

SUNSET SQUARE

9945 SUNSET DRIVE | MIAMI, FL 33173

RE/MAX³⁶⁰ REAL ESTATE

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SUNSET SQUARE

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PROPERTY OVERVIEW

Nestled in the vibrant heart of Miami, the medical office building at 9945 SW 72nd St stands as a beacon for healthcare professionals seeking a prime location for their practice. SUNSET SQUARE is strategically positioned in one of Miami's most accessible and dynamic neighborhoods, offering unparalleled connectivity and visibility.

Sunset Square offers state-of-the-art facilities tailored to meet the needs of modern medical practices. From advanced infrastructure to customizable office spaces, a building that your practice can thrive in an environment built for success.

Central to Major Medical Hubs: The building is ideally located within a short drive from some of Miami's leading hospitals and medical centers. We are just minutes away from the renowned Baptist Hospital, providing an effortless commute for healthcare practitioners and their clients. Similarly, South Miami Hospital and Kendall Regional Medical Center are conveniently close, ensuring a quick and easy connection to major healthcare ecosystems.

Accessibility and Visibility: Situated on a bustling street in Miami, the building boasts excellent visibility, making it easy for patients to locate and access. The proximity to major highways like the Palmetto Expressway and the Don Shula Expressway ensures smooth travel for patients and staff, significantly reducing transit time.

PROPERTY HIGHLIGHTS

- 4-Story Medical-Office Building.
- Total Leasable: 31,401 SF
- Floor Plate: 10,142 SF
- Parking: 95 Spaces; on-site covered and uncovered.
- Leasing Rate: \$50/SF NNN

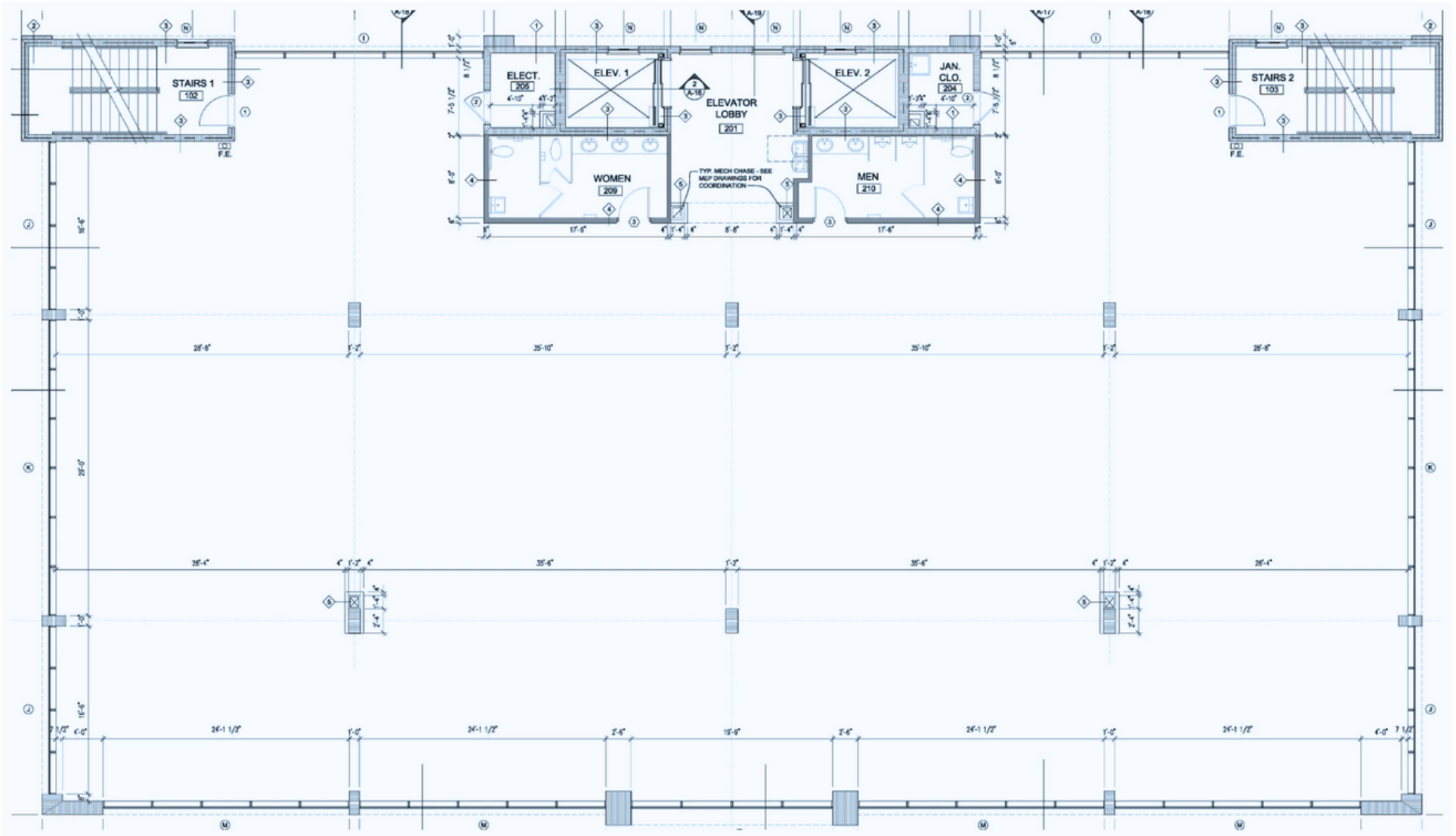
FACILITY FEATURES:

- State-of-the art building
- Ample Parking
- Large Floor Plates: 10,142 SF



SUNSET POINT IS A 120-BED SKILLED NURSING FACILITY OFFERING POST-HOSPITAL, SHORT-TERM REHABILITATION AS WELL AS LONG-TERM AND RESPITE CARE.





+/- 10,142 Sq. Ft. Floor Plate

RE/MAX[®] 360 REAL ESTATE

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