



ONE SEVENTEEN
PROFESSIONAL ARTS CENTER

11731 Mills Drive,
Kendall, FL 33183

PRIME MEDICAL/OFFICE SPACE AT ONE SEVENTEEN PROFESSIONAL ARTS CENTER

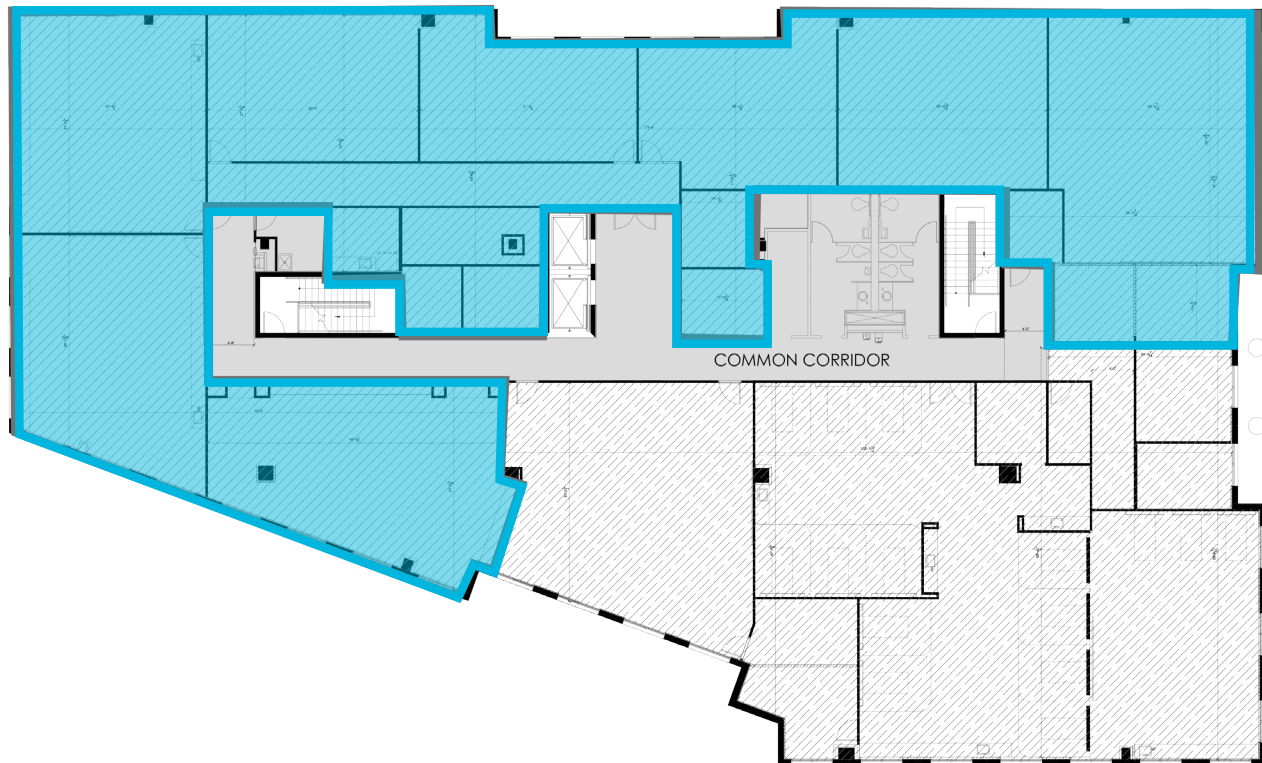
Avison Young is pleased to offer the opportunity to lease 3,000 - 9,741 sf of professional medical/office space at 11731 Mills Drive, also known as One Seventeen Professional Arts Center. This four-story class "A" professional office building has high speed elevators, a luxurious lobby and common area amenities with first-class finishes.

Located at Kendall Drive & SW 117th Avenue, just east of the Florida Turnpike with direct access to the Office Park from SW 117th Avenue. Adjacent to Town & Country Center and minutes from numerous restaurants, banks, retail, hotels and entertainment along the Kendall Drive corridor.

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Property Highlights

- Available Square Footage:
3rd Floor: 3,000-9,741 RSF
- Rental Rate: \$34.50/ Net of Electric
- 66,500-sf class A building
- Luxurious lobby and common areas with first-class finishes
- Individually controlled air conditioning and electrical systems
- Covered, ample parking with 5.00/1,000 parking ratio at no additional charge
- Distinctive architecture and quality construction including hurricane impact resistant windows
- Walking distance to The Palms at Town & Country and just a short distance from numerous other restaurants, banks, retail, hotels and entertainment along the Kendall Drive corridor

