



KENDALL PLAZA I and II

MEDICAL OFFICE PARK

KENDALL PLAZA I 7867 N KENDALL DRIVE, MIAMI, FL 33156

KENDALL PLAZA II 7887 N KENDALL DRIVE, MIAMI, FL 33156



Blanca Commercial Real Estate, Inc.
Licensed Real Estate Broker

Building owned and managed by
HEALTHCARE REALTY

A MEDICAL OFFICE PARK IN THE HEART OF KENDALL

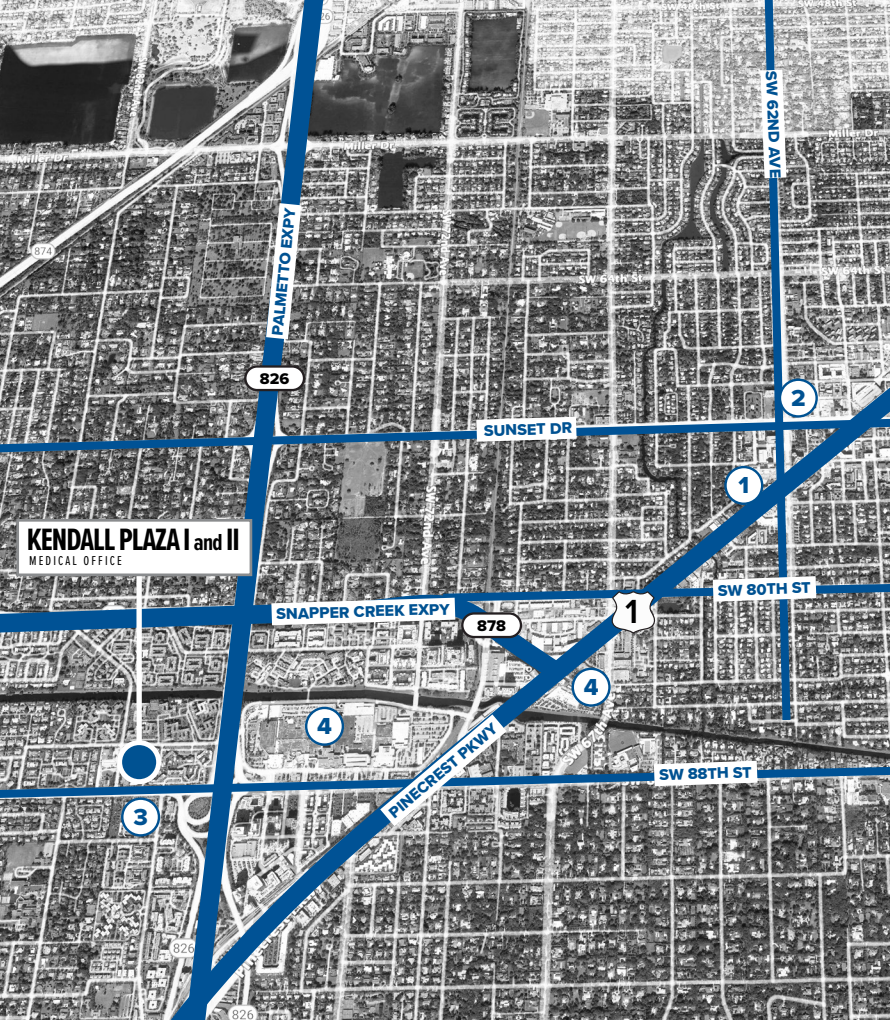
Kendall Plaza I and II are a two-building 53,353 square foot medical and professional office park located on North Kendall Drive in the heart of Kendall.

OFFICE PARK FEATURES

Combined with its highly accessible location, Kendall Medical Plaza offers its tenants an array of exclusive features including:

- Located 1.5 miles from Baptist Hospital, a 650-bed facility that is one of the largest hospitals in the Miami area
- 2.2 miles from South Miami Hospital, a 452-bed hospital specializing in maternity services, cardiovascular care, cancer care and a wide range of outpatient services
- Convenient access to Palmetto Expressway (SR-826)
- Covered patient drop-off area and valet service
- Underground parking garage available for staff
- On-site café





1. BAPTIST HEALTH SOUTH MIAMI HOSPITAL
2. LARKIN COMMUNITY HOSPITAL SOUTH MIAMI
3. THE GREENERY MALL
5. DADELAND MALL
5. DADELAND NORTH SHOPPING CENTER

LOCATION

Kendall Plaza I and II are located west of Palmetto Expressway on N. Kendall Drive (SW 88th Street) and south of Snapper Creek Expressway. This ideal location connects the buildings to major neighborhoods including Kendall, Pinecrest and South Miami.

- Access to Palmetto Expressway (SR-826)
- Surrounded by residential options
- Ample dining and retail offerings along Kendall Drive

A MEDICAL OFFICE PARK IN KENDALL

Kendall Plaza I and II is a two-building 53,352 square foot office park located on North Kendall Drive. The complex is anchored by 1st National Bank of South Miami and the balance is comprised of medical professionals. Kendall Plaza was constructed in 1954 and went through renovations in 2005. Kendall Plaza II includes a back-up generator and an underground parking garage.

BUILDING FACTS

KENDALL PLAZA I

RENTABLE BUILDING AREA : **25,421 RSF**

MEDICAL OFFICE TYPE: **CLASS B**

YEAR BUILT: **1954**

YEAR RENOVATED: **2005**

NUMBER OF STORIES: **2**

PARKING: **COMPLIMENTARY SURFACE PARKING**

KENDALL PLAZA II

RENTABLE BUILDING AREA : **26,571 RSF**

MEDICAL OFFICE TYPE: **CLASS B**

YEAR BUILT: **1997**

NUMBER OF STORIES: **2**

PARKING: **COMPLIMENTARY SURFACE PARKING**



KENDALL PLAZA II



ON-SITE EATERY



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