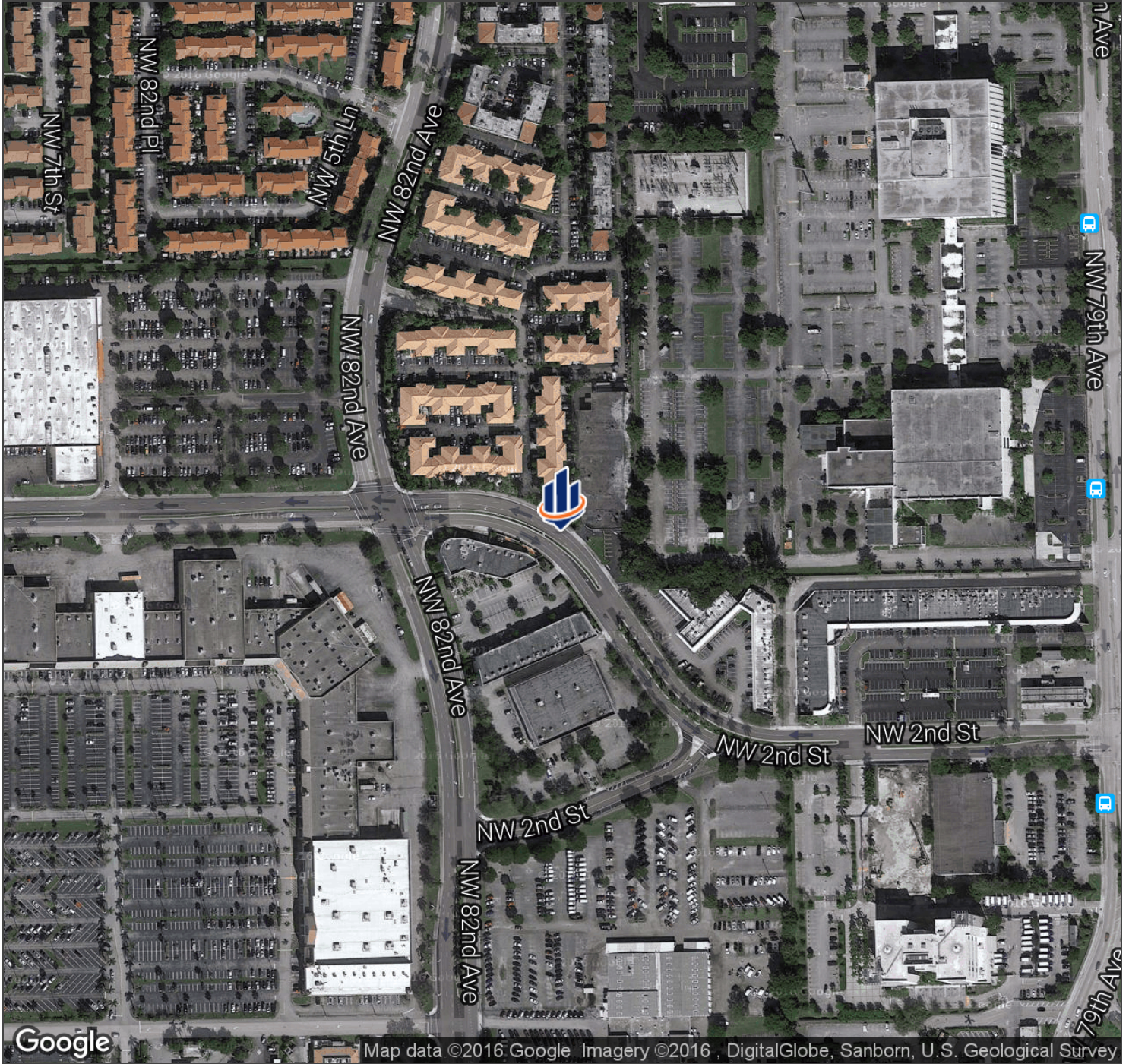
All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE

# 1,500 SF OFFICE SPACE IN MIAMI'S AIRPORT WEST AREA

8101 Park Boulevard, Miami, FL 33126



**MATTHEW ROTOLANTE, CCIM, SIOR**  
 Managing Director  
 305.235.1500 X1006  
 matt@svnsouth.com  
 FL #BK3088290

**DANIEL ROTOLANTE**  
 Advisor  
 305.235.1500  
 daniel.rotolante@svn.com

All SVN® Offices Independently Owned & Operated.  
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE

# 1,500 SF OFFICE SPACE IN MIAMI'S AIRPORT WEST AREA

8101 Park Boulevard, Miami, FL 33126



**MATTHEW ROTOLANTE, CCIM, SIOR**  
Managing Director  
305.235.1500 X1006  
matt@svnsouth.com  
FL #BK3088290

**DANIEL ROTOLANTE**  
Advisor  
305.235.1500  
daniel.rotolante@svn.com

All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.



FOR LEASE | OFFICE

# 1,500 SF OFFICE SPACE IN MIAMI'S AIRPORT WEST AREA

8101 Park Boulevard, Miami, FL 33126



**MATTHEW ROTOLANTE, CCIM, SIOR**

Managing Director  
305.235.1500 X1006  
matt@svnsouth.com  
FL #BK3088290

**DANIEL ROTOLANTE**

Advisor  
305.235.1500  
daniel.rotolante@svn.com

All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

svnsouth.com



FOR LEASE | OFFICE

# 1,500 SF OFFICE SPACE IN MIAMI'S AIRPORT WEST AREA

8101 Park Boulevard, Miami, FL 33126



**MATTHEW ROTOLANTE, CCIM, SIOR**  
Managing Director  
305.235.1500 X1006  
matt@svnsouth.com  
FL #BK3088290

**DANIEL ROTOLANTE**  
Advisor  
305.235.1500  
daniel.rotolante@svn.com

All SVN® Offices Independently Owned & Operated.  
The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

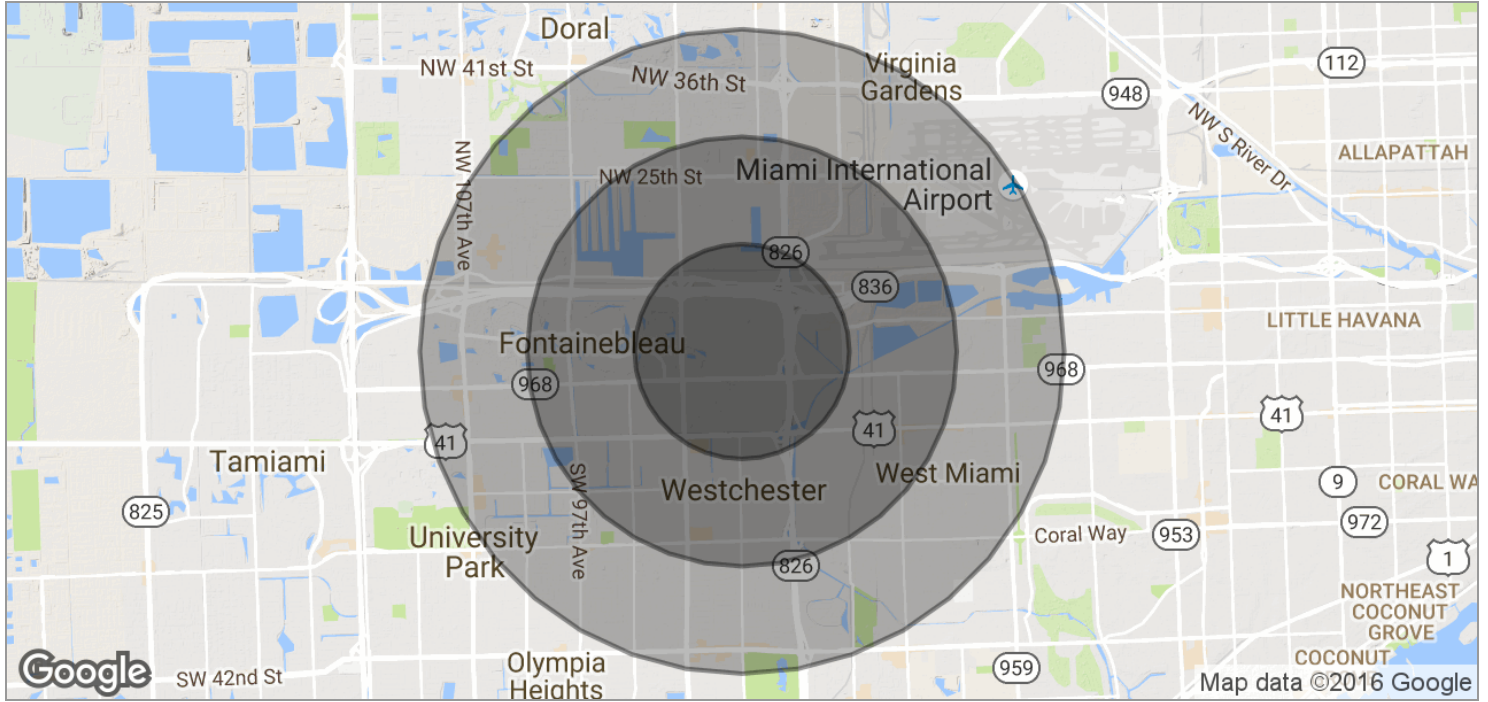
svnsouth.com



FOR LEASE | OFFICE

# 1,500 SF OFFICE SPACE IN MIAMI'S AIRPORT WEST AREA

8101 Park Boulevard, Miami, FL 33126



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL POPULATION	28,477	80,156	156,255
MEDIAN AGE	39.2	42.0	43.0
MEDIAN AGE (MALE)	37.7	39.8	40.5
MEDIAN AGE (FEMALE)	41.0	44.2	45.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
TOTAL HOUSEHOLDS	10,177	28,079	53,948
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$50,351	\$51,939	\$53,876
AVERAGE HOUSE VALUE	\$216,709	\$260,750	\$282,287



**MATTHEW ROTOLANTE, CCIM, SIOR**  
 Managing Director  
 305.235.1500 X1006  
 matt@svnsouth.com  
 FL #BK3088290

**DANIEL ROTOLANTE**  
 Advisor  
 305.235.1500  
 daniel.rotolante@svn.com

All SVN® Offices Independently Owned & Operated.  
 The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.