

Kendall Medical Plaza



MEDICAL OFFICE BUILDING

**FOR LEASING INFORMATION,
PLEASE CONTACT:**

CHRISTIE GRAYS CHAMBERS, MBA
CHRISTIE.CHAMBERS@BLANCACRE.COM
305.615.1866



BLANCA COMMERCIAL REAL ESTATE, INC.
LICENSED REAL ESTATE BROKER | BLANCACRE.COM

NEWEST CLASS A MEDICAL OFFICE BUILDING IN MARKET

RENTABLE BUILDING AREA

63,914 RSF

MEDICAL OFFICE TYPE

CLASS C

NUMBER OF STORIES

4

PARKING

286 SURFACE PARKING SPACES

COVERED PARKING

AVAILABILITY

SPACES AVAILABLE RANGING
FROM 96 RSF – 2,533 RSF

MOVE-IN READY SUITES AVAILABLE NOW

FEATURES

LOCATED NEXT TO THE HCA FLORIDA KENDALL
HOSPITAL

ADJACENT TO NEARBY AMENITIES SUCH AS,
WEST BIRD PLAZA & CONCORD SHOPPING PLAZA

IMMEDIATE ACCESS FROM FLORIDA'S TURNPIKE
EXIT AT SW 40TH STREET

GREAT TENANT MIX

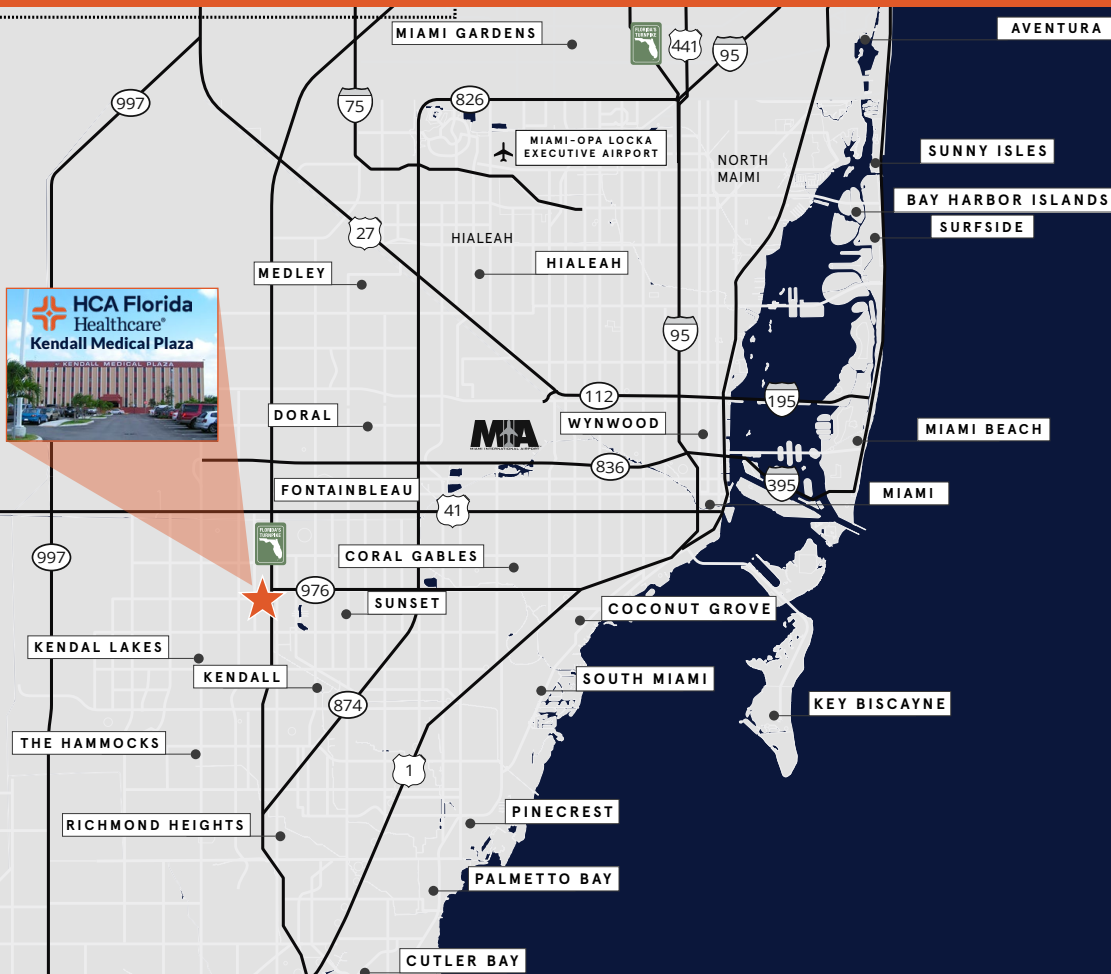
ON-SITE CAFE

ON-SITE BUILDING ENGINEER

READY TO OCCUPY SUITES



A STRATEGIC LOCATION WHERE MEDICAL EXPERTS THRIVE



Kendall Medical Plaza's strategic location offers convenient access to major highways, making it easily accessible for South Florida's vast workforce. Situated in close proximity to key transportation routes, our building provides multi-modal accessibility, ensuring seamless travel for patients, visitors, and medical professionals alike.

Major highways including:



0.2 miles / 1 min.



3.3 miles / 7 min.



7.4 miles / 11 min.



12 miles / 14 min.



Nearby Shopping Centers Offer Great Convenience



Lodging Adjacent to the Property



Publix Supermarket 0.5 MI Down the Street



Numerous Dining Options Nearby



HCA Florida
Healthcare®

Kendall Medical Plaza

HCAFLORIDAHEALTHCARE.COM

11880 BIRD ROAD MIAMI, FL 33175

FOR LEASING INFORMATION, PLEASE CONTACT:

CHRISTIE GRAYS CHAMBERS, MBA

CHRISTIE.CHAMBERS@BLANCACRE.COM

305.615.1866



B L A N C A

BLANCA COMMERCIAL REAL ESTATE, INC.

LICENSED REAL ESTATE BROKER | **WWW.BLANCACRE.COM**

No warranty of representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price rental or other conditions, withdrawal without notice, and to any special conditions imposed by our clients.