



ATRIUM PROFESSIONAL PLAZA

1380 NE MIAMI GARDENS DR, MIAMI GARDENS, FL 33179

FOR LEASE



Robert Meneses, PA | Broker | 305.500.5554 | robert@kaizenre.com

EXECUTIVE SUMMARY

1380 NE MIAMI GARDENS DR, MIAMI GARDENS, FL 33179



PROPERTY SUMMARY

Available SF:	Negotiable
Lease Rate:	
Lot Size:	2.66 Acres
Building Size:	65,071 SF
Building Class:	B
Ceiling Height:	9.0 FT
Year Built:	1983
Zoning:	RU-5A,
Cross Streets:	
Traffic Count:	43,500

PROPERTY OVERVIEW

Atrium Professional Plaza is an Icon for the North Miami Beach Area, uniquely situated between I-95 Aventura, Sunny Isles and Hard Rock Stadium. The perfect building to place your business. From the Art Sculpture in Front of the Building flowing into a covered Pick/Up Drop Off, Ideal for modern transportation for Uber or Lyft users. Once inside the marble flooring and interior garden capture the essence of class. The building continues its architectural nuisances with an atrium staircase and 3 Open natural lighted hallways take you to a variety of unit sizes from 100 SF Executive Offices and larger Office units. Most units have windows to the exterior.

PROPERTY DETAILS

1380 NE MIAMI GARDENS DR, MIAMI GARDENS, FL 33179



LOCATION INFORMATION

Building Name	Atrium Professional Plaza
Street Address	1380 NE Miami Gardens Dr
City, State, Zip	Miami Gardens, FL 33179
County	Miami Dade
Township	52
Range	42
Section	05
Side of the Street	South
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	I-95, Turnpike
Nearest Airport	Miami International Airport, Fort Lauderdale Airport

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
APN #	30-2205-000-0240
Lot Frontage	400 ft
Lot Depth	350 ft
Traffic Count	43,500
Traffic Count Street	NE Miami Gardens Drive
Amenities	Valet Parking, 4 Common Bathrooms. Onsite Management, 2 Elevators, 2 AC

BUILDING INFORMATION

Building Class	B
Occupancy %	90.0%
Tenancy	Multiple
Ceiling Height	9 ft
Number of Floors	2
Average Floor Size	32,536 SF
Year Built	1983
Gross Leasable Area	65,071 SF
Construction Status	Existing
Condition	Excellent
Free Standing	Yes
Number of Buildings	1

PARKING & TRANSPORTATION

Parking Type	Surface
Parking Ratio	1.9

UTILITIES & AMENITIES

Elevators	2
Number of Elevators	2
Restrooms	4
Landscaping	Lush Landscaping and Palm Trees

LOCATION HIGHLIGHTS

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LEASE SPACES

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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AERIAL MAPS

1380 NE MIAMI GARDENS DR, MIAMI GARDENS, FL 33179

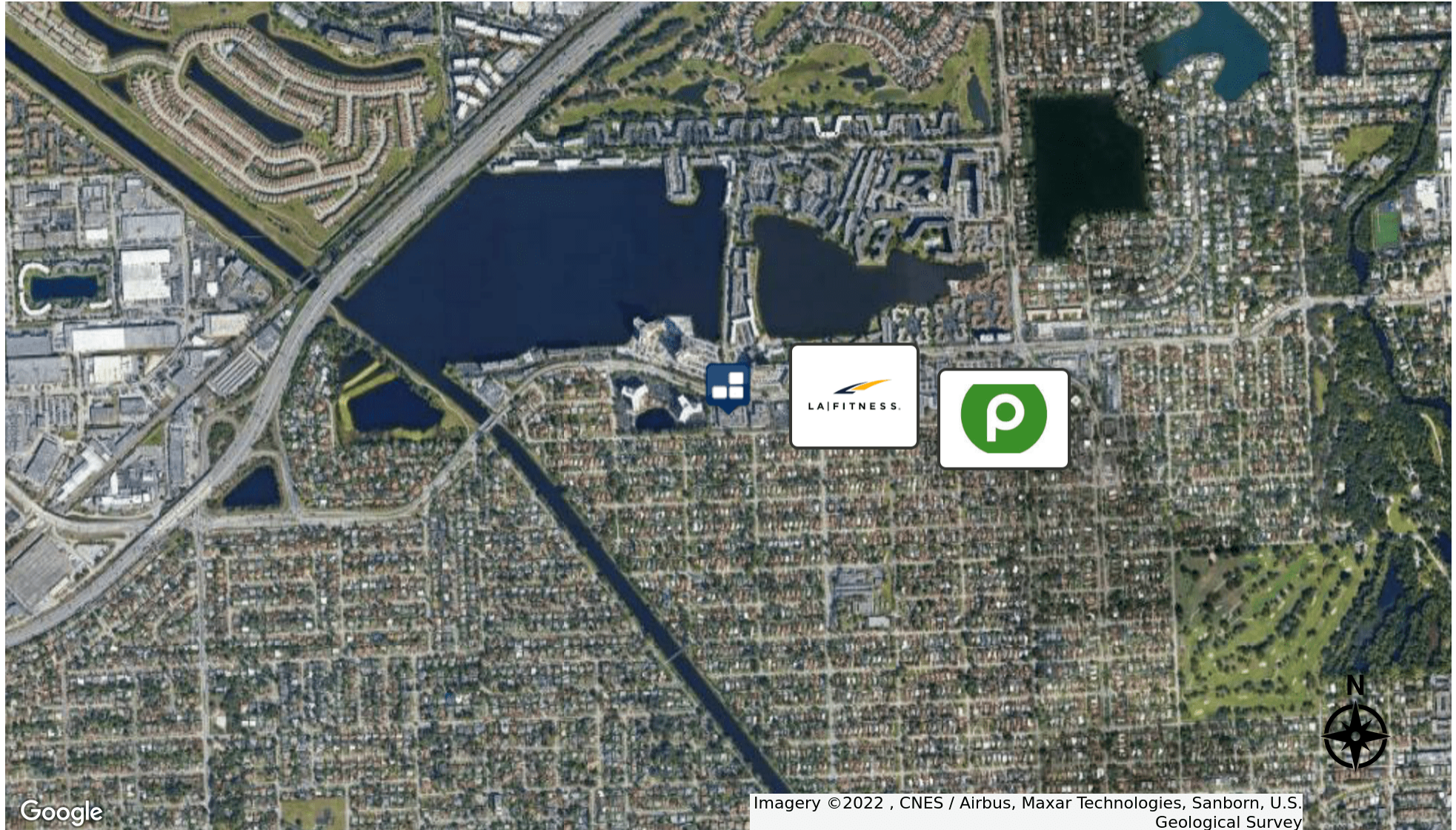
Kaizen
REALTY PARTNERS



LOCATION MAPS

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REALTY PARTNERS



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This offering is subject to errors, omission, withdrawal from market, modification of terms and conditions or change of price without prior notice.

ADDITIONAL PHOTOS

1380 NE MIAMI GARDENS DR, MIAMI GARDENS, FL 33179

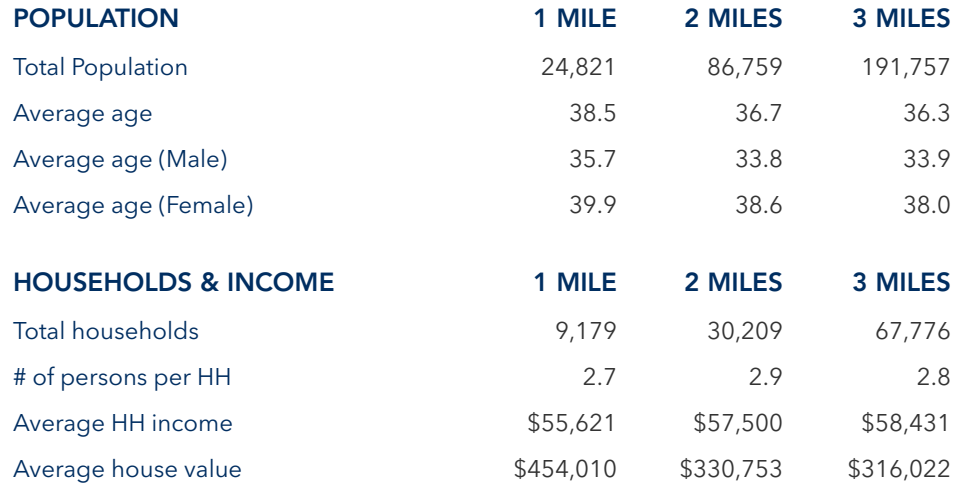


ADDITIONAL PHOTOS

1380 NE MIAMI GARDENS DR, MIAMI GARDENS, FL 33179



1380 NE MIAMI GARDENS DR, MIAMI GARDENS, FL 33179

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ROBERT MENESES, P.A., CCIM, REALTOR

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