

FOR LEASE

FREESTANDING VERSATILE BUILDING
IDEAL FOR SMALL BUSINESS

1225 NE 162nd Street
North Miami Beach, FL 33162



EXECUTIVE SUMMARY

1225 NE 162nd Street offers a rare opportunity to lease a freestanding commercial building in the heart of North Miami Beach. This 1,219 SF single-story property sits on a 5,652 SF lot with a fenced yard and private parking for six vehicles, making it ideal for businesses seeking convenience, visibility, and exclusivity.

The building has been recently remodeled and features a modern interior, two ADA compliant bathrooms, and excellent curb appeal. Its flexible layout is perfectly suited for professional office, medical, dental, adultcare, or specialty service users.

Positioned one block south of the NE 163rd Street retail corridor, tenants will benefit from close proximity to major national retailers, restaurants, and neighborhood services. Located about 8 minutes from I-95, with immediate access to SR 826, the property is centrally located with easy access to all major commercial hubs in Miami Dade and Broward Counties, while also placing you just steps from NE 163rd Street, a bustling retail and business corridor.

PROPERTY DETAILS

UNIT SIZE

1,219+/- SF

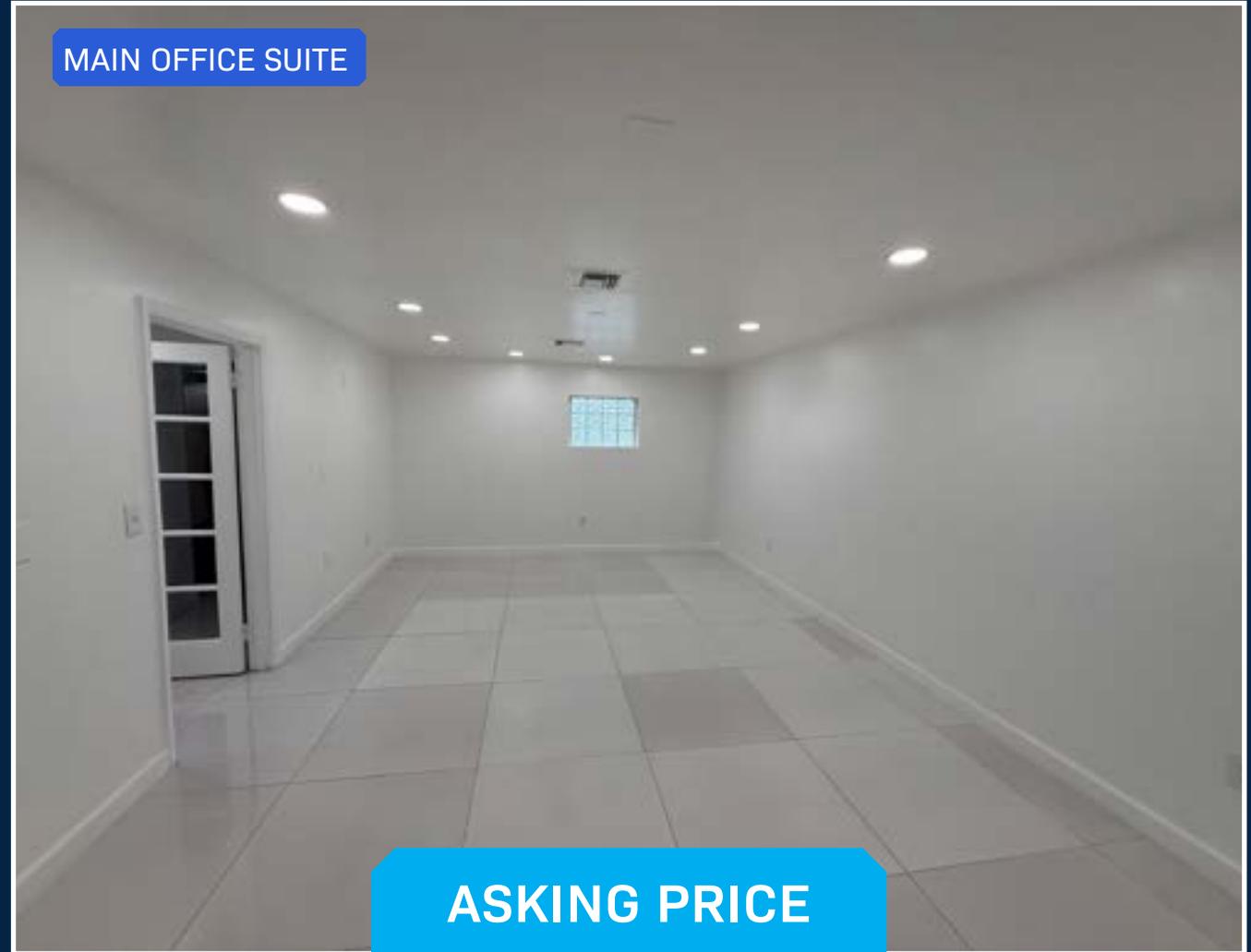
ZONING

MU/IB

ALLOWABLE USES

- Creative Space
- Professional Office
- Medical/Dental
- Law Firm
- Adult Care
- Community Care Facility

MAIN OFFICE SUITE



ASKING PRICE

\$4,000 Per Month

PROPERTY HIGHLIGHTS

HIGHLIGHTS

- 3 Office Suites
- Small Breakroom with Refrigerator
- Entrance Waiting Area
- 2 ADA Restrooms
- 6 Onsite Parking Spaces Including 1 Designated Handicap
- Storage Room
- Central A/C
- Fenced Property with Controlled Access



PROPERTY PHOTOS

ENTRANCE WAITING AREA



OFFICE SUITE #3



MAIN HALLWAY



OFFICE SUITE #2



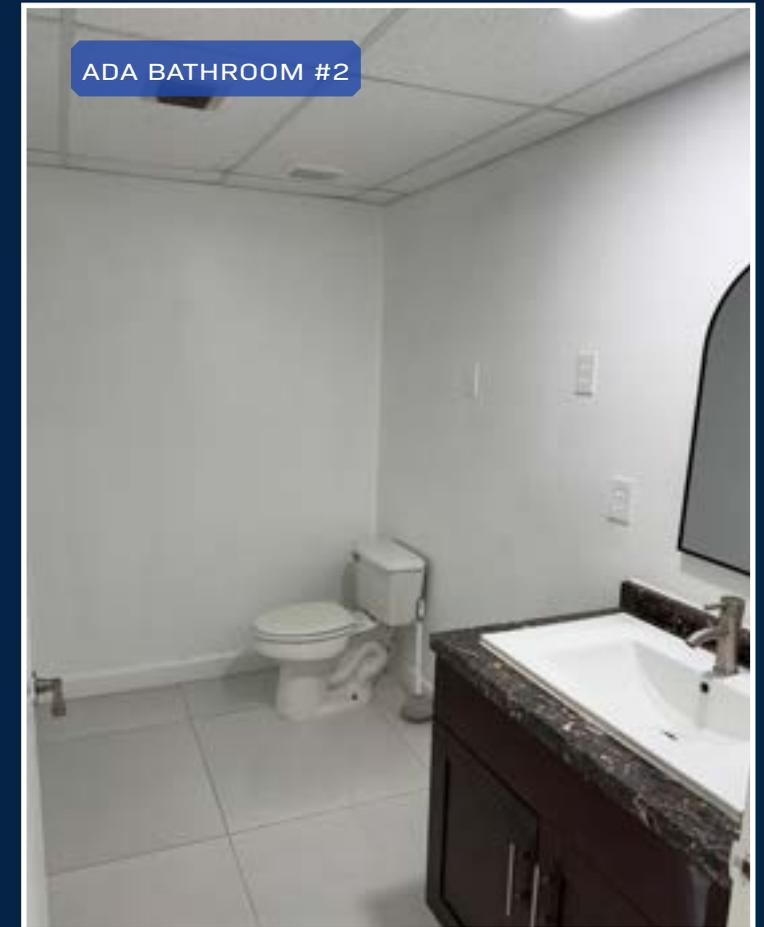
PROPERTY PHOTOS



BREAK-ROOM

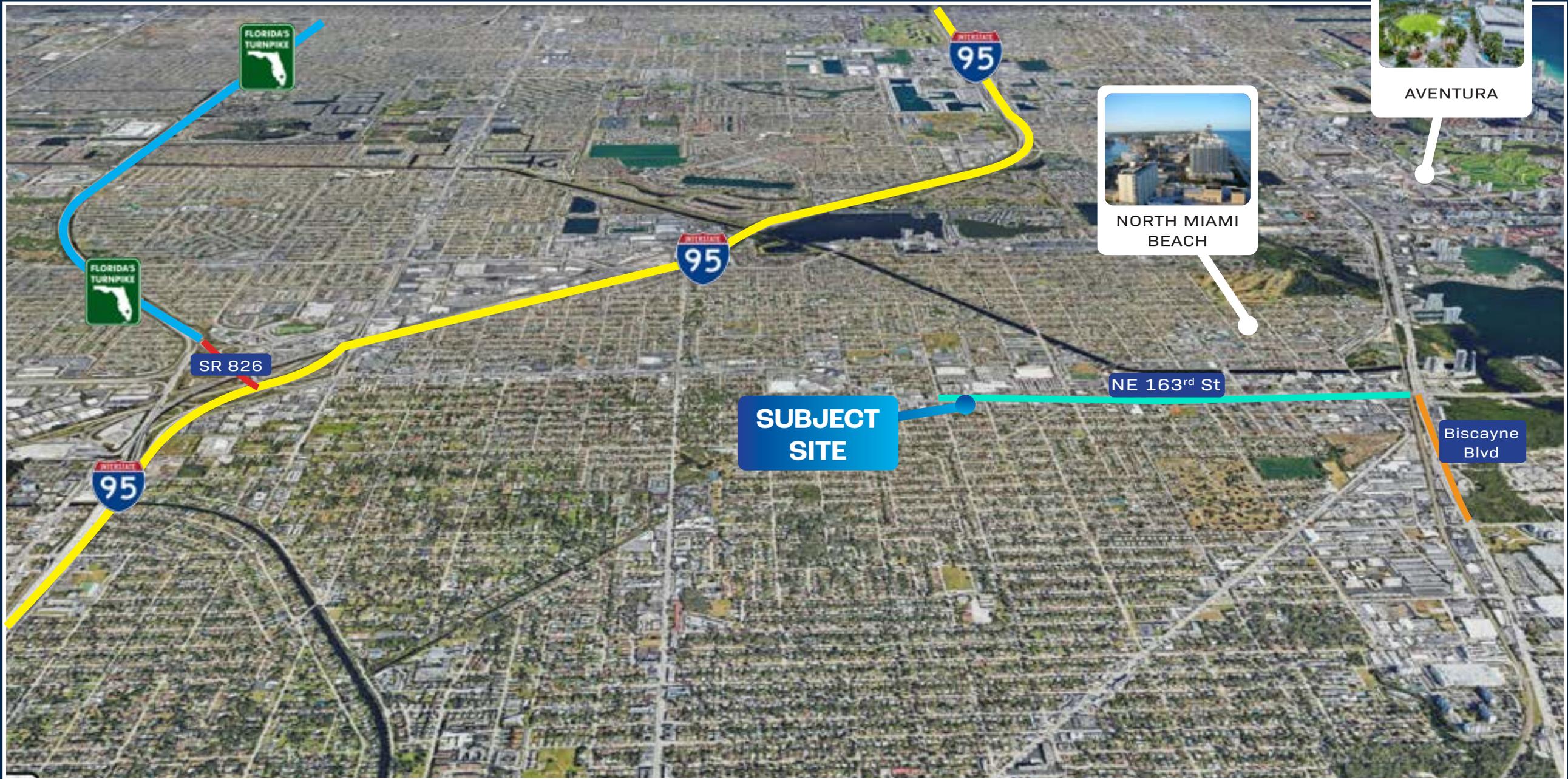


ADA BATHROOM #1



ADA BATHROOM #2

LOCATION MAP



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.



LET'S SIMPLIFY YOUR DEAL!
REAL ESTATE + COMMERCIAL INSURANCE
IN ONE SEAMLESS PROCESS.

**GET A QUOTE FROM
APEX INSURANCE TODAY!**

ADVISOR



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