



**FOR LEASE**

**6001 SW 70TH ST  
SOUTH MIAMI, FL 33143**



**APEX**  
CAPITAL REALTY

# ABOUT APEX CAPITAL REALTY

APEX Capital Realty is an independent commercial real estate brokerage firm. We work directly with a diverse number of real estate and business owners in order to create unique, fulfilling, and lucrative opportunities in the market.

APEX Capital Realty is composed of industry experts and specialists which possess an unparalleled understanding of the unique dynamics and trends that drive the current real estate and business markets. We believe in having a transformative impact in our industry through leadership and advocacy which helps push the creative boundary of what can be achieved. With collaboration ingrained in our company culture, our commercial advisors work hand-in-hand with our clients in order to reach optimal results.



## ADVISORS

### MARTIN BRAVO

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# OFFERING SUMMARY

**6001 SW 70TH ST, SOUTH MIAMI, FL 33143**

APEX Capital Realty is proud to present an exceptional medical office / retail space available for lease on the ground floor of The Valencia Mixed-Use condominium building. Located in the heart of South Miami's vibrant commercial district the space allows medical usage as of right and is great for doctors wanting to set up a private practice due to its proximity to both the Larkin Hospital and Baptist Hospital. Located just steps away from the popular shopping destination, Sunset Place and the South Miami Metro Station, this spacious and modern medical office/ retail space offers an incredible opportunity for businesses looking to establish a presence in one of the most sought-after areas in Miami.

With over 1,040 SF of prime retail space, this property features a flexible and open layout that can be easily customized to suit a wide range of retail or commercial uses. The space boasts high ceilings, large storefront windows that flood the interior with natural light, and ample on-site parking for both customers and employees.

The property's prime location puts it within proximity to numerous popular shops, restaurants, and entertainment venues, as well as major transportation routes and public transit.

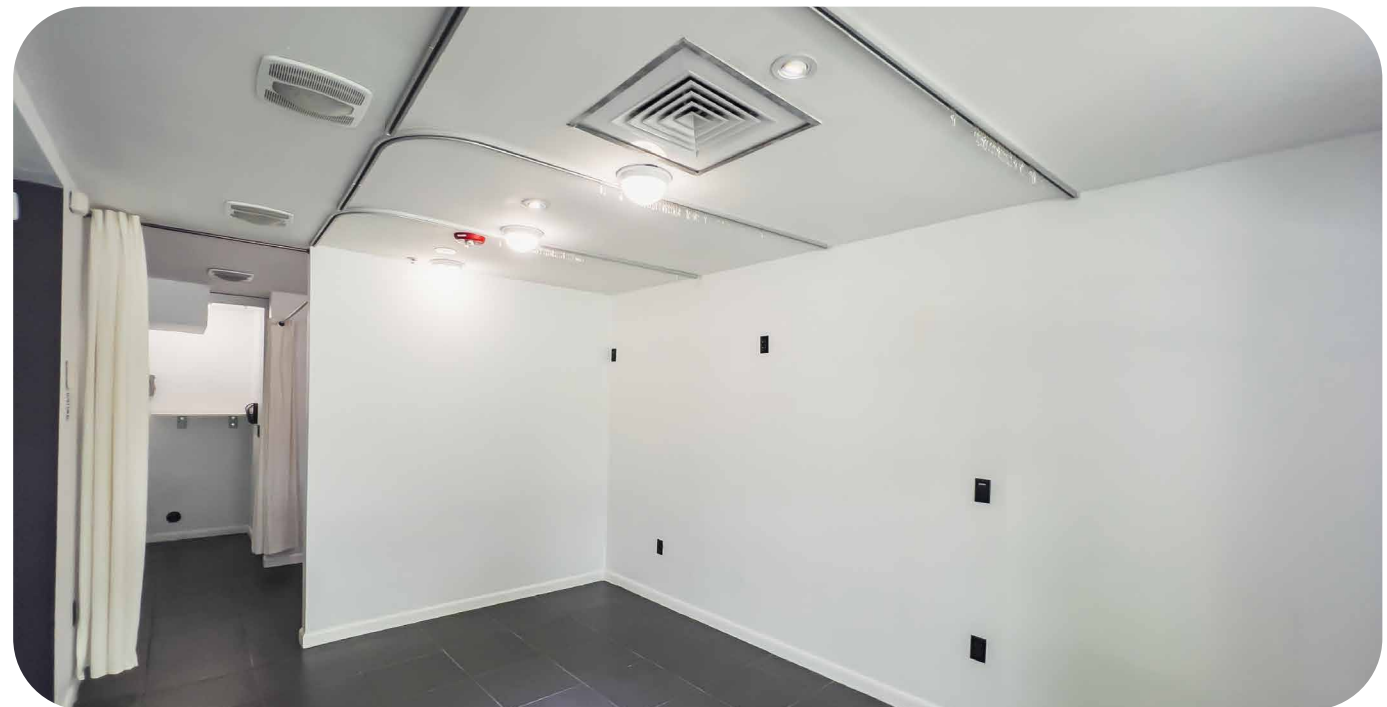
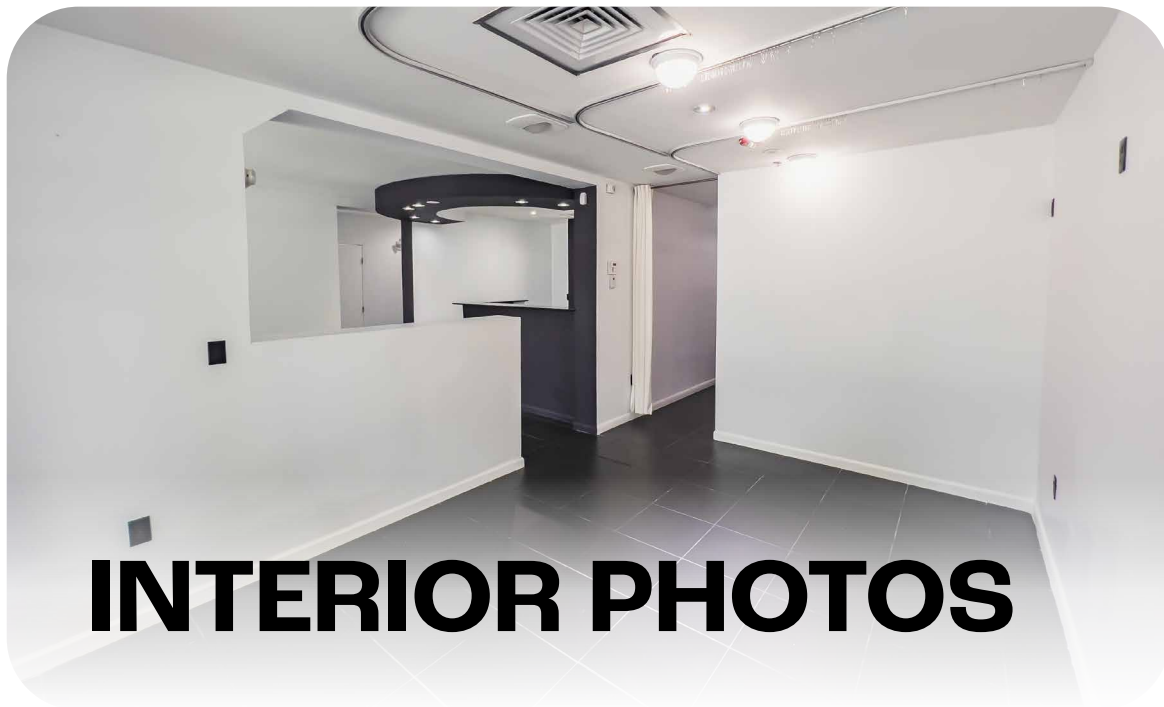
<b>Leasable Area</b>	1,040 SF
<b>Parking</b>	4 Spaces
<b>Ideal For</b>	Groomer, Daycare, Veterinary, Chiropractor, Counseling, etc
<b>Zoning</b>	TODD-MU5
<b>Asking Price</b>	\$53 + NNN

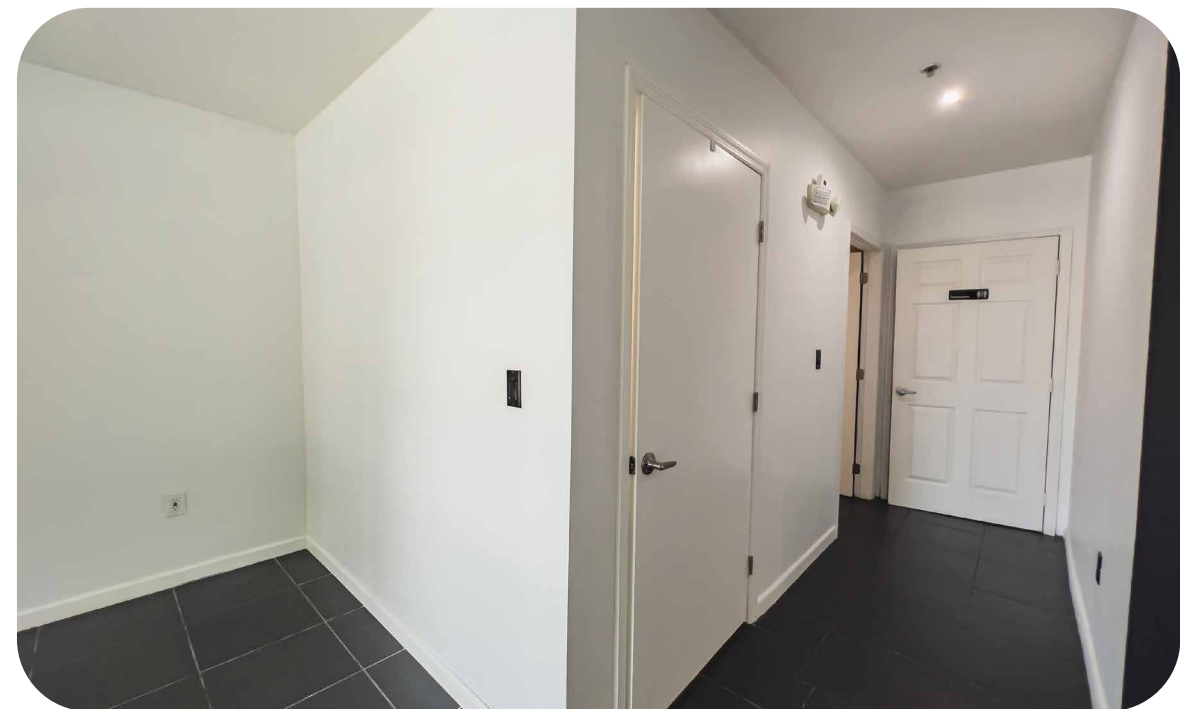
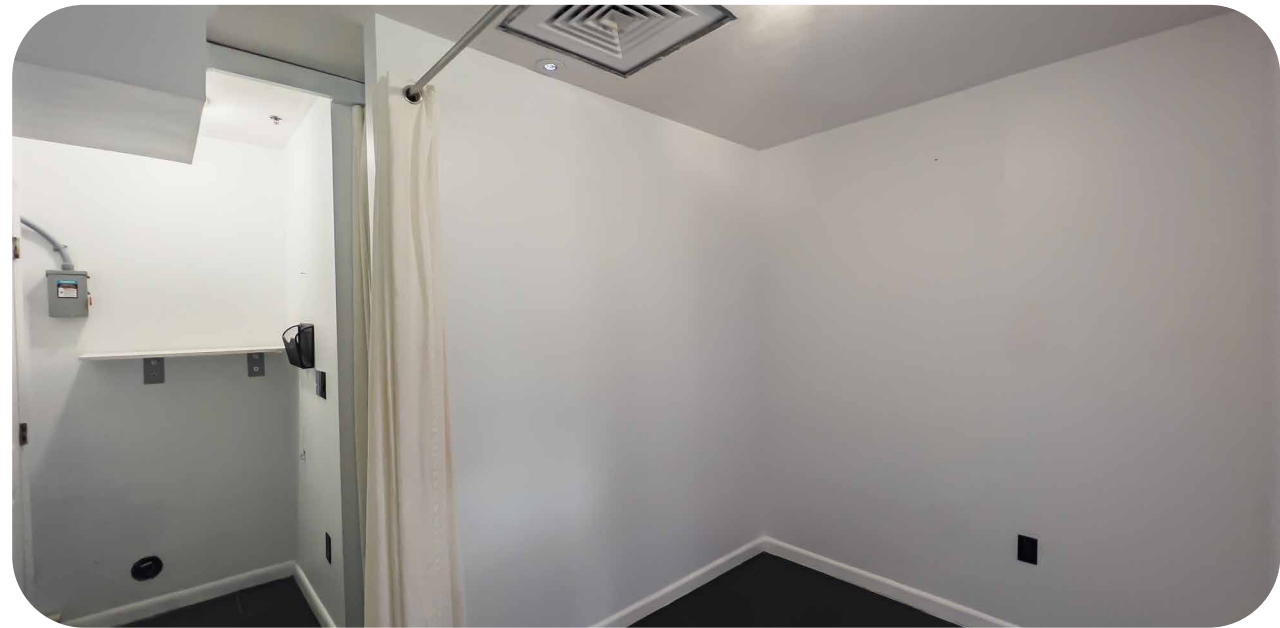
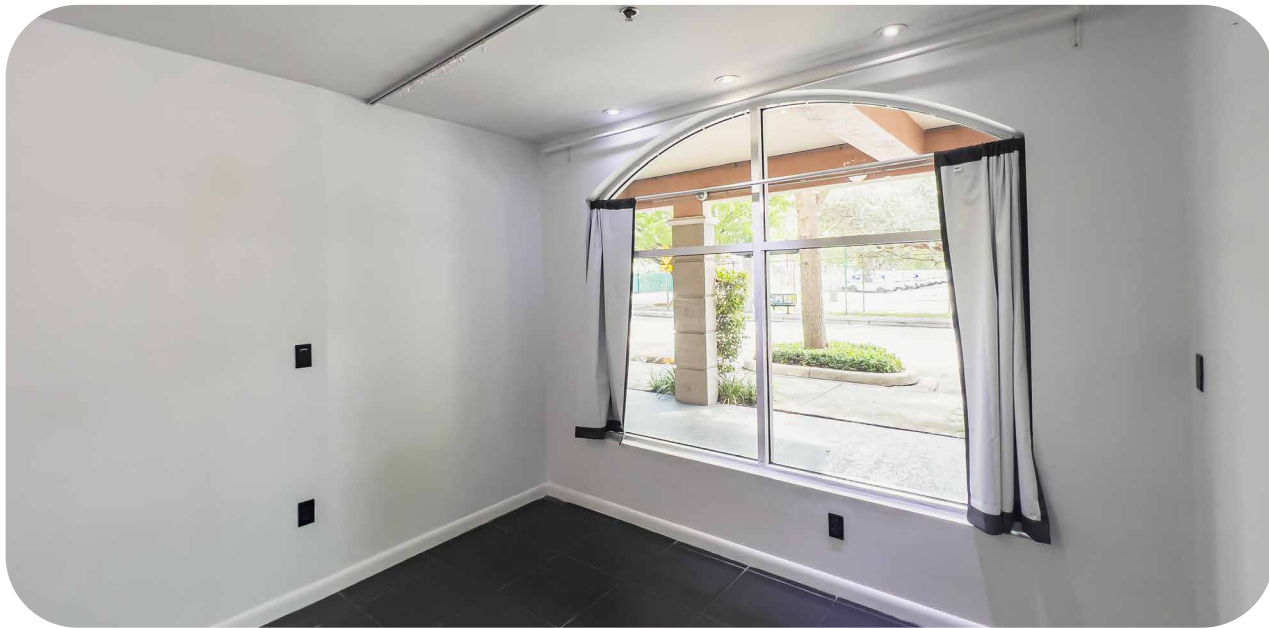




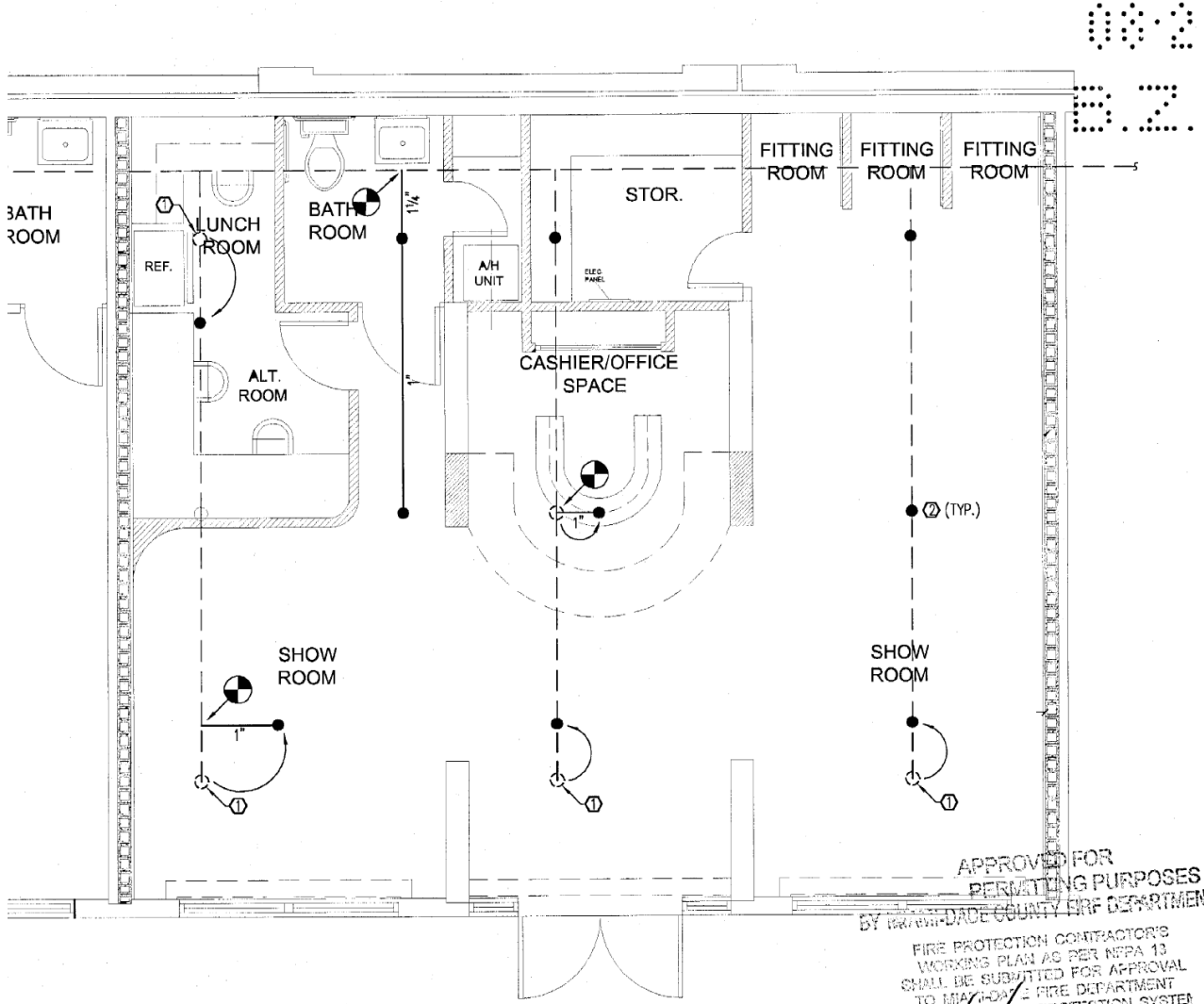
# EXTERIOR PHOTOS







# FLOOR PLAN



APPROVED FOR PERMITTING PURPOSES  
 BY MIAMI-DADE COUNTY FIRE DEPARTMENT  
 FIRE PROTECTION CONTRACTOR'S WORKING PLAN AS PER NFPA 13 SHALL BE SUBMITTED FOR APPROVAL TO MIAMI-DADE COUNTY FIRE DEPARTMENT TO MAINTAIN FIRE PROTECTION SYSTEM

# SOUTH EAST VIEW

SUNSET PLACE

S DIXIE HWY

US1

SOUTH MIAMI STATION

S DIXIE HWY

SW 61ST AVE

SW 61ST AVE



PROPERTY SITE



# RETAIL MAP





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