

MIAMI MART PLAZA

OFFICES/SHOWROOMS/WAREHOUSE
CONDOS FOR SALE OR LEASE



7280-90 NW 7 STREET, MIAMI FL

Features:

- Bays from Approx. 1,200 +/- Sq. Ft. to 3,000 +/- Sq. Ft.
- Contemporary Style Architecture
- Beautiful Glass Front
- Stylish canopies throughout
- Street Level and Rear Loading
- Twin-Tee Roof System
- Tilt up structure on perimeter walls
- Up to 20' Ceiling Height



Price List Attached

Offered Exclusively By:



Reshma Parvani

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www.parvanigroup.com

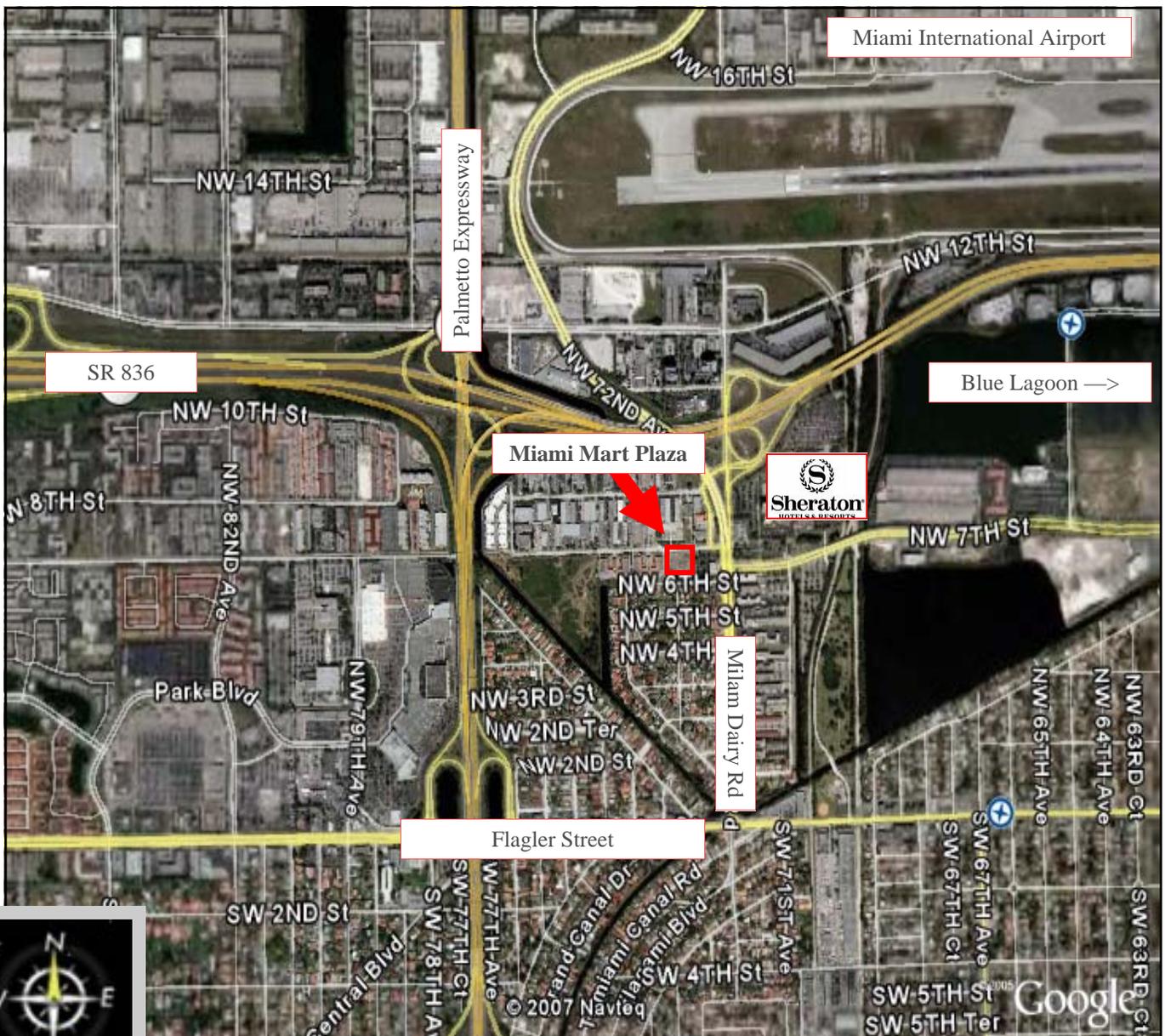
Note: This offering subject to errors, omissions, prior sale or withdrawal without notice

MIAMI MART PLAZA

AERIAL VIEW

PRIME LOCATION!

Located conveniently on the intersection of NW 7th Street and NW 72nd Avenue, the Miami Mart Plaza is just minutes away from Sheraton Hotel formerly known as the Radisson Mart. The site is also very close to Miami International Airport, SR 826 & SR 836, and both Dolphin and International Malls.



Miami International Airport

SR 836

Miami Mart Plaza



Blue Lagoon →

Flagler Street

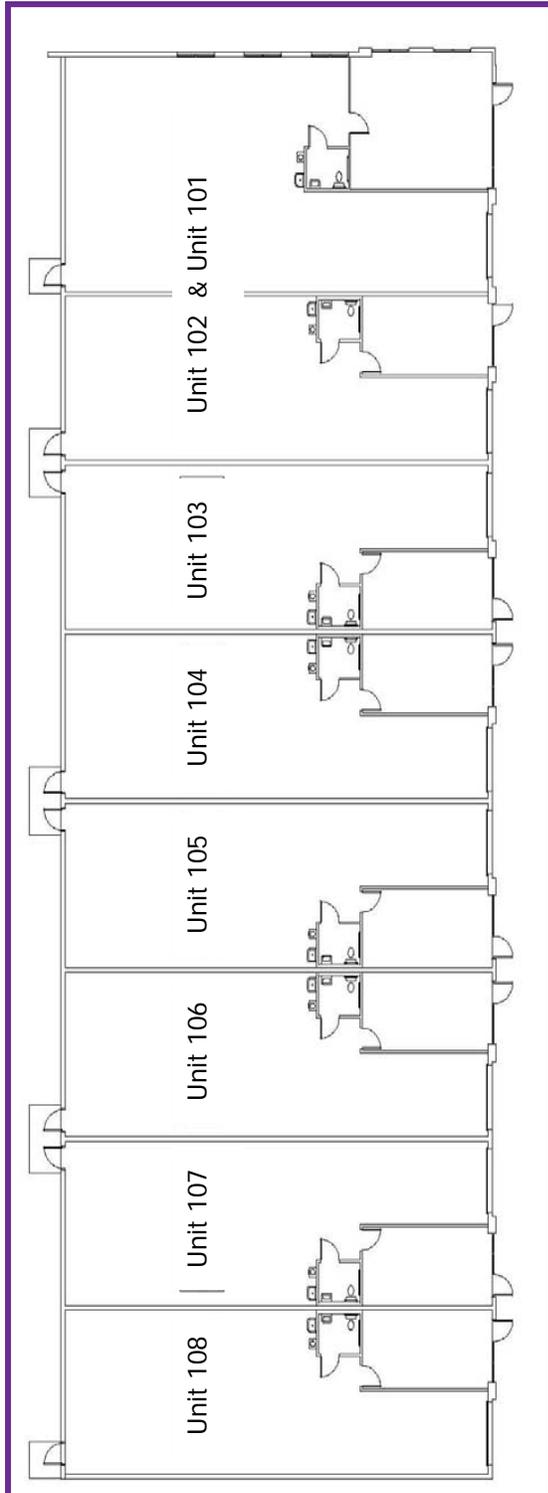
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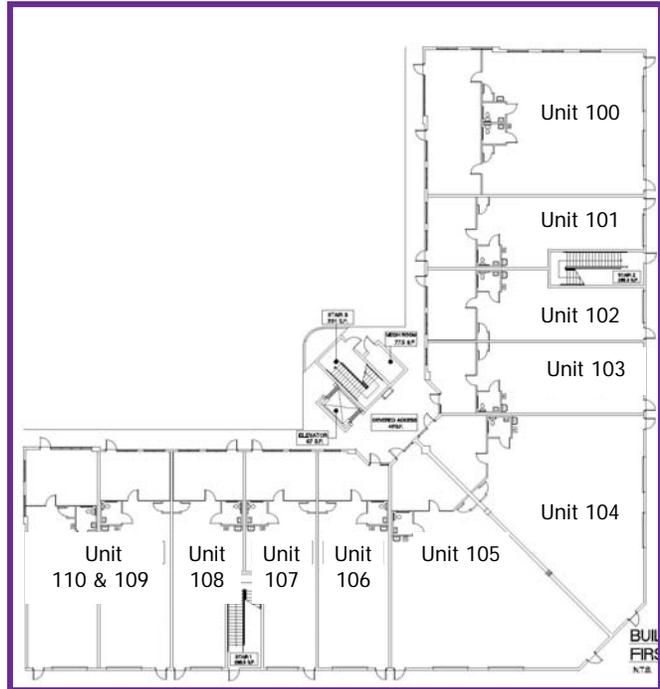
Site Plan

NW 7 STREET

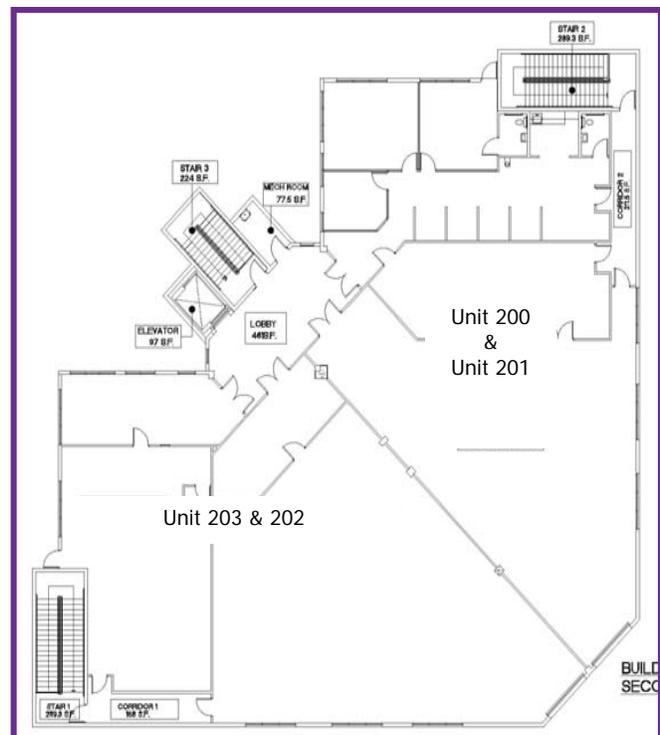
7290 NW 7 Street



7280 NW 7 Street, First Floor



7280 NW 7 Street, Second Floor



Individual unit plans available upon request

MIAMI MART PLAZA

Price List and Availability

7290 NW 7th Street, Suite 101 to 108

Unit #	Warehouse Sq. Ft. (+/-)	Office Sq. Ft. (+/-)	Total Sq. Ft. (+/-)	Sale Status	Sale Price	Lease Rate	Lease Status
108	1,437	258	1,695	Available	\$450,000	\$21	Available
107	1,415	258	1,673	Available	\$428,000	\$21	Available
106	1,413	260	1,673	Available	\$428,000	\$22	Available
105	1,413	260	1,673	Available	\$445,000	\$22	Available
104	1,413	260	1,673	Available	\$445,000	\$24	Available
103	1,413	260	1,673	Available	\$470,000	\$24	Available
102	1,413	260	1,673	Available	\$470,000	\$27	Available
101	1,929	481	2,410	Available	\$725,000	\$27	Available

Unit 101 & 102 must be purchased together

7280 NW 7th Street, First Floor– Suite 100 to 110

Unit #	Warehouse Sq. Ft. (+/-)	Office Sq. Ft. (+/-)	Total Sq. Ft. (+/-)	Sale Status	Sale Price	Lease Rate PSF	Lease Status
110	1,000	365	1,365	Available	\$385,000	\$27	Available
109	1,022	315	1,337	Available	\$355,000	\$27	Available
Unit 109 & 110 must be purchased together							
108	877	315	1,192	SOLD			
107	877	315	1,192	SOLD			
106	1,022	283	1,305	Available	\$335,000		LEASED
105	2,254	318	2,572	Available	\$595,000	\$21	Available
104	2,254	318	2,572	Available	\$595,000	\$21	Available
103	1,022	283	1,305	Available	\$335,000	\$25	Available
102	877	315	1,192	SOLD			
101	877	315	1,192	Available	\$325,000		LEASED
100	1,999	704	2,703	Available	\$815,000		LEASED

7280 NW 7th Street, Second Floor- Suite 200 to 203

Unit #	Warehouse Sq. Ft. (+/-)	Office Sq. Ft. (+/-)	Total Sq. Ft. (+/-)	Sale Status	Sale Price	Lease Rate	Lease Status
203	1,233	467	1,700	Available	\$420,000	\$25	Available
202	2,859	358	3,217	Available	\$735,000	\$25	Available
Unit 201 & 202 must be purchased together							
201	WAREHOUSE ONLY	N/A	2,463	Available	\$575,000	\$27	Available
200	N/A	OFFICE ONLY	2,389	Available	\$725,000	\$27	Available