



# Leasing Opportunity

## Flagler Offices

Address: 2140 West Flagler Street & 2141 SW Miami, FL 33135

Units Ranging from: 402 Sq.Ft to 907 Sq.Ft

- Located in the heart of Little Havana

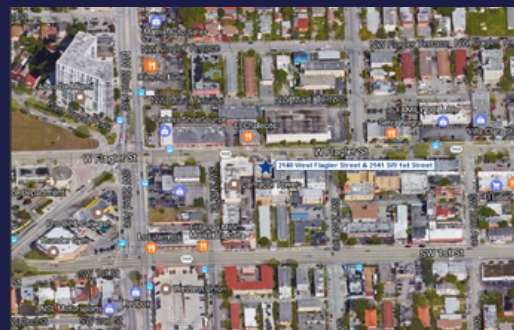


Two adjacent two-story office buildings located in Miami, Florida. The two buildings consist of a total of 28,876 square feet of rentable space and are occupied by a mix of medical and professional tenants.

The property has direct frontage on West Flagler Street and SW 1st Street, which have high traffic counts.



The building is located in a major urban destination at the heart of Little Havana. This location provides easy access to the Miami International Airport (MIA), I-95 (Interstate 95) and Dolphin Expressway (SR-836).



The buildings have been renovated and provide professional curb appeal, high visibility signage opportunities and ample parking spaces. The buildings have an underground parking garage, which provides 130 parking spaces giving the property an excellent parking ratio.

For additional information please contact Hector Gutierrez 305-527-7170 or [Hector.gutierrez@imcequitygroup.com](mailto:Hector.gutierrez@imcequitygroup.com)



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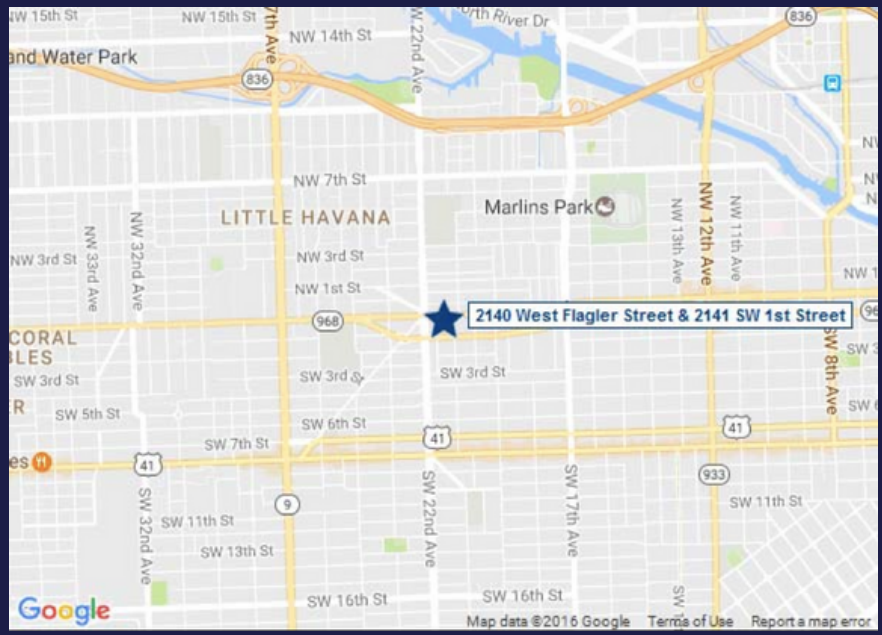
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- Located in the heart of Little Havana



### Units Available



Total units: 45  
Available units: 2

Unit ID: 206    Unit Size: 703 Sq.Ft  
Unit ID: 105    Unit Size: 598 Sq.Ft

### Average Daily Traffic

West Flagler	19,400
SW 22nd Street	17,405
SW 1 Street	17,000

### Property Features

- Property Type: Office Building
- Land size: 0.81 AC
- Rentable sq.Ft: 28,876
- Year Built: 19874 (Renovated 2017)
- Zoning: T6-8-O
- Parking Ratio: 4.5/1000 Sq.Ft

### Demographics

	1Mile	3Miles	5Miles
2015 Total Population	56,584	326,025	528,001
2015 Occupied Housing Units	19,919	103,070	165,417
2015 Household Income: Average	\$34,255	\$54,289	\$57,861

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

Visit our Website [imcequitygroup.com](http://imcequitygroup.com)

or