



**FOR LEASE**

**350 NE 60TH STREET  
MIAMI, FL 33137**

**MAGIC CITY  
TURN-KEY OFFICE COMPOUND**

**STL**  
COMMERCIAL

**M**  
METRO1

## OVERVIEW

Opportunity to lease a turn-key and renovated office space in the Magic City Innovation district. The property has ample parking and a private outdoor courtyard.

The space comes equipped with 11 private offices, a conference room, 9 phone call/conference booths, a break room, kitchen, and cubicles.

The area has established itself as a booming business hub known for its vibrant mix of users including Studios, Creative Offices, Showrooms, Agencies, Restaurants, Entertainment, Industrial and more.

The space is located 5 minutes from The Design District, 10 minutes from Wynwood/Edgewater, and 15 Minutes from Miami International Airport as well as Miami Beach.

## LEASE SUMMARY

**BUILDING SIZE:** 8,500 SF

**ALLOWED USES:** Office, Showroom, General Commercial, Etc.

**PARKING SPACES:** +/-20

**ASKING PRICE:** \$28/NNN

Price includes all furniture and fixtures

## PRIVATE OFFICES

- 1 Executive Office with private bathroom
- 3 Medium Sized Offices (room for 3+ desks)
- 3 Small Offices
- 4 Phone Booths

## COMMON AREAS

- Private Outdoor Courtyard
- 1 Conference Room
- 9 Conference Booths
- 8 Cubicles
- Kitchen
- Break Room
- 1 Male Bathroom
- 1 Female Bathroom
- 1 Unisex Bathroom



350 NE 60TH STREET - MIAMI, FL 33137

**BRIAN PINEIRO** | COMMERCIAL ADVISOR - STL | 786.382.9900

**ALEX TSOULFAS** | PRESIDENT - STL | 305.972.7217

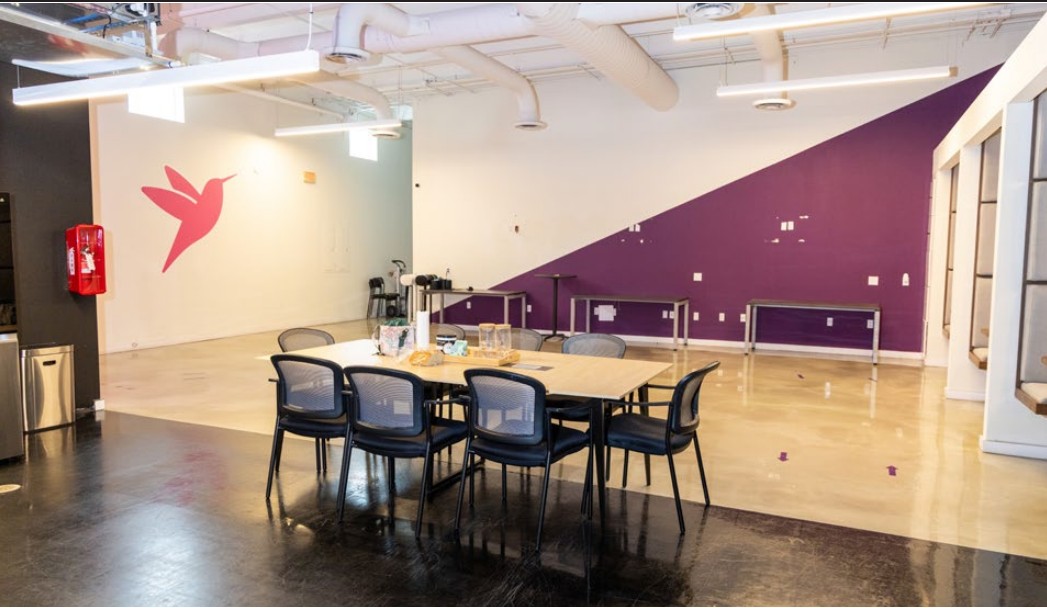
**IRENE DAKOTA** | SENIOR SALES ASSOCIATE - METRO 1 | 305.972.8860

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it.

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# INTERIOR PHOTOS



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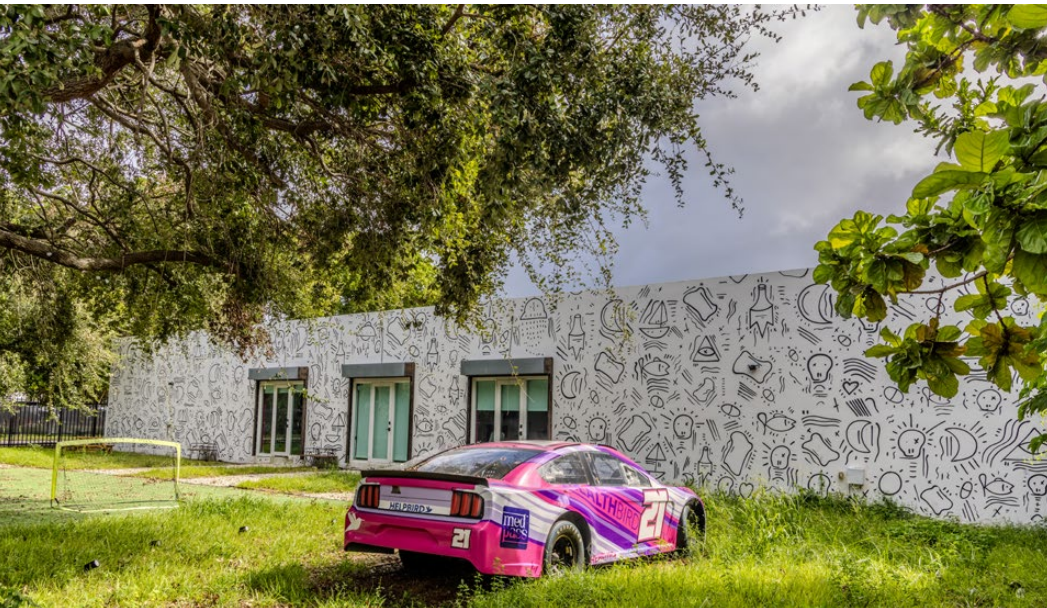
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# EXTERIOR PHOTOS



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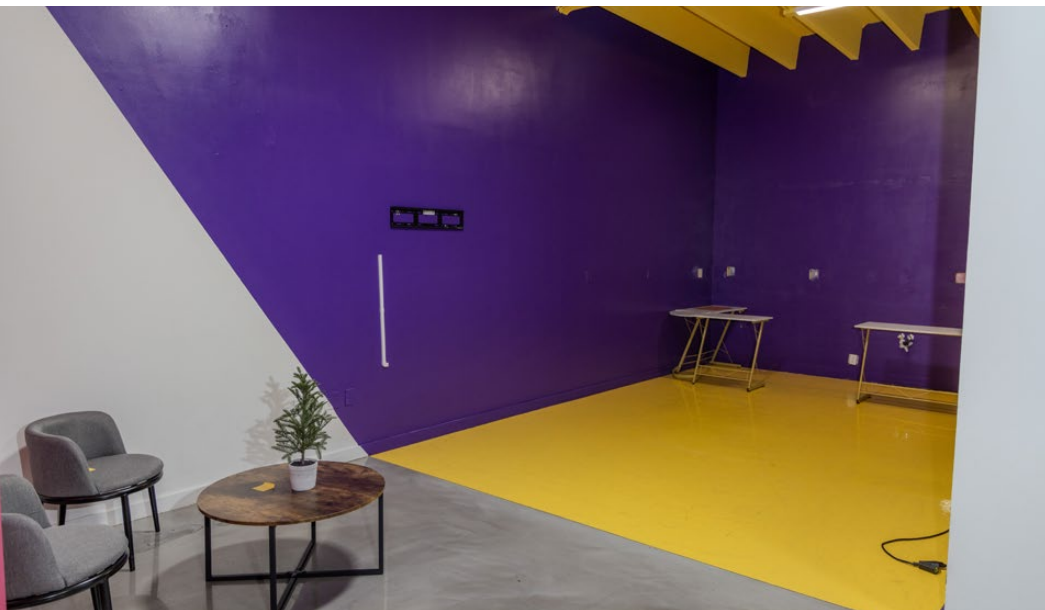
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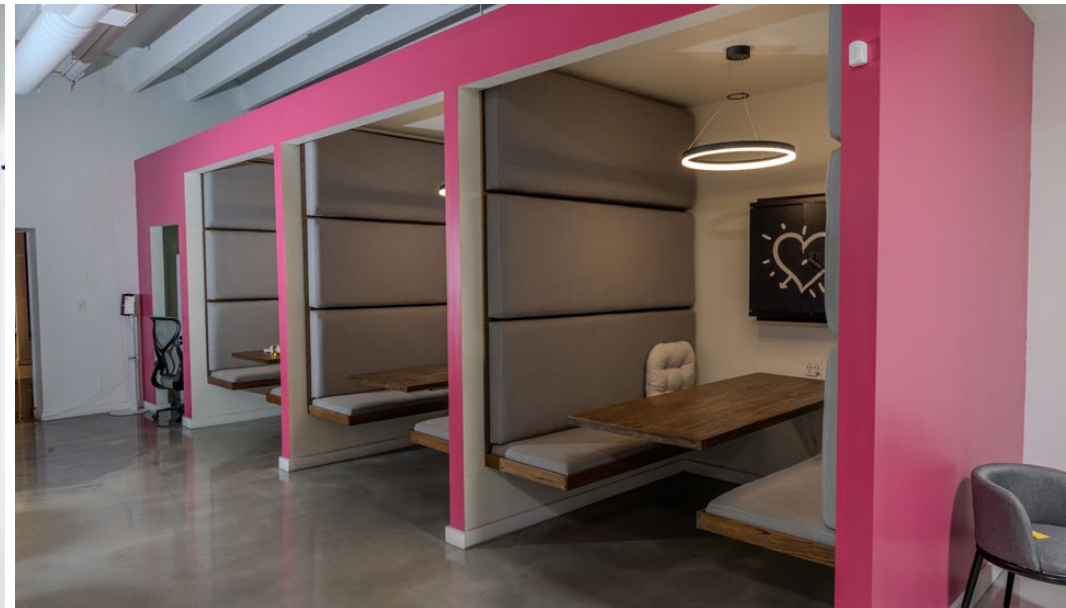
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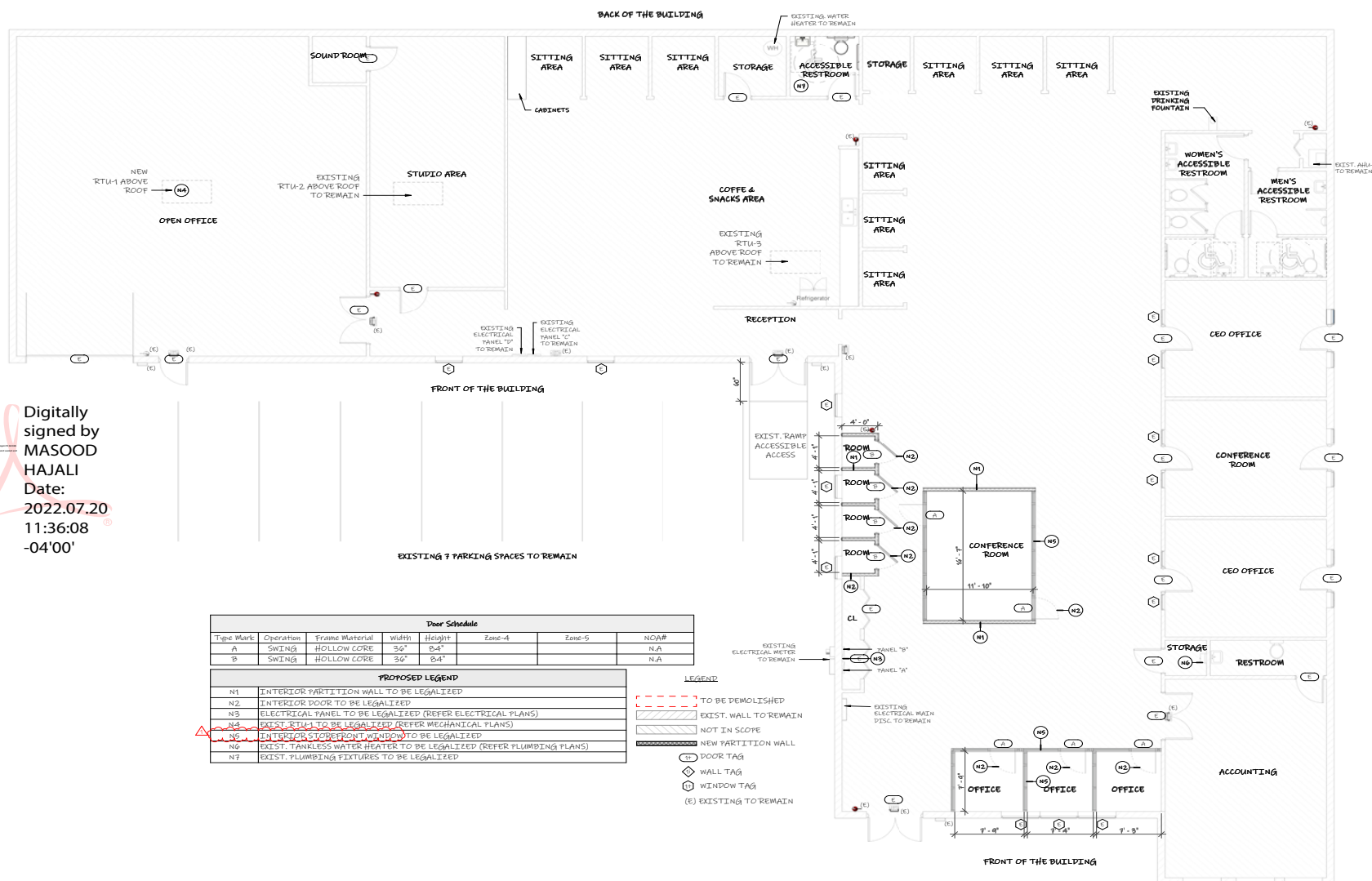
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# FLOOR PLANS

Digitally signed by MASOOD HAJALI  
 Date: 2022.07.20 11:36:08 -04'00'



Door Schedule						
Type Mark	Operation	Frame Material	Width	Height	Zone-4	Zone-5
A	SWING	HOLLOW CORE	36"	84"		
B	SWING	HOLLOW CORE	30"	84"		

PROPOSED LEGEND	
N1	INTERIOR PARTITION WALL TO BE LEGALIZED
N2	INTERIOR DOOR TO BE LEGALIZED
N3	ELECTRICAL PANEL TO BE LEGALIZED (REFER ELECTRICAL PLANS)
N4	EXIST. WINDOW TO BE LEGALIZED (REFER MECHANICAL PLANS)
N5	INTERIOR STOREFRONT WINDOW TO BE LEGALIZED
N6	EXIST. TANKLESS WATER HEATER TO BE LEGALIZED (REFER PLUMBING PLANS)
N7	EXIST. PLUMBING FIXTURES TO BE LEGALIZED

- LEGEND**
- TO BE DEMOLISHED
  - EXIST. WALL TO REMAIN
  - NOT IN SCOPE
  - NEW PARTITION WALL
  - DOOR TAG
  - WALL TAG
  - WINDOW TAG
  - (E) EXISTING TO REMAIN

**FLOOR PLAN**  
 1 3/16" = 1'-0"

**Calc Engineering**  
 www.calceng.com  
 2000 NW 84th Pl # 102  
 Doral, FL 33172  
 Phone: (305) 948-8885  
 ENGINEERING BUSINESS  
 CA CERTIFICATION: 92566  
 MASOOD HAJALI P.E.  
 LIC. #02035

**INTERIOR LEGALIZATION FOR  
 MOTOR SPORT GAMES**  
 350 NE 60 TH ST.,  
 MIAMI, FL 33137

Revision #	Date	Description
1	07/21/2022	REACTING COMMENTS

FLOOR PLAN	
Date	06/01/2022
Project Number	22207
Sheet	A.2
Scale	As Indicated
Drawn by	Author

DESIGN IS BASED ON FBC 2020, 7TH EDITION

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